

TOWNSHIP OF PUSLINCH

PLANNING ADVISORY COMMITTEE MEETING

MINUTES

Date: Monday, June 27th, 2011

Time: 7:30 p.m.

The Fifth 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 (except Barry Lee) and the Secretary Colleen Sutton were in attendance.

OTHERS IN ATTENDANCE:

1. Brian Beatty
2. Don Teskey
3. Bruce Donaldson
4. Sarah Wilhelm
5. Jeff Buisman
6. Daryl & Peter Gates
7. Kathy White

ADOPTION OF THE MINUTES:

Motion No. 1: MOVED by Marilyn Fisher and SECONDED by Councillor Schmidt;

THAT: The Minutes of the Fourth Regular 2011 Planning Advisory Committee Meeting dated April 18th, 2011 be and are hereby adopted as presented.

CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

Nil.

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

COMMUNICATIONS:

1. #P2/2011 – Crofholm Pit
 - a) Township of Puslinch letter dated May 9, 2011 wherein Brenda Law requests that Jacqueline Smija return as a delegation to Council once she has confirmation from the GRCA with respect to the limit of the Natural Environment zone.
 - b) Bruce Donaldson's letter to County of Wellington Land Division secretary requesting an extension to the last date to fulfil conditions of approval as the required rezoning is taking longer than expected.
2. #P/2009 – Neubauer Pit
 - a) Township of Puslinch letter to the Ontario Municipal Board wherein the Board is supplied with the entire file in the above noted application as requested due the an appeal to OMB by St. Mary's Cement Inc.
3. #P1/2011 – Record
 - a) Township of Puslinch Notice of the Passing of Zoning By-law #27/11. This rezoning is a condition of consent application B128/10. The purpose of the zone change is to rezone the parcel to remove the Natural Environment (NE) Zone from the property as it is no longer within the flood plain.

- b) Township of Puslinch Affidavit of no objection to the By-law. The 20 day objection period expired and to date no notice of appeal has been received.
4. Site Alteration Permit – Martinello Pit
- a) Gamsby and Mannerow letter dated June 10, 2011 wherein Hans Groh provides his comments after examining the application and drawings that were submitted. He provides a number of recommendations that should be followed if the permit is granted.
- b) Correspondence from and with Liz Yerex, Grant River Conservation Authority regarding this site alteration permit. Ms. Yerex provides a copy of some draft guidelines for large fill permits that GRCA has prepared.
Councillor Fielding noted that Township Council toured some the gravel pits and that site alteration request may be a larger issue in the near future. The big concern, of course, is the 'clean' fill.
5. #P1/2010 – Landry
- a) Peter D. Gates letter dated April 19, 2011 wherein he provides some comments following Mr. Donaldson's presentation to PAC in April and notes that he has already registered his grave concerns.
- b) Township of Puslinch letter dated April 27th, 2011 where the PAC request all technical reports previously requested by Aldo Salis.
- c) Black, Shoemaker, Robinson & Donaldson's letter dated June 14, 2011 wherein Mr. Donaldson advises that Mr. Landry has decided to withdraw the rezoning application as noted above.
- d) Township of Puslinch letter dated June 15, 2011 wherein the concerned residents in the area of this application are advised that Mr. Landry has withdrawn his application and that Mr. Donaldson will not be appearing as a delegation at the June PAC meeting.
6. a) County of Wellington letter dated June 16, 2011 wherein mark Paoli provides information on the proposed correction of the Morriston Boundary which will form part of the County of Wellington Official Plan 5-year review amendment.
The Committee would like to have Mr. Paoli attend an up-coming meeting to explain the implications of this change.

COMMITTEE OF ADJUSTMENT REPORT

1. A4/2011: 1614170 ONTARIO LTD., 7426 Wellington Road 34
- a) Notice of Public Hearing. The applicant is requesting permission for relief from the parking provisions to allow only 9 parking spaces.
- b) Notice of Decision. The request is approved with the following conditions:
1. The existing house to be demolished to allow for room for parking spaces.
 2. Storm water management to be dealt with through site plan.
2. A5/2011: MINI LAKES RESIDENTS ASSOCIATION, 41 Water Street
- a) Notice of Public Hearing. Total relief being requested is .07 metre side yard.
- b) Notice of Decision. The request is approved.
3. A6/2011: MINI LAKES RESIDENTS ASSOCIATION, 35 Water Street
- a) Notice of Public Hearing. Total relief being requested is .14 metre front yard set-back.
- b) Notice of Decision. The request is approved.
4. A7/2011: MINI LAKES RESIDENTS ASSOCIATION, 22 Water Street
- a) Notice of Public Hearing. Total relief being requested is .16 metres front yard set-back and a rear yard set-back of .16 metres.
- b) Notice of Decision. The request is approved.
5. A8/2011: MINI LAKES RESIDENTS ASSOCIATION, 23 Elm Street
- a) Notice of Public Hearing. Total relief being requested is .05 metre side yard set-back.
- b) Notice of Decision. The request is approved.

6. A9/2011: MINI LAKES RESIDENTS ASSOCIATION, 30 Bullfrog Road
 - a) Notice of Public Hearing. Total relief being requested is .06 metre side yard set-back.
 - b) Notice of Decision. The request is approved.
7. A10/2011: MINI LAKES RESIDENTS ASSOCIATION, 28 Elm Street
 - a) Notice of Public Hearing. Total relief being requested is .12 metre side yard set-back.
 - b) Notice of Decision. The request is approved.
8. A11/2011: MINI LAKES RESIDENTS ASSOCIATION, 8 Pavilion Road
 - a) Notice of Public Hearing. Total relief being requested is .17 metre rear yard set-back.
 - b) Notice of Decision. The request is approved.
9. A12/2011: MINI LAKES RESIDENTS ASSOCIATION, 6 Pavilion Road
 - a) Notice of Public Hearing. Total relief being requested is .08 metre side yard set-back.
 - b) Notice of Decision. The request is approved.
10. A13/2011: MINI LAKES RESIDENTS ASSOCIATION, 2 Pavilion Road
 - a) Notice of Public Hearing. Total relief being requested is .15 metre side yard set-back.
 - b) Notice of Decision. The request is approved.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:

1. B70/11: TESKEY, Part Lot 19, Concession 7
Proposal: Proposal lot line adjustment is 25.26 hectares with no frontage (Part 1 on sketch), vacant land to be added to abutting Block 51 (RP804) Township of Puslinch, and Block 48 (RP804), Prior Development Corp. (Parts 3 & 4 on sketch), for proposed single family residential use.
 Retained irregular shaped parcel is 9.57 hectares with 204.3 frontage (Part 2 on sketch), existing and proposed agricultural and residential use with existing dwelling.
Decision: The Committee was in favor of this application but suggested that one of the lots could be made smaller (revised sketch provided by Bruce Donaldson following the meeting made that adjustment).
 - i) Township of Puslinch letter dated April 13, 2011 to Bruce Donaldson wherein he is advised that Township Council supports the proposed severance and lot line adjustment and transfer of 1 foot reserve to Prior Development Corporation.
2. B76/11: TOWNSHIP OF PUSLINCH, Part Lot 31, concession 8
Proposal: Proposed irregular shaped lot line adjustment is 0.161 acres with no frontage (Part 2 on sketch) vacant land to be merged with abutting residential parcel – Slade (Part 1 on sketch).
 Retained irregular shaped parcel is 4.97 acres with 66.2’ frontage, existing and proposed use as Morriston Ball Park with existing screen backstop and storage shed (Part 3 on sketch).
Decision: The Committee was in favour of this application. Properties to merge on title.
 - i) Township of Puslinch letter dated April 12, 2011 to Brian Beatty wherein he is advised that Township Council supports the proposed severance and lot line adjustment and lands to be dedicated as a public street.
3. B77/11: SLADE, Part Lot 31, Concession 8
Proposal: Proposed severance is 1.44 acres with 102.49’ frontage, (Part 1 on sketch), vacant land for proposed urban residential use.
 Retained parcel is 0.57 acres with 216.76’ frontage (Part 2 on sketch), existing and proposed urban residential use with existing house, garage & shed.
 Access to be provided by Municipal land (Part 3 on sketch).
Decision: The Committee was in favor of this application subject to the completion of B76/11 and the lands being dedicated as a public street.
 - i) Township of Puslinch letter dated April 12, 2011 to Brian Beatty wherein he is advised that Township Council supports the proposed severance and lot line adjustment and lands to be dedicated as a public street.
4. B94/11: DETER, Part Lots 4 & 5, Concession 3
Proposal: Proposed severance is 1.43 hectare with 120 m frontage, existing and proposed rural residential use with existing house, barn and 3 sheds.

Retained irregular shaped parcel is 27.8 hectares with 332 m frontage on Wellington Rd 32 and 290.81 m frontage on Concession 4 Road, existing and proposed agricultural use with existing drive shed.

Decision: The Committee was in favor of this application subject to rezoning 'to not allow a residence' on the retained parcel and clarification as to lot coverage and height restriction issue with the barn on the severed parcel.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decision:

1. B50/10: CROW, Part Lot 21, Concession 2
Decision: Documents to finalize the transaction for Consent B50/10 were not presented to Land Division and this consent is now deemed to be refused and the file is now considered to be closed.
2. B17/10: THORSON, Part Lot 11, Gore Concession
Decision: Provisional consent is granted subject to the fulfillment of ten conditions of approval.
3. B44/11: REID, Part Lots 11 & 12, Concession 3
Decision: Provisional consent is granted subject to the fulfillment of seven conditions of approval.
4. B46/11: HERITAGE LAKE GP CORPORATION, Part Lots 23&24, Concession 2
Decision: Provisional consent is granted subject to the fulfillment of four conditions of approval.
5. B47/11: HERITAGE LAKE GP CORPORATION, Part Lots 23&24, Concession 2
Decision: Provisional consent is granted subject to the fulfillment of four conditions of approval.
6. B48/11: HERITAGE LAKE GP CORPORATION, Part Lots 23&24, Concession 2
Decision: Provisional consent is granted subject to the fulfillment of four conditions of approval.
7. B49/11: HERITAGE LAKE GP CORPORATION, Part Lots 23&24, Concession 2
Decision: Provisional consent is granted subject to the fulfillment of four conditions of approval.

UNFINISHED BUSINESS:

1. Further discussion was held regarding #P1/2010 – Landry. Having been advised by Mr. Donaldson that Mr. Landry has withdrawn his rezoning application; the Planning Advisory Committee had the following comments:
 - There is still an operation there in contravention of the zoning by-law and there needs to be some by-law enforcement done
 - Mr. Landry should be asked to re-locate
 - Have the new CBO look into this and keep our attorney on top of this issue
 - If we are aware of other illegal operations, we need to deal with them
 - Our process is complaint driven
 - This small business has grown into a larger business and have outgrown this site
 - Do we allow Mr. Landry a length of time to re-locate? Ask Mr. Landry what his intentions are at this time? He is not in compliance with the by-law and it is detrimental to the Township. Do you allow Mr. Landry 4-6 months to bring property into compliance?
 - Send a letter of our concerns to Township Council.

REPORTS:

Nil.

NEW BUSINESS:

Nil.

ADJOURNMENT:

Motion #2: MOVED by Beverley Nykamp and SECONDED by Councillor Fielding;
THAT: The Puslinch Planning Advisory Committee does hereby adjourn at
8:37 p.m.
CARRIED.

Chairman

Secretary

NEXT MEETING – Monday, August 22nd, 2011
7:30 p.m.