

TOWNSHIP OF PUSLINCH

PLANNING ADVISORY COMMITTEE MEETING

MINUTES

Date: Monday, January 24th, 2011

Time: 7:30 p.m.

The First Regular 2011 Planning Advisory Committee meeting was held on the above date and called to order at 7:30 p.m. in the Council Chambers.

ATTENDANCE: All members of the Committee and the Secretary Colleen Sutton were in attendance.

OTHERS IN ATTENDANCE:

1. Councillor Roth
2. Councillor Stokley
3. Aldo Salis

BUSINESS:

i) Robert Gordon had all members introduce themselves as there are so many new members.

ii) Motion No. 1: MOVED by Brian Cowan and SECONDED by Councillor Schmidt;
THAT: *Robert Gordon* is hereby appointed Chairman for 2011.
CARRIED.

Motion No. 2: MOVED by Marilyn Fisher and SECONDED by Beverley Nykamp;
THAT: *Susan Fielding* is hereby appointed Vice-Chairman for 2011.
CARRIED.

iii) Meeting Dates – February 28 Meeting to be changed. *See Unfinished Business.*

ADOPTION OF THE MINUTES:

Motion No. 3: MOVED by Brian Cowan and SECONDED by Councillor Fielding;
THAT: The Minutes of the Tenth Regular 2010 Planning Advisory Committee Meeting dated December 20, 2010 be and are hereby adopted as corrected on Page 3 & 4.
CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

1. Township of Puslinch letter dated December 21, 2010 to Ministry of Natural Resources. *Jason McLay has been newly appointed to our area. Through correspondence with the Clerk, he is willing to attend a Council meeting and discuss the process in determining rehabilitation status. Mayor Lever would rather meet on-site with Mr. McLay at both the Martinello and Nigro sites and these arrangements will be made in the spring when the snow is gone.*

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

COMMUNICATIONS:

1. #P1/2001 – Sloat Construction Ltd. (Fox Run Phase 2)
 - a) Township of Puslinch letter dated December 21, 2010 to County of Wellington advising of the Township's support of the Draft Plan of Condominium and requesting that the County Planning Department prepared an amending zoning by-law for this application.

2. #P5/2009 & B144/09 – Pady/Donkey Sanctuary
 - a) County of Wellington e-mail reply to Jeff Buisman dated December 15, 2010 from Linda Redmond wherein she advises that following the site visit that was held to discuss the entrance; she has no concerns with Option A subject to GRCA approval.
 - b) Grand River Conservation Authority e-mail reply to Jeff Buisman dated January 5, 2011 from Liz Yerex wherein she advises that following the site visit that was held to discuss the entrance; she has no concerns with Option A.
 - c) Township of Puslinch Notice of Passing of Zoning By-law #16/21. The purpose of this zone change is to remove the current zoning provision allowing for a second residence on a portion of the property. The land subject to Provisional Consent Application B144/09 is to be rezoned from the current Agricultural A-23 Zone to Agricultural (A) Zone. The A-23 zone and Natural Environment (NE) zone will continue to apply to the balance of the applicant's property.

3. #P1/2010 – Landry
 - a) Township of Puslinch e-mail dated January 5, 2011 to Bruce Donaldson wherein Mr. Donaldson was asked for some clarification on the proposed site visit. *Mr. Donaldson is to discuss another site visit with Mr. Landry and get back to me.*
 - b) County of Wellington letter dated January 11, 2011 wherein Aldo Salis provides his comments on this application. He notes that the application was filed a year ago with very little progress on the part of the applicant. He is still waiting for additional information he previously requested.
Councillor Fielding has some real concerns and feels a second site visit for new members could be a good idea. Brian Cowan feels the County letter was very helpful.
 - c) Mr. & Mrs. Gates e-mail dated January 16, 2011 wherein they provide their comments once again to the Committee regarding this application.
It was noted that Mr. & Mrs. Gates bring up some very valid points. Mr. Salis noted that he has requested a planning justification report and it has not been provided. See Unfinished Business.

4. #P4/2010 – 340268 Ontario Limited (George)
 - a) Township of Puslinch letter dated December 22, 2010 wherein Mr. Donaldson is advised of the Planning Advisory Committee's resolution to Township Council regarding this application.

5. #P6/2010 – Mini Lakes
 - a) County of Wellington letter dated December 9, 2010 wherein Sarah Wilhelm advises that the County has no objection to the removal of the holding symbol for the subject sites.
 - b) Township of Puslinch Notice of the Passing of By-law #12/2011. The purpose of this by-law is to remove the current Holding symbol ('h-1') from a specific number of sites.
Secretary to check on the number of sites at Mini Lakes that still have the 'h' provision attached to them.

6. Development Charges
 - a) County of Wellington notice of Development Charges Adjustment. Effective January 1, 2011, development charges for the County are set out as follows: single detached dwelling - \$2,315.00 and non-residential - \$1.61 per s.f. of gross floor area.
 - b) Township of Puslinch letter of Development Charges Adjustment. Effective January 1, 2011, development charges for the Township are set out as follows: Residential Development Charge - \$3,656.02 and Non-Residential - \$1.85 per s.f. of gross floor area.

COMMITTEE OF ADJUSTMENT REPORT

1. A1/2011: HARPER, 9 Lake Avenue
 - a) Notice of Application. Applicant is requesting permission to build an addition closer to the property line adjacent to 11 Lake Avenue. The width of the property and the location of the septic system dictate this requirement. Total relief being requested is .73 metres (2'4") side yard.
 - b) Notice of Decision: Total relief being requested is .83 metres (2'7") side yard as amended is approved with the following condition: 1. That the variance applies only

to permit an addition substantially in conformity with the building footprint (for 9 Lake Avenue) reflected on the Reference Site Plan dated November, 2010 (Dwg A-1) which was submitted with the minor variance application.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Application:

1. B28/11: IRELAND, Part Lot 12, Concession 9
Purpose: Proposal is for an irregular shaped lot line adjustment of 1.0 ha, 10 m fr, existing windmill and shed (shed is to be removed) to be added to abutting Robert Ireland parcel.
Retained rural residential lot is 94 m fr x 200 m – 2.0 ha +/-, existing dwelling and garage.
Decision: The Committee was in favour of this lot line adjustment subject to the shed being removed as noted in the application and confirmation that the garage will be a minimum of 2 m to side lot line of retained parcel.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decisions:

Nil.

DELEGATION:

Nil.

UNFINISHED BUSINESS:

1. #P1/2010 – Landry Application – The applicant has not fulfilled the request for further information. Send Bruce a letter asking for this information and to come to our March 28 meeting to give a presentation. Can a site visit be arranged? A resolution to Council will be made at the March meeting one way or the other.

REPORTS:

Nil.

NEW BUSINESS:

1. Aldo Salis advised all Committee Members, new and old, that they can go on the County of Wellington web-site and explore the County mapping on line. Members can also go on the Township web-site for previous minutes and agendas.

ADJOURNMENT:

- Motion #4: MOVED by Barry Lee and SECONDED by Marilyn Fisher;
THAT: The Puslinch Planning Advisory Committee does hereby adjourn at 8:35 p.m.
CARRIED.

Chairman

Secretary