

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PUBLIC MEETING

MINUTES

DATE: Wednesday, February 6, 2013

TIME: 3:00 P.M.

A Public Meeting was held on the above date and called to order at 3:00 p.m. at the Municipal Complex, Aberfoyle.

ATTENDANCE

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

OTHERS IN ATTENDANCE

1. Sarah Wilhelm, Planner, County of Wellington
2. Jameson Pickard, County of Wellington
3. Mike Robinson, Wellington Advertiser
4. Heather Krouskie, Deputy Clerk
5. Doug Smith
6. Don McKay, County Councillor Ward 7
7. Janice Marr
8. Karen Landry
9. Marina Harrison
10. W.H. Brunsveld
11. Wayne Brunsveld
12. Garry Folkard

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 January 9, 2013. The Notice was also posted at the Township office and on the Township's website on January 9, 2013.

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 #P7/12).

- The property subject to the proposed amendment is described as Part of Lot 17, Gore Concession, in the Township of Puslinch, and is known as 6926 Gore Road.
- The purpose and effect of the proposed amendment (Application P7/2012) is to rezone the subject property to an appropriate zone category to allow for a second dwelling on the property on a temporary basis (a garden suite).
- 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 Marina Harrison and asked that everyone sign in so as to make sure they became part of the public record.

Marina Harrison

- The proposed garden suite would have a square footage of 1350 square feet which exceeds the zoning bylaw's garden suite maximum allowable floor area of 1,000 square feet.
- Parents are currently living in Manitoba and would like them to move here closer to family. They are in their late 70s.
- Hamilton Conservation Authority recommend preliminary screening for species at risk.
- The proposed location would cause the least disruption to the land.
- Other portions of their property are being farmed. (hay and bees)
- If the garden suite was moved to another location, it would mean more work for septic and well.
- Marina explained that they are willing to plant large trees to provide a good screen (ie. cedar trees)

Questions/Comments

Garry Folkhard

- lives across road from property
- what is the rationalization for a floor area of 1,350 vs. the minimum of 1,000
- other than being nicer, explain why you want it to be bigger.

Marina Harrison

- Yes, asking for it to be larger. Parents will have more room, more storage.
- It will be three rooms instead of just one.

Garry Folkard

- You are changing the maximum requirements under the bylaw.

Mayor Dennis Lever

- There would be an exception made as part of the bylaw..

Wayne and Bill Brunsveld

- Were hoping to have a retirement lot for his father, Bill Brunsveld.
- Their farm is designated prime agricultural.
- The recommendation was to move to other side but would be getting closer to greenbelt.
- The hill is more farmable than any other area of the farm.
- Ms. Harrison putting a garden suite closer to the property line may restrict a potential buyer who may want to have a barn.
- We sometimes receive complaints from neighbours about spreading manure.
- If you were to move the garden suite to the other side, you would not need to add more driveway.
- Concerned about selling their property. May have a potential buyer who wants seclusion.
- What if something happens to Ms. Harrison's parents, can someone else live there?

Marina Harrison

No. It has been stipulated that it is to be inhabitable by only my parents.

Sarah Wilhelm

- A new septic system or new well wouldn't be the direction we would recommend.
- The current proposal is a lot less disruptive.
- We do have a policy that speaks to buffering.
- There are ways that we could recognize and put plantings into the amending bylaw or agreement.
- If a different location is being looked at, it would need more work and then impacts another neighbour.
- I wouldn't be supportive of a new septic system.
- We could incorporate some screening into the bylaw or agreement.
- Council has in the past allowed for a moderate increase of a garden suite to 1,100 square feet.

Marina Harrison

We would be willing to plant a tall hedge right next to the house so that you cannot see the house. The trees will be planted on the hill. We will plant 8-10 foot trees. We could stipulate a minimum required number of trees.

Councillor Susan Fielding

Appreciate the comments made. I am an advocate of granny suites. Agree that adding another septic system will not be the way to go. Trees could be a good buffer. Our process is quite stringent and we have tried to look at ways for it not to be so stringent. You seem to want to work with your neighbours. I support what you are trying to do.

Councillor Wayne Stokley

In support of the concept of the garden suite and how necessary it is in our Township. I agree with Ms. Wilhelm that you want to limit the amount of pressure on the existing land and I agree with what is proposed at this point.

Councillor Ken Roth

Support the proposal. In terms of affecting the sale of the farm, I don't agree. I don't think it will affect the property value. I think the only place for the garden suite is where it has been proposed.

Councillor Jerry Schmidt

Is supportive of the concept of garden suites. The location is the least disruptive to the existing lands. The fact that you are willing to plant mature trees to conceal it is a big plus and I'm in support of its proximity to the existing septic and well.

Mayor Dennis Lever

Supports the application. The current homeowner is willing to work with the neighbours to minimize any impacts. In favour of sharing the septic and well. Screening will be sufficient to mitigate the view from the neighbours.

Wayne Brunsveld

Twenty years is not very temporary. We feel that there will be an impact to the possible sale of our farm.

Sarah Wilhelm

Provincial government made the change from 10 to 20 years. It was a move to have a better variety of affordable housing to people. It can be granted up to 20 years. It would be better to utilize the existing septic and well. The tree planting requirement could be incorporated into the by-law or agreement.

Garry Folkard

What about enforcement?

Brenda Law

You will probably be our enforcement.

Garry Folkard

Enforcement is left to the neighbours?

Brenda Law

Enforcement is the Township's responsibility but we usually find out things from the neighbours.

Mayor Dennis Lever

There is a security deposit held and it can be used to remove the unit if the Township sees fit.

See also Bylaw #18/13 and the Fifth Regular 2013 Council Meeting Minutes dated February 6, 2013.

ADJOURNMENT: Mayor Dennis Lever closed the meeting at 3:30 p.m.

Signed: _____
Dennis Lever, Mayor

Signed: _____
Brenda Law, CAO/Clerk-Treasurer