

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

MINUTES

Date: Monday, May 28<sup>th</sup>, 2012

Time: 7:30 p.m.

The Fourth 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 Councillor Fielding) and the Secretary Colleen Sutton were in attendance.

**OTHERS IN ATTENDANCE:**

1. Aldo Salis, County of Wellington
2. Bev Wozniak
3. Councillor Roth
4. Mayor Lever
5. Councillor Schmidt
6. Nipun Madan

**ADOPTION OF THE MINUTES:**

Motion No. 1: MOVED by Robin Wayne and SECONDED by Brian Cowan;  
THAT: The Minutes of the Third Regular 2012 Planning Advisory Committee Meeting dated April 23<sup>rd</sup>, 2012 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. County Official Plan 5-Year Review
  - a) County of Wellington letter dated April 20<sup>th</sup>, 2012 from Mark Paoli wherein he asks for Township input on the changes under consideration to the second agriculture lot creation policies.
  - b) County of Wellington letter dated May 11<sup>th</sup>, 2012 from Mary McElroy wherein she advises that the County are proposing to change the Special Policy which applies to Mini Lakes by extending the non-permanent residence period from seven months to nine months.
  - c) Township of Puslinch letter dated May 16<sup>th</sup>, 2012 to Mark Paoli wherein the County is advised that the Township would prefer option #3 – Change the policy to reflect the date of provincial approval of the County's 5-Year Review Amendment'.
2. Proposed Industrial Development, Part Lot 25, Concession 8
  - a) Grand River Conservation Authority letter dated May 8, 2012 wherein Liz Yerex provides the comments following GRCA's review of the Storm water Management Report.
3. Meran Holdings, 66 Queen Street, Morriston
  - a) Elizabeth Donatelli & Beatrice Woolsey letter to Council dated April 30, 2012 wherein they provide their comments/concerns regarding this proposal.
  - b) E-mail from Rob Stovel dated May 3, 2012 wherein he confirms that the existing house is going to remain.



- d) County of Wellington Planning Department letter dated May 22, 2012 wherein Aldo Salis provides his comments on this application. Mr. Salis advises that although more information is required to assess this application, the County is satisfied that this request can proceed to a statutory public meeting.
- e) City of Guelph letter dated May 25, 2012 wherein Tim Donegani that the City has no objection to the application but would like to be notified of Council's decision.
- f) Grand River Conservation Authority plan review report wherein they advise that there is no objection to the proposed amendment.

Dr. Madan spoke to the Committee regarding his proposal. He is a family practitioner and is practicing in Guelph and living in Aberfoyle. There will be no real changes to the outside of the building. All renovations will be inside. The agricultural zone will be amended but the natural environment zone will not change. All parking must be on-site as per the County Engineering request.

The following questions and/or concerns were raised by the Committee:

- 4 parking spots are required and Dr. Madan can provide them without people having to back out onto Brock Road
- There is more room behind the house also
- Existing chain link on both sides of the property
- No concerns expressed by neighbours on either side
- Trees will be planted as a buffer
- Approximately 8 patients per half day
- Also have an office in Kitchener; 2 full time employees sharing with the Kitchener office
- Was widening of Brock Road taken into consideration? Yes, it was.
- All parking will be behind the front line of the house
- There is a large tree on the north property line but it is on the neighbour's property
- 8 patients per half day is a slow day; second floor will be used for storage only – not living space
- Will not be using the back yard
- Educational Days will be held by the practitioners but not at this site
- Private services (septic and well); applicant would need to address whether the existing septic is sufficient
- Official plan does permit this type of use
- Applicant has hired an architect who will be working with a septic engineer to address the septic design
- One parking spot, at least, will have to be barrier free
- No intention to rent apartment space in either the upstairs or the basement
- Any rental units should be made clear from the beginning rather than dealing with it after the fact
- Signage? A lit sign on the building – we have by-laws to control signage and permission from both the County as well as the Township would be required
- Additional asphalt and grading may be required
- Do you have any plans for expansion? No future plans for expansion at this time
- The backyard will be maintained
- Is the Committee prepared to have this application proceed to a public meeting? This application should remain small scale as proposed. Safety concerns regarding access/egress to and from Brock Road

Motion #2: MOVED by Marilyn Fisher and SECONDED by Robin Wayne:  
 THAT: The Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P2/2012 as filed by Dr. Nipun Madan with respect to property located at Part Lot 20, Rear Concession 7, 28 Brock Road, requesting rezoning of the subject land to an appropriate zone category that would allow for the conversion of the existing house into an office for medical practitioners, be forwarded to Township of Puslinch Council, for further consideration as follows:  
 1. Application should proceed to a public meeting.  
 CARRIED.

**UNFINISHED BUSINESS:**

Nil.

**REPORTS:**

Nil.

**NEW BUSINESS:**

Nil.

**ADJOURNMENT:**

Motion #3: MOVED by Beverley Nykamp and SECONDED by Barry Lee;  
THAT: The Puslinch Planning Advisory Committee does hereby adjourn at  
8:31 p.m.  
CARRIED.

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Chairman

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Secretary

NEXT MEETING – Monday, June 25<sup>th</sup>, 2012  
7:30 p.m.