

**TOWNSHIP OF PUSLINCH**  
**PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

Date: Monday, January 23<sup>rd</sup>, 2012

Time: 7:30 p.m.

The First Regular 2012 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 Beverley Nykamp) and the Secretary Colleen Sutton were in attendance.

**OTHERS IN ATTENDANCE:**

1. Aldo Salis
2. Rob Stovel
3. Bev Wozniak
4. Helen Purdy
5. Kathy White
6. Doug & Glenna Smith
7. John Lawrence
8. Dave & Dorothy Short
9. Tim Donegani
10. Laverne Hartung
11. Bruce Donaldson
12. Regan Cox
13. Raymond Reid

**ADOPTION OF THE MINUTES:**

Motion No. 1: MOVED by Brian Cowan and SECONDED by Marilyn Fisher;  
THAT: The Minutes of the Ninth Regular 2011 Planning Advisory Committee Meeting dated December 19<sup>th</sup>, 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. a) Puslinch Planning Advisory Committee Meeting Dates for 2012. Please note that there will not be a meeting in February and the March date should be corrected to read March 26.  
b) Mandate – Planning Advisory – Committee of Council. This mandate outlines the responsibilities, etc. of the Planning Advisory Committee.  
c) Each Committee member received a copy of By-law #16/12 being a by-law to adopt the various policies of the Township of Puslinch – Code of Conduct for Members of Council and Members of Council’s Boards and Advisory Committees; Code of Conduct for Staff and Policy for Payment of Expenses.
2. Zoning By-law Amendment #P5/2011 – Deter  
a) Township of Puslinch letter dated December 20, 2011 wherein Mr. Buisman is advised of the resolution passed by the Planning Advisory Committee.
3. Zoning By-law Amendment #P6/2011 – UFCW Local

- a) Township of Puslinch letter dated December 22, 2011 wherein Mr. Davis is advised of the resolution passed by the Planning Advisory Committee.
4. Development Charges
- a) Township of Puslinch resolution passed December 21, 2011 re Township Development Charges. Effective January 1, 2012, Township development charges, residential and non-residential, will be increased by 4.3%.
- b) County of Wellington notice re County Development Charges. Effective January 1, 2012, County Development charges are shown.
5. a) MTE letter dated December 9, 2011 re Site Alteration Permit for Martinello Pit wherein they advise that they believe, on behalf of their client Robert Cooke Trucking Inc., they have addressed the concerns regarding their application for site alteration.
6. a) County of Wellington notice of decision on application for approval of Draft Plan of Condominium – 23 CD – 09003 – Sloop Construction. Mr. Cousins provides a copy of the Decision along with the conditions of approval.
7. Notice of Public Meetings
- a) Intention to pass a by-law to remove in part the Holding Symbol at Mini Lakes – February 1, 2012. The Holding Symbol was lifted on 5 sites.
- b) Notice of Public Meeting re P5/2011 – Deter – February 15, 2012. The purpose and effect of the proposed amendment (Application P5/2011) is to rezone the subject land to appropriate agricultural zone categories to prohibit a new residential dwelling and address zoning compliance for accessory buildings on the property. The rezoning is proposed to satisfy a condition of severance application B94/11 which would create a separate lot for the existing dwelling, barn and sheds located along Wellington Road 32 and an agricultural lot with a drive shed (converted horse arena). The Natural Environment Zone on the property is to remain unchanged.
- c) Notice of Public Meeting re P6/2011 – UFCW Local – February 15, 2012. The purpose and effect of the proposed amendment (Application P6/2011) is to rezone the subject land to an appropriate agricultural zone category to permit a professional office use, whereas the current site-specific zoning only allows for a non-profit administrative training facility.
8. a) Environment and Land Tribunals Ontario appointment for hearing re Ned & Lily Krayishnik – February 9, 2012. The Board has set aside 2 day(s) for this hearing at the Municipal Complex, Township of Puslinch.

**COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:**

1. B167/11: DEVRIES, part Lot 8 and Lots 22&23, Concession 9  
Proposal: Proposed lot line adjustment is 47.2 m x 79 m = 3728 square metres, no frontage, vacant land to be added to abutting cemetery – Farnham Cemetery. Retained lot is 47.2 m fr x 102.5 m = 4833 square metres, existing and proposed rural residential use with existing dwelling & 2 sheds.  
Decision: The Committee was in favour of this application and as it is a lot line adjustment, properties must merge on title.
2. B3/12: CROSS, Part Lots 18,19&20, Concession 9, Part Lot 19, Concession 10  
Proposal: Proposed lot line adjustment is 95 m fr x 180 m = 1.7 hectares, vacant land to be added to abutting rural residential parcel – Glenna Cross, to allow for a safer entrance. Retained irregular shaped parcel is 85 hectares with 2777 m frontage on Watson Rd and 376 m frontage on Wellington Road 34, existing and proposed agricultural land.  
Decision: The Committee was in favour of this application and as it is a lot line adjustment, properties must merge on title.

**COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decisions:**

1. B103/11: 1143084 ONTARIO INC., Part Lot 10, Gore Concession

- Decision: Provisional consent was granted subject to the fulfillment of seven conditions of approval.
2. B153/11: BURNHAVEN FARM INC., Part Lot 20, Concession 7  
Decision: Provisional consent was granted subject to the fulfillment of eight conditions of approval.

**DELEGATIONS:**

1. Zoning By-law Amendment Application P1/2012  
COX CONSTRUCTION Part Lot 13, Concession 4  
8:00 p.m. Rob Stovel
- a) Notice of Complete Application and Initial Review. The purpose and effect of the proposed amendment is to rezone the subject land to an appropriate aggregate extractive zone category to permit the expansion of the existing Puslinch Pit operated by Cox Construction Limited.
  - b) Charles Cummings e-mail dated January 4, 2012 wherein he provides his comments and concerns regarding this application.
  - c) Gamsby & Mannerow letter dated January 10, 2012 wherein Hans Groh that they no concerns or specific recommendations to include as part of the subject rezoning application.
  - d) County of Wellington letter dated January 18, 2012 wherein Aldo Salis provides his preliminary comments for the Township of consider and additional comments will be provided after agency review, public input, and completion of the peer review reporting
  - e) GWS Ecological & Forestry Services letter dated January 18, 2012 wherein Greg Scheifele provides comments that include that the proposed mineral aggregate extraction appears acceptable from a natural environment perspective. However, the Site Plans require several modifications particularly the Progressive and Final Rehabilitation Plan.
  - f) City of Guelph letter dated January 17, 2012 wherein Tom Donegani he advises that the City is interested in this application and intends to comment at a later date and would like to be informed of any meetings or decisions regarding the application.
  - g) Dave & Dorothy Short letter dated January 17, 2012 wherein Mr. & Mrs. Short provide their comments/concerns for the Committee's information.
  - h) Grand River Conservation Authority letter dated January 23, 2012 wherein Liz Yerex provides comments with regard to the Hydro geological Review and the Terrestrial/Aquatic Review.

Mr. Rob Stovel of Stovel & Associates attended the meeting and made a presentation to the Committee. He provided the Committee with two site plans. They showed the licensed pits owned by Cox Construction and the licensed areas of each pit were shown by dark boundary lines. Cox Construction is focused mainly in Wellington County. 341,000 tonnes limit in the mail pit. Puslinch Pit was licensed in the late 80's for both above and below the water table. The lake being left behind will be smaller than originally thought. In 1996, Love & Beatson Pits were licensed for above water only. In 2002, half of Lot 13 was rezoned for below water extraction. They are now asking for rezoning for the balance of Lot 13.

Approximately 135 acres of the original extractive area has been rehabilitated. More rehabilitation to begin next year. The haul route will be u-shaped on-site. The haul route will be internal from Side road 10. Rehabbed land is being farmed by a local farmer.

These lands are designated as Mineral Aggregate Area and no Official Plan amendment is required at this time. It is anticipated that they would extract 1.5 million tones of product. The property is bordered by Mast/Snyder pit on the east and surrounded by other extractive pits. Rehabbed end use is a pond and wetland. Hours of operation will be 6 a.m. – 7 p.m.- Monday-Friday; 7 a.m. – 5 p.m. – Saturday. No operation on Sunday or Holidays. Most processing done at the Main Pit. Portable processing plants may be used occasionally. As to the impact to the neighbours, the closest residences on Laird Road to the north are approximately 200 m with an existing berm. Rob Stovel has not had a chance to go over the letters that have been received. Cox Construction will be speaking to the neighbours to discuss their concerns. Mr. Stovel will be asking to return to Planning Advisory in 2-3 months for further discussion.

Comments/questions/concerns from the Planning Advisory Committee members included the following:

- This property is recognized as a Mineral Aggregate Area so it does not require an Official Plan amendment but does require zoning amendment
- Site visit in the spring was suggested
- The Main Pit is below water table extraction; pond is for washing; pond is smaller than was anticipated and may not be left as a lake
- Approximately another 10 years still to extract
- What size lake in the expansion lands – will not be contiguous
- Puslinch Pit may not have a lake
- Plant will be moved in an easterly direction as extraction takes place
- There is a clear pond and a silt pond on the existing site
- Extraction in the expansion proposal is for 400,000 tonnes above water table and 1 million tones below water table
- Primarily a lake will be left
- Concerned with Prime Agricultural land being extracted and left as a pond
- We need more comments from Harden Environmental
- Would like more detailed site plans for all of Cox Construction that clarifies the locations of all ponds and pits
- Has there been any monitoring of neighbours' wells? Mr. Stovel advised that the monitoring wells are on the Cox site and any impact would show at their wells first.
- Residents and Council have been disappointed on rehabilitation plans at different sites in the past. Mr. Stovel notes that Cox attempts to rehab to the best of their ability but will never eliminate stones completely.
- Other operators are monitoring neighbour's wells and it would be strongly recommended that this be done at this site also.
- Below water table extraction on the expansion site would make monitoring very important.
- The Township really needs to see comments from our consultants before any decision is made.
- Mr. Stovel has not applied for the licence yet but would like to have the zoning well on its way before he does.

**UNFINISHED BUSINESS:**

Nil.

**REPORTS:**

Nil.

**NEW BUSINESS:**

Nil.

**ADJOURNMENT:**

Motion #2: MOVED by Robin Wayne and SECONDED by Brian Cowan;  
THAT: The Puslinch Planning Advisory Committee does hereby adjourn at  
8:58 p.m.  
CARRIED.

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Chairman

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Secretary

NEXT MEETING – Monday, March 26<sup>th</sup>, 2012  
7:30 p.m.