

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC 2012 COUNCIL MEETING

**MINUTES**

**DATE:** Wednesday, July 18, 2012

**TIME:** 7:15 P.M.

A Public 2012 Council Meeting was held on the above date and called to order at 7:15 p.m. at the Municipal Complex, Aberfoyle.

**ATTENDANCE**

All members of Council and the CAO/Clerk-Treasurer.

**OTHERS IN ATTENDANCE**

1. Aldo Salis, Sr. Planner, County of Wellington
2. Dr. Nipun Madan and Yasmine Madan
3. Bev Wozniak, Mill Creek Community Liaison
4. Kathy White
5. Karen Lever
6. Fred and Jean Stahlbaum
7. Doug Smith
8. Don McKay, County Councillor Ward 7
9. Mike Robinson, Wellington Advertiser
10. Janice Marr
11. Sandra Solomon
12. Helen Purdy
13. Heather Krousie, Deputy Clerk
14. Robin Wayne
15. Judy and Al Krist
16. Lawrence and Patricia Flaming

**CHAIRMAN:** Mayor Lever opened and chaired the meeting.

**DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

None.

Mayor Lever provided the following information to those in attendance.

The Notice Regarding a Public Meeting to Consider an Application to Amend the Township of Puslinch Zoning By-law (hereinafter referred to as the "Notice") was dated and circulated to residents within 1,500 feet of the proposed site on June 15, 2012. The Notice was also posted at the Township office and on the Township's website and in the Wellington Advertiser newspaper on June 22, 2012.

The public is invited to submit comments regarding the proposed Application or to attend before Township Council as a delegation. All concerns expressed will become part of the record and the proponent is required to respond to your concerns.

Mayor Lever also provided the following information:

- The purpose of the meeting is to consider a proposed amendment to Zoning By-law 19/85 (File #P2/12).
- The property subject to the proposed amendment is described as Part of Lot 20, Concession 7, in the Township of Puslinch, and is known as 28 Brock Road North.
- The purpose and effect of the proposed amendment (Application P2/2012) is to rezone the subject land to an appropriate zone category to permit the establishment of a medical office. The existing Natural Environment Zone on the property will not be amended. This area at the rear of the subject property is not part of the site redevelopment.
- If a person or public body that files an appeal of a decision of the Corporation of the Township of Puslinch in respect of the proposed zoning by-law amendment does not make oral submissions at a public meeting, or make written submissions to the Township before the proposed Zoning By-law Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.
- If you wish to be notified of the decision of the Corporation of the Township of Puslinch regarding the Zoning By-law Amendment you must make a written request to the Clerk, Township of Puslinch, 7404 Wellington Road 34, R.R. #3 Guelph, Ontario N1H 6H9.

Mayor Lever introduced Dr. Nipun Madan and asked that everyone sign in so as to make sure they became part of the public record

### **Dr. Nipun Madan**

- Dr. Madan has been practicing for 11 years in south Guelph
- He lives in Aberfoyle and purchased the property on Brock Road with a closing date set for September. The property is approximately 1 acres and contains a 1 ½ storey house.
- He plans to renovate the inside but there are no major changes planned to the outside other than new siding, windows and parking.
- The property is zoned agricultural and natural environment
- He plans to rezone the agricultural part of the property to commercial to allow for a medical office/clinic.
- So far comments have been received from the County of Wellington, the Grand River Conservation Authority and the City of Guelph.
- There have been discussions about parking.
- Not planning to change the shape or height of the building.
- All renovations will be to the interior of the property with new windows and siding and parking added to the back.
- Has tried to add parking with as little impact.
- There will be planting at the side setbacks.
- The hours of the office will be 9 a.m. to 4:30 p.m. with no weekend activity.

### **Aldo Salis, Sr. Planner, County of Wellington**

- The property is in urban boundary of Aberfoyle and is designated as Residential in the County's Official Plan which allows for uses such as clinics.
- The draft amending bylaw includes minor changes ie. parking, minimum front yard and requires that existing trees are maintained. The scale and size of building are capped. There are no changes proposed to the back of the property.

### **Questions/Comments**

#### **Judy Krist (27 Brock Road North)**

Understand that Brock Road/Wellington County Rd. #46 will be increased to 4 lanes. The property has minimal frontage now and you will have even less when the 4 lanes go in. There are mature trees. Will you be removing the trees?

**Dr. Madan**

No, the trees are staying. The length of the laneway is alongside of the house. The asphalt shown on the plan by the big tree could be done in gravel instead of asphalt.

**Judy Krist**

How far is laneway and parking from the Mill Creek? What about gasoline spills and runoff?

**Dr. Madan**

The Mill Creek is about 250 feet away. The Grand River Conservation Authority feels there will be no impact.

**Aldo Salis**

With respect to the proposed widening of Wellington County Rd. #46, the County engineer has reviewed this application. There will not be any widening of the paved portion as it is today. We have raised the issue of maintaining as much of the vegetation as possible and will do our best to make sure the trees are protected. There is a requirement for a 1-metre side yard.

**Dr. Madan**

The site plan currently shows eight spaces and the requirement is four. You might see changes to parking.

**Lawrence Flaming (30 Brock Road North)**

I'm concerned about the spruce trees on your property. I'm not sure how the driveway will go past those trees.

**Dr. Madan**

This was discussed with the land surveyors as well and we recognize that the canopy of the trees is very low. There will be no parking underneath the canopy of those trees. There is one tree that is being removed according to the site plan (parking spot #8). All trees along the property will stay. We will do what we have to, to protect the trees. We could get an arborist in or create a tree protection zone so that the vehicles coming in have a one metre distance from them. We could remove the spot near the front and have 7 spots. The parking spot at the front was to allow easier access to patients with mobility issues.

**Lawrence Flaming**

What are you doing with the exterior of the house?

**Dr. Madan**

We are going to put a vertical siding on it. We will frame the windows in siding also. It will have a contemporary cottage look. The roof is relatively new.

**Bev Wozniak**

I'm concerned about parking. I don't think there is enough for the patients and staff you are mentioning.

**Dr. Madan**

We have spent a lot of time dealing with parking. Staff take up 3 spots and patients will take up 5. There is lots of room to add more parking. We needed to add more parking but we are limited because of the tree in the back. It is an nice aesthetically looking tree. We are unable to enlarge the building.

**Al Krist**

I have two concerns. The number of patients adds up to a lot of traffic. I'm also concerned about drainage into the Mill Creek. How are you going to control the runoff? You will have to change your septic system. Also, the busy traffic on County Road #46 is a concern. I can guarantee you that someone will be killed. Motorists are always passing on the shoulders.

**Dr. Madan**

I can't change the road but I can change the way that the parking is laid out so that no one backs out onto Brock Road. We want to ensure that people have visibility going either way. I'd love to see a middle lane.

**Al Krist**

That isn't going to happen.

**Dr. Madan**

I think we've done what we can to ensure that our staff and patients are safe when pulling out.

**Al Krist**

When people are turning out of the driveway they don't necessarily look for cars that are passing. I'm concerned about septic system draining into the Mill Creek. It is already ruined by Ren's Pet Depot.

**Dr. Madan**

I spoke with Conservation Authority about the septic and if we change it we would have to get a permit. They said they are okay with an upgraded septic system. The current septic system is old and a new septic system would be an improvement.

**Al Krist**

I'm talking about the number of patients you will have.

**Dr. Madan**

We are actually changing the grade a little so that more of the property drains to the ditch.

**Al Krist**

Changing the drainage serves no purpose what so ever.

**Dr. Madan**

Our parking is quite far from the creek. This is a very different situation from Ren's.

**Robin Wayne**

Where is the septic bed?

**Dr. Madan**

It is behind the building at the back.

**Councillor Jerry Schmidt**

The issues have been addressed to my satisfaction.

**Councillor Susan Fielding**

I'm supportive of the application.

**Mayor Dennis Lever**

I too am supportive of the application.

**See also Bylaw #47/12 and the Fifteenth Regular 2012 Council Meeting Minutes dated July 18, 2012.**

**ADJOURNMENT:** Mayor Dennis Lever closed the meeting at 7:45 p.m.

Signed: \_\_\_\_\_  
Dennis Lever, Mayor

Signed: \_\_\_\_\_  
Brenda Law, CAO/Clerk-Treasurer