

TOWNSHIP OF PUSLINCH
PLANNING ADVISORY COMMITTEE MEETING

MINUTES

Date: Monday, June 25th, 2012

Time: 7:30 p.m.

The Fifth 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 Barry Lee and Beverley Nykamp) and the Secretary Colleen Sutton were in attendance.

OTHERS IN ATTENDANCE:

1. Brian Beatty, BSRD Ltd.
2. Astrid Clos
3. Dianne Paron
4. Tom Boyd
5. John Ghent
6. Zonia Wasik
7. Caroline Brouwer
8. Sarah Wilhelm County of Wellington
9. Jane Armstrong

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

ADOPTION OF THE MINUTES:

Motion No. 1: MOVED by Brian Cowan and SECONDED by Robin Wayne;

THAT: The Minutes of the Fourth Regular 2012 Planning Advisory Committee Meeting dated May 28th, 2012 be and are hereby adopted as presented.

CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

Nil.

COMMUNICATIONS:

1. Zoning By-law Amendment Application P2/2012 – Tice/Madan
 - a) Township of Puslinch letter dated May 29th, 2012 wherein Colleen Sutton advises of the recommendation by PAC to Township Council.
 - b) Dr. Madan's e-mail to Aldo Salis dated June 20, 2012 wherein the scope of the work is discussed.
 - c) Notice of Public Meeting to be held on Wednesday, July 18, 2012. The purpose and effect of the proposed amendment (Application P2/2012) is to rezone a portion of 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.
 - d) Linda Dickson's e-mail dated June 20, 2012 wherein she advises that it would be good to have a record of the address and contact information of the medical facilities for emergency management purposes.
2. Meran Holdings, 66 Queen Street, Morriston
 - a) County of Wellington e-mails (various dates) There were questions regarding the existing house to remain and traffic on Victoria Street.

- b) Stovel & Associates Inc. letter dated June 5, 2012 to Aldo Salis wherein Mr. Stovel will advise the County and the Township when it would be an appropriate time to proceed to a public meeting.
3. Site Plan and Site Grading Plans for Maple Leaf Foods Site
 - a) Bruce Donaldson e-mail dated June 6, 2012 to Pasquale Costanzo providing a draft copy of a site plan illustrating the proposed location of the Fire Emergency Route and proposed entrance to the property from Brock Road.
 - b) Pasquale Costanzo e-mail dated June 8, 2012 to Bruce Donaldson wherein he requests a diagram of how the entrance will be gated off to non-emergency vehicles and that the proponent will need to submit an entrance permit for approval.
 4. a) Township of Puslinch Municipal Performance Measurement Program 2011 Results.
 5. a) Ministry of Infrastructure/Ministry of Transportation letter from The Honourable Bob Chiarelli to His Worship Dennis Lever wherein he provides an update on the review of the population and employment forecasts contained in the Growth Plan for the Greater Golden Horseshoe, 2006.

COMMITTEE OF ADJUSTMENT:

1. A1/2012: HERN, Part Lot 22, Front Concession 1
 - a) Notice of No Appeals. The decision of the committee is now final and binding.
2. A2/2012: HAMILTON, Part Lot 20, Front Concession 9
 - a) Notice of No Appeals. The decision of the committee is now final and binding.
3. A3/2012: JANSEN/DION, 27 Swastika Trail
 - a) Notice of No Appeals. The decision of the committee is now final and binding.
4. A4/2012: ES FOX ENTERPRISES, 14 Kerr Crescent
 - a) Notice of Public Hearing. Total relief being requested is .21 metres side yard for the metal clad building in question.
 - b) Notice of Decision. The request is hereby approved.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:

1. B108/11: MACPHERSON, Part Lots 38&39, Gore Concession
Proposal: Proposal is to sever a lot 1.385 hectares with 150.5 m frontage, existing agricultural land for proposed rural residential use.
 Retained irregular shaped parcel is 8.216 hectares with 158.5 m and 447 m frontage on Macphersons Lane, existing and proposed agricultural use.
Decision: The Committee was in favour of the application as it would appear to comply with the current severance policies.
2. B45/12: SOMERVILLE, Part Lot 15, Concession 3
Proposal: Proposed severance is 0.028 hectares with no frontage with existing pool deck and heater pad to be added to abutting lot, existing and proposed rural residential use with existing house, shed & pool.
 Retained parcel is 3.162 hectares with 37.6 m frontage, existing and proposed vacant land.
Decision: The Committee was in favour of this lot line adjustment. Properties must merge on title.
3. B50/12; WASIK, Part Lot 15, Concession 3
Proposal: Proposal is to sever a lot 83.2' fr x 297' = 0.75 acres, existing agricultural and woodlot for proposed rural residential use.
 Retained parcel is 4.2 acres with 83.2' frontage, existing and proposed agricultural and woodlot.
Decision: The Committee was in favour of this application as it would appear to comply with the current severance policies.

4. B60/12: BEARD, Part Lot 26, Concession 9
Proposal: Proposed severance is 3.1 hectares with 83 m frontage, existing and proposed rural residential use with existing dwelling. Property line to be in middle of existing drive to be used by severed and retained. Subject to easement for hydro service in favour of severed & retained.
 Retained parcel is 37.3 hectares with 228 m frontage, existing horse farm with existing barn for proposed agricultural use and future residential use.
Decision: The Committee was in favour of this application as it would appear to comply with the current severance policies.
5. B64/12: REID, Part Lots 11&12, Concession 3
Proposal: Proposal is to sever a lot 80 m fr x 120 m = .96 hectares, existing vacant land for proposed rural residential use. Identical to application B44/11 which lapsed.
 Retained irregular shaped parcel is 40 hectares with 416.8 m frontage, existing and proposed rural residential and agricultural use with existing house, shed, horse run-in and horse barn.
Decision: The Committee was in favour of this application as it would appear to comply with the current severance policies and is identical to application to B44/11.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decisions:

1. B62/11: HAMILTON, Part Lot 20, Concession
Decision: Provisional consent was granted subject to the fulfillment of nine conditions of approval.
2. B36/12: 2222703 ONTARIO LTD, Part Lot 2, Concession 1
Decision: Provisional consent was granted subject to the fulfillment of eight conditions of approval.
3. B37/12: SHERK, Part Lot 13, Concession 1
Decision: Provisional consent was granted subject to the fulfillment of nine conditions of approval.
4. B41/12: HAYDEN, Part Lot 24, Concession 9
Decision: Provisional consent is granted subject to the fulfillment of nine conditions of approval.
5. B42/12: HAYDEN, Part Lot 24, Concession 9
Decision: Provisional consent is granted subject to the fulfillment of seven conditions of approval.

DELEGATION:

1. Zoning By-law Amendment Application P3/2012
 KRAYISHNIK 6643 Concession 2
 8:00 p.m. John Ghent
-
- 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 zone category that would permit two dwellings that currently exist on the subject lands.
- b) Letter to the neighbours of Ned & Lily Krayishnik requesting their support for this application.
- c) County of Wellington Planning Department letter dated May 22, 2012 wherein Sarah Wilhelm advises that this application was filed in tandem with an Official Plan Amendment. The County would prefer to deal with both applications simultaneously and therefore, defer comments at this time.
- d) Grand River Conservation Authority plan review report dated June 20, 2012 wherein they advise that they have no objection the proposed amendment.

Mr. John Ghent attended the meeting and spoke on behalf of Mr. & Mrs. Krayishnik. The reason for the amendment is to allow the two dwellings to remain on the property. Both an Official Plan Amendment and Zoning By-law Amendment are required. The dwellings are not visible from the road. This is an 11 ha property. MDS will not be compromised. The Official Plan contemplates this use. The property has 30 m frontage. The north residence is was built in 2008 and the south residence was built in 1975. Both dwellings have their own septic and well. 60% of the property is wooded. 11% is in agricultural use. The laneway is heavily treed as a buffer to the westerly property. There are approximately 9 properties in a short span on Concession 2. The previous application was for a Minor Variance. OMB up-held the Committee of Adjustment's decision that the request was not minor in nature and that a zone change would be more appropriate avenue to pursue. Mr. Ghent outlined why he felt that this application actually meets the County Official Plan. He felt that it would be a waste of resources to tear down a perfectly good house.

Sarah Wilhelm from the County of Wellington noted that the Official Plan Amendment has just been circulated and that she would be commenting on the two applications together. She asked Mr. Ghent how many residential units were in the 1975 house and was told by Mr. Ghent that only one dwelling now exists in this house.

Comments and questions from the Committee were as follows:

- Questioned if this application actually met the rural character of the Township just because you can't see the two dwellings
- Will create a precedent if approved
- Could be creating a rural density problem
- The applicant was originally supposed to demolish the 1975 house and this is a problem with Councillor Stokley
- There is a possibility of severance changes in the future
- Severance is not available
- Why wasn't the home removed? Mr. Krayishnik changed his mind. Mr. Krayishnik feels it would be a waste to have it removed
- It is a change in the rural character and Brian Cowan is not in favour of this application
- Robin Wayne is not in agreement with this application; if you say you will remove the house, you should have
- Rural residential developments are no longer an option for growth in the County
- The lack of frontage for this property was approved by Minor Variance when the previous owner did a severance

Motion #2: MOVED by Marilyn Fisher and SECONDED by Brian Cowan:

THAT: The Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P3/2012 as filed by John Ghent on behalf of Ned & Lily Krayishnik with respect to property located at Part Lot 7, Rear Concession 1, 6643 Concession 2, requesting rezoning of the subject land to an appropriate zone category that would permit two dwellings that currently exist on the subject lands, be forwarded to Township of Puslinch Council for consideration with the following comments:

1. Planning Advisory Committee members are not in favour of this application.
2. A public meeting date should be set.

CARRIED.

2. Zoning By-law Housekeeping Matters
8:30 p.m. Sarah Wilhelm

Sarah Wilhelm provided the Committee with a copy of a draft housekeeping amendment for consideration. Over a number of years, a list is kept of small changes that need to be corrected. This by-law will eventually go to Council and then to a public meeting. There are 15 items to be updated. The Mini Lakes Zone was approved at the OMB and these changes will deal with accessory buildings most specifically. Items 9-11 are to remove the garden suite provision from several properties where the provision has expired (10 years).

3. Housekeeping matters/Mini Lakes
8:45 p.m. Astrid Clos

Astrid Clos, Tom Boyd, Dianne Paron and Jane Armstrong were in attendance. Ms. Clos noted that Mini Lakes values their working relationship with the Township. They are suggesting some changes to Ms. Wilhelm’s provisions included in the amendment. They would like to see these changes included before it goes to a public meeting.

Ms. Wilhelm needs to go back at look at the proposals before this goes to Council and then on to a public meeting. She will meet with Colleen Sutton and Robert Kelly before making any changes.

Motion #3: MOVED by Councillor Stokley and SECONDED by Robin Wayne:
THAT: The Puslinch Planning Advisory Committee does hereby recommend that the zoning by-law prepared by Sarah Wilhelm, with some minor changes, with regard to housekeeping matters be forwarded to Township of Puslinch Council for further consideration and then to proceed to a public meeting.
CARRIED.

UNFINISHED BUSINESS:

Nil.

REPORTS:

Nil.

NEW BUSINESS:

Nil.

ADJOURNMENT:

Motion #4: MOVED by Robin Wayne and SECONDED by Marilyn Fisher;
THAT: The Puslinch Planning Advisory Committee does hereby adjourn at 8:55 p.m.
CARRIED.

Chairman

Secretary