

TOWNSHIP OF PUSLINCH

PLANNING ADVISORY COMMITTEE MEETING

MINUTES

Date: Monday, March 25th, 2013

Time: 7:30 p.m.

The Second Regular 2013 Planning Advisory Committee meeting was held on the above date and called to order at 7:30 p.m. in the Council Chambers.

MEMBERS PRESENT:

1. Councillor Ken Roth
2. Robin Wayne
3. Marilyn Fisher
4. Lorne Wallace
5. John Sepulis

MEMBERS ABSENT:

1. Councillor Stokley, Chair
2. Brian Cowan

OTHERS IN ATTENDANCE:

1. Sarah Wilhelm, County of Wellington
2. Karen Landry, CAO
3. Jasmine Branton

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

ADOPTION OF THE MINUTES:

Motion No. 1: MOVED by Lorne Wallace and SECONDED by Robin Wayne
THAT: The Minutes of the First Regular 2013 Planning Advisory Committee Meeting dated January 18th, 2013 be and are hereby adopted as presented.
CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

John Sepulis questions the width of a shared driveway – Only looks at each application on its own merits. Sarah Wilhelm will look into a condition or comment at the time of severance application.

COMMUNICATIONS:

1. a) Karen Landry was introduced as the new CAO and Jasmine Branton as Zoning Officer.

1. Zoning By-law Amendment Application #P7/2012

Harrison/Gingras 6926 Gore Road

- a) County of Wellington comments by Sarah Wilhelm dated January 30, 2013 advises that alternative locations for the garden suite may be considered to minimize the visual impact on adjacent properties. If a different location is considered, a revised site sketch would need to be circulated to Hamilton Conservation Authority for comment.
- b) A letter from Marina Harrison dated February 5th, 2013 outlines several comments in regards to the reasoning of the proposed location.
- c) An email with comments by Sarah Wilhelm dated February 8, 2013 states an agreement with the owners to add a screen and buffer by way of a planting strip.
- d) Township of Puslinch Passing of By-law #18/13. No Appeals were received.
- e) Affidavit dated March 1st, 2013 signed by Brenda Law.

2. Zoning By-law Amendment Application #P3/2012
Krayishnik
6643 Concession 22
a) Planning Report from the County of Wellington dated January 22, 2013 by Sarah Wilhelm advises the proposed amendments are not supported.
b) Environment & Land Tribunals Ontario letter dated January 21, 2013 appoints a date of Thursday May 16, 2013 for the commencement of the hearing of an appeal by Ned & Lily Krayishnik.
c) An article from the Hamilton Spectator regarding a similar situation.
d) A letter from Robert Kelly to Township Council requesting to establish a policy in regards to similar situations.
3. Harden Environmental letter dated January 30, 2013 regarding Zoning By-law Amendment – Pushinch Pit Expansion Part Lot 13, Concession 4 advising that with appropriate groundwater monitoring and contingencies in place, impacts to the environment will be minimal.
4. Draft Plan of Subdivision File NO. 23T-08001 – Jassal (Morriston Estates)
a) County of Wellington letter dated February 6, 2013 acknowledging review of the revised application.
b) County of Wellington Engineering Services comments dated March 12, 2013 stating the receipt of the revised application.
5. An e-mail from Ted Arnott dated February 21, 2013 advising he has tabled a resolution in the Legislature in regards to the Highway 6 Morriston By-pass project.

COMMITTEE OF ADJUSTMENT:

1. A1/2013: WINGERT, Part Lot 20, Concession 10, 7808 Wellington Road 34
a) Notice of No Appeals
2. A2/2013: ALLY, Part Lot 20, Concession 1, 4210 Sideroad 20 South
a) Notice of Application. Requesting permission to allow the retained parcel to have only 60.91 m.
b) Notice of Decision. Request was approved and appeal period will end on March 4th, 2013.
c) Notice of No Appeals.
3. A3/2013 HARPER, Lot 42, Plan 373, 9 Lake Avenue
a) Notice of Application. Requesting permission to build a carport on the side yard abouting the road allowance between Lots 5 and 6 with an exterior side yard width of .72 m.
b) Notice of Decision. Request was approved and appeal period will end on March 4th, 2013.
4. A4/2013 REMLEY, Part Lot 5, Gore Concession, 6610 Gore Road
a) Notice of Application. Requesting permission to recognize the existing shed with a set-back of .70 m from the right-of-way. Requesting permission to recognize the existing 11.96 m set-back of the existing dwelling to the railway right-of-way. Requesting permission to allow a 26.5 m set-back from the centerline of Gore Concession.
b) Notice of Decision. Request was approved and appeal period will end on April 2nd, 2013.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Applications:

1. B16/13: SO, Part Lot 16, Concession 7
Proposal: Proposal is to sever a lot 0.67 hectares with 25 m frontage, vacant land for proposed rural residential use. Re-submission of lapsed application B141/11. Retained irregular, shaped parcel is 3.6 hectares with 214.19 m frontage on County Rd 46 and 206.57 m frontage on Boyce Lane, existing and proposed rural residential use with existing dwelling.
Decision: Recommendations made to submit to the county.

2. B18/13: DEMMERS, Part Lot 30, Concession Gore
 Proposal: Proposal is to sever a lot 1.0 hectare with 6 m frontage, existing vacant land for proposed rural residential use. Retained parcel is 1.2 hectares with 73 m frontage, existing and proposed rural residential use with existing house, shed and drive shed.
 Decision: There have been 2 pre-consultations with Sarah Wilhelm. Committee raised concerns in regards to proximity of driveway to septic bed and current home which could make difficulties for future home owners. Also, the Fire Department should be asked to comment on the steep grade.
3. B21/13: JIRICKA, Part Lot 30, Concession 5
 Proposal: Proposal is to sever a lot 60 m fr x 87 m = hectares, vacant land for proposed residential use. Retained parcel is 88 m fr on Gore Road x 153 m frontage on Conc 7 Rd = 1.32 hectares, existing and proposed rural residential use with existing dwelling and shop.
 Decision: Recommendations made to submit to the county.
4. B31/13: MEADOWS OF ABERFOYLE, Part Lot 23, Concession 8
 Proposal: Proposal is to sever a lot 1.3 hectares with 11 m and 43 m frontage, vacant land for proposed rural residential use, Retained parcel is 0.9 hectares with 6 m frontage, existing and proposed rural residential use with existing house, barn & shed.
 Decision: Recommendations made to submit to the county.

COUNTY OF WELLINGTON LAND DIVISION COMMITTEE: Decisions:

1. B140/21: MELO, Part Lot 30, Gore Concession
 Decision: Conditional approval subject to nine conditions of approval.
2. B146/12: CLARKE, Part Lot 20, Concession 9
 Decision: Conditional approval subject to nine conditions of approval.
3. B148/12: CHERRY FOREST PRODUCTS, Part Lot 2, Plan 677
 Decision: Conditional approval subject to six conditions of approval.
4. B150/12: JOHN, Part Lot 32, Concession 8
 Decision: Conditional approval subject to five conditions of approval.
5. B151/12: JOHN, Part Lot 32, Concession 8
 Decision: Conditional approval subject to six conditions of approval.

DELEGATION:

Nil.

UNFINISHED BUSINESS:

Nil.

REPORTS:

Nil.

NEW BUSINESS:

Nil.

ADJOURNMENT:

- Motion #4: MOVED by Marilyn and SECONDED by John Sepulis;
 THAT: The Puslinch Planning Advisory Committee does hereby adjourn at 8:00 p.m.
 CARRIED.

NEXT MEETING – Monday, April 22nd, 2013
 7:30 p.m.