

TOWNSHIP OF PUSLINCH
PLANNING ADVISORY COMMITTEE MEETING

MINUTES

Date: Monday, August 22nd, 2011

Time: 7:30 p.m.

The Sixth 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 Councillor Schmidt) and the Secretary Colleen Sutton were in attendance.

OTHERS IN ATTENDANCE:

1. Bruce Donaldson
2. Councillor Stokley

ADOPTION OF THE MINUTES:

Motion No. 1: MOVED by Brian Cowan and SECONDED by Marilyn Fisher;
THAT: The Minutes of the Fifth Regular 2011 Planning Advisory Committee Meeting dated June 27th, 2011 be and are hereby adopted as corrected on Page 4.
CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

Nil.

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

COMMUNICATIONS:

1. #P1/2010 - Landry
 - a) Township of Puslinch letter dated June 30th, 2011 wherein Colleen Sutton provides Township Council with their comments regarding Mr. Landry's withdrawal of his rezoning application.
 - b) Township of Puslinch letter dated August 10, 2011 wherein Brenda Law requests from Mr. Donaldson details on how Mr. Landry plans to bring his property into compliance with its current zoning.
2. #P2/2011 – Croftholm Pit
 - a) Township of Puslinch Notice of Public Meeting to be held on Wednesday, September 21, 2011 at 7:15 p.m. The purpose and effect of the proposed amendment is to rezone the subject land to appropriate agricultural and natural environment zone categories to remove zoning provisions which were applied to allow for aggregate extraction. The associate pit licence has been surrendered. The rezoning is proposed to satisfy a condition of provisional consent application B87/10.
3. Places to Grow
 - a) E-mail regarding the 5 year progress update on the Growth Plan for the Greater Golden Horseshoe (Places to Grow).

COMMITTEE OF ADJUSTMENT REPORT

1. A14/2011: SLOOT CONSTRUCTION LTD., Hammersley Road
 - a) Notice of Public Hearing. The applicant is requesting permission for a 92 metre lot frontage which would require a relief of 29.9 metres. The applicant is also looking for relief of 15 metre setback from the NE zone.
 - b) Notice of Decision. The request is approved with the following conditions:
 1. This minor variance approval is conditional upon registration of Draft Plan Condominium 23CD-09003.
 2. A silt fence to be put in place along the limit of the 15 m wetland set-back before any grading commences.

2. A15/2011: FUNKENHAUSER, Matthew & Carolyn, 14 Calfax Road
 - a) Notice of Public Hearing. Total relief being requested is 4 metre setback from the centerline of the road.
 - b) Notice of Decision. The request is approved with the following conditions:
 1. This minor variance approval is conditional on applicant obtaining authorization from Conservation Halton.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:

1. B98/11: CERNIUK CONSTRUCTION, Part Lot 14, Concession 9

Proposal: Proposed irregular shaped lot line adjustment is 7691 square metres with 24 m frontage, existing vacant land to be added to abutting rural residential lot. Retained irregular shaped vacant parcel is 16.44 hectares with 186.7 m frontage.

Decision: The Committee was in favor of this application. Properties to merge on title.

2. B102/11: KUKOVICA, Part Lots 9 & 10, Concession 9

Proposal: Proposed lot line adjustment is 15 m fr x 102.8 m = 0.16 hectares, vacant land to be added to abutting rural residential lot. Proposal will allow McCaig septic system to be on McCaig property. Retained irregular shaped parcel is 19.4 hectares with 250 m frontage, existing and proposed residential and agricultural use with existing dwelling.

Decision: The Committee was in favour of this application. Properties to merge on title.

3. B103/11: LANDRY, Part Lot 10, Gore Concession

Proposal: Proposed irregular shaped lot line adjustment is 13.5 acres with 230' frontage, agricultural land to be added to abutting vacant parcel for a proposed rural residential use. The setback will be further from existing pond & CPR lands. Retained irregular shaped parcel is 67.7 acres with 2156.5' frontage, existing and proposed rural residential use with existing house, office building and storage building.

Decision: The Committee requested deferral of this application pending the non-compliance of Mr. Landry's with the zoning by-law.

4. B108/11: MACPHERSON, Part Lots 38 & 39, Gore Concession

Proposal: Proposal is to sever a lot 90 m fr x 90 m = 0.81 hectares, existing agricultural land for proposed rural residential use. Retain irregular shaped parcel is 8.79 hectares with 68.5 m and 597.4 m frontage on Macpherson's Lane, existing and proposed agricultural use.

Decision: The Applicants requested deferral of this application at this time.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decision:

1. B87/10: CROFTHOLM FARMS, Part Lot 8, Concession 2

Decision: Provisional consent is granted subject now to the fulfillment of eleven changed conditions of approval.

2. B62/10: HAMILTON, Part Lot 20, Concession 9

- Decision: Provisional consent is granted subject to the fulfillment of nine conditions of approval.
3. B69/11: 1329334 ONTARIO LTD., Part Lot 16, Concession 8
Decision: Provisional consent is granted subject to the fulfillment of eight conditions of approval.
4. B70/11: TESKEY Part Lot 19, Concession 7
Decision: Provisional consent is granted subject to the fulfillment of twelve conditions of approval.
5. B76/11: TOWNSHIP OF PUSLINCH, Part Lot 31, Concession 8
Decision: Provisional consent is granted subject to the fulfillment of six conditions of approval.
6. B77/11: SLADE, Part Lot 31, Concession 8
Decision: Provisional consent is granted subject to the fulfillment of seven conditions of approval.

UNFINISHED BUSINESS:

Nil.

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 8:21 p.m.
CARRIED.

Chairman

Secretary

NEXT MEETING – Monday, September 26th, 2011
7:30 p.m.