

TOWNSHIP OF PUSLINCH
PLANNING ADVISORY COMMITTEE MEETING

MINUTES

Date: Monday, October 22nd, 2012

Time: 7:30 p.m.

The Seventh 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 were in attendance.

OTHERS IN ATTENDANCE:

1. Dan McMaster
2. Brad & Suzanne Finck
3. Terri Marinovic
4. Councillor Roth
5. Sarah Wilhelm

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

1. Barry Lee declared a pecuniary interest with regard to Item #8.1. B117/12.

ADOPTION OF THE MINUTES:

Motion No. 1: MOVED by Robin Wayne and SECONDED by Councillor Stokley;
THAT: The Minutes of the Sixth Regular 2012 Planning Advisory Committee Meeting dated August 27th, 2012 be and are hereby adopted as presented.
CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

Nil.

COMMUNICATIONS:

1. Zoning By-law Amendment Application #P5/2012
Hohenadel, 4407 Victoria Rd. S.
 - a) Township of Puslinch letter to Bruce Donaldson dated August 29, 2012 advising of the recommendation made to Council.
 - b) Township of Puslinch notice of Public Meeting that was held Wednesday, October 3, 2012. The purpose and effect of the proposed amendment (Application P5/2012) is to rezone the subject property to an appropriate zone category to allow for the establishment of a garden suite (i.e. a temporary accessory residential unit).
 - c) Township of Puslinch notice of the passing of zoning by-law #58/12. The subject property is 1.15 ha and is occupied by a single-detached and accessory buildings. The proposed garden suite is to be located in proximity to the main residence on the property.
2. Zoning By-law Amendment Application #P3/2012
Krayishnik, 6643 Concession 2
 - a) Township of Puslinch notice of Public Meeting that was held Wednesday, October 17, 2012. The purpose of the proposed Official Plan Amendment is to change Schedule A7 to allow for two single detached dwellings on the subject property. The purpose of the proposed Township zoning by-law amendment is to revise the zoning for the subject property to permit two single detached dwellings on the subject property.
 - b) County of Wellington letter dated October 3, 2012 wherein Sarah Wilhelm provides her comments regarding this proposal. Ms. Wilhelm will attend the public meeting

and once she has reviewed all of the public input and any additional agency comments, she will provide a full report for Council's consideration.

3. Zoning By-law Amendment Application #P4/2012
R&C Holdings Inc. (Ren's Pet Depot), 20 Brock Road South
 - a) Harden Environmental letter dated September 12, 2012 wherein Stan Denhoed provides his comments which concur with Hans Groh's comment regarding the need for additional information on the storm water management system. He looks forward to the submission of detailed studies to address storm water issues.
 - b) GWS Ecological & Forestry Services letter dated September 21, 2012 wherein Greg Scheifele provides his comments.

4. Zoning By-law Housekeeping Matters
 - a) County of Wellington letter dated September 27, 2012 wherein Sarah Wilhelm provides a report and draft by-law with a number of changes to our zoning by-law and recommending that a public meeting date be set.
 - b) Brenda Law's e-mail dated October 18, 2012 wherein she thanks Sarah for attending the Council meeting and instructs her to prepare a combined notice of the rezoning application and public meeting for circulation.

5. Ministry Correspondence
 - i) Ministry of Municipal Affairs & Housing re: Provincial Policy Statement Review – Draft Policies.
 - ii) Friends of the Greenbelt Foundation re: 2011-2012 Annual Report.

COMMITTEE OF ADJUSTMENT:

1. A462012: CROW, 53 Queen Street, Morriston
 - a) Notice of Public Hearing. Applicant is requesting permission to erect an accessory building 193 square metres which would increase the lot coverage to 8% and the building would be 5.2 metres in height. Accessory building will only be 20.2 metres from the centerline of Main Street.
 - b) Notice of decision. The following relief was granted: 1. Total lot was allowed to increase by 3%; 2. Total height of accessory building was allowed to increase by .3 metres; and 3. Accessory building allowed to be built 20.2 metres from the centreline of Main Street.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:

Barry Lee left the horseshoe and proceeded to explain to the Committee his request for the severance application from the floor.

1. B117/12: LEE, Part Lot 16, Concession 10
Decision: The Committee was in favour of this application subject to the removal of A-45 zoning from the severed parcel.

Barry Lee returned to the horseshoe following discussion of his severance application.

2. B126/12: KILLIAM INVESTMENTS, Part Lot 21&22, Concession 8
Decision: The Committee was in favour of this lot line adjustment. Properties to merge on title.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decisions:

1. B50/12: WASIK, Part Lot 15, Concession 3
Decision: Provisional consent was granted subject to the fulfillment of eight conditions of approval.

2. B71/12: WEBB, Part Lot 36, Concession 10

- Decision: Provisional consent was granted subject to the fulfillment of six conditions of approval.
3. B79/12: WINGERT, Part Lot 20, Concession 10
Decision: Provisional consent was granted subject to the fulfillment of ten conditions of approval.
4. B80/12: McQUEEN, Part Lots 5 & 6, Reg. Plan 131
Decision: Provisional consent is granted subject to the fulfillment of eight conditions of approval.
5. B83/12: MALON, Part Lot 16, Concession 8
Decision: Provisional consent is granted subject to the fulfillment of nine conditions of approval.
6. B84/12: McPHERSON, Part Lot 30, Concession 10
Decision: Provisional consent is granted subject to the fulfillment of seven conditions of approval.
7. B105/12: ROCKWAY HOLDINGS LIMITED, Part Lot 1, Concession 3
Decision: Provisional consent is granted subject to the fulfillment of ten conditions of approval.

DELEGATION:

1. Zoning By-law Amendment Application P4/2011
McMASTER, Part Lot 6, Concession 2
8:00 p.m. Daniel McMaster
- a) Colleen Sutton's e-mail to Ian Robinson dated July 17, 2012 where he is advised that this application can be put on our agenda for September.
- b) Grand River Conservation Authority plan review report dated August 13, 2012 whereas Liz Yerex advises that her previous concerns have been addressed through the submission of the site plan and they no longer have an objection to the proposed by-law amendment.
- c) County of Wellington letter dated September 10, 2102 wherein Sarah Wilhelm advises that the County has no concerns with this application proceeding to the statutory public meeting.

Daniel McMaster attended the meeting and advised the Committee that his sister, Patti, passed away suddenly late this summer. Mr. McMaster has decided to proceed with this application. The bank barn is mostly underground and inside noise should not be an issue. Fencing could be erected to combat outside noise. Approximately 20 dogs could be considered for daily dog day care. There are currently a number of horses on site also. Mr. McMaster is considering running the kennel. A sealed underground tank would be used for animal waste.

Motion #2: THAT: The Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P4/2011 as filed by Patricia McMaster with respect to property located at Part Lot 6, Rear Concession 2, 4445 Wellington Road 32, requesting rezoning of the subject land to an appropriate agricultural zone category to allow for a commercial dog kennel to be established on the property be forwarded to Township of Puslinch Council for further consideration and to proceed to a public meeting.
CARRIED.

2. Zoning By-law Amendment Application P6/2012
WASSILYN 4932 Concession 11
8:30 p.m. Mike Wassilyn, Jr.

- a) Notice of Complete Application and Initial Review. The purpose and effect of the proposed amendment is to rezone the subject property to an appropriate zone category that would allow for a second dwelling on the property for farm help.
- b) County of Wellington letter dated October 3rd, 2012 wherein Sarah Wilhelm recommends that prior to the statutory public meeting, the applicant should provide more detailed information about the farm operation on the property that would establish the need for a dwelling for farm help. The applicant should also provide a septic report for the existing septic systems to the satisfaction of the Chief Building Official.
- c) Grand River Conservation Authority plan review report wherein they advise that they have no objection the proposed amendment.
- d) Conservation Halton e-mail from Paul Bond wherein he advises that they have no further comment on the proposed amendment.

Mr. Mike Wassilyn, Jr. attended the meeting to discuss this application. He advised the Committee that his parents live in the existing house. He would like to have the second residence for himself and his family and that he looks after the horses. They have race horses and brood mares. Mike provided a list of horses that they have on-site. He provided a copy of a septic system. Each house has its own septic system.

Comments and questions from the Committee were as follows:

- The residence is already on-site. It began as a log cabin (shelter) that was renovated and expanded over the last ten years.
- No building permits were applied for or inspections done.
- Mr. Wassilyn will have to apply for a building permit and proceed through the inspection process.
- There is a concern with asking 'permission' after the fact.
- Mike Jr. will be the 'farm' help and will live in the second residence
- We should have an agricultural report to justify the need for farm help.
- There will not be any outside help – family only.
- What qualifies for farm help? Prime Agricultural designation allows for the provision of farm help. The second house is close to the existing agricultural building using the same driveway as the existing house.
- If and when the parents are gone, it would be a brother or another family member that would help with the farm.
- Both residences are log structures and the parents live in the original house.
- Mike Jr. is building the house closer to the horse ring.
- Why did he start building without asking? Not really sure.
- There is trouble with asking for permission after the fact. Mike Jr. is willing to do what has to be done to get the permission he needs.
- Chief Building Official was the building and this precipitated the requirement for this application.
- More concerned with the agricultural use of the property and outline the order of how the buildings were built. There is an active farm operation. Sarah will sit down with Mike Jr.
- It is a good idea for Mike Jr. to meet with Sarah and then return to PAC.

UNFINISHED BUSINESS:

1. No residents attended the Krayishnik public meeting. Council heard the same information as we have heard in the past. Council was of one mind that the second residence should come down. Council is not supportive. No final decision was made or a vote taken.
2. The by-law for the Hohenadel's garden suite was passed. Is there a way to streamline this process. No.

REPORTS:

Nil.

NEW BUSINESS:

Nil.

ADJOURNMENT:

Motion #3: MOVED by Wayne Stokley and SECONDED by Barry Lee;
THAT: The Puslinch Planning Advisory Committee does hereby adjourn at
9:12 p.m.
CARRIED.

Chairman

Secretary