



Planning Advisory Committee Meeting
Monday May 27, 2013
7:30 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Councillor Stokley, Chair
Councillor Roth
Robin Wayne
Marilyn Fisher
Lorne Wallace
John Sepulis
Brian Cowan

MEMBERS ABSENT

None.

OTHERS IN ATTENDANCE

Dennis Lever, Mayor
Karen Landry, CAO/Clerk
Sarah Wilhelm, County of Wellington
Jameson Pickard, County of Wellington
Jeff Buisman, VanHarten Surveying Inc.
Adriaan Demmers
Michael Wassilyn

1. CALL TO ORDER

The meeting was called to order at 7:30 pm.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. APPROVAL OF MINUTES

The March 25, 2013 meeting minutes were amended to reflect the absence of Councillor Stokley and Brian Cowan and to note Items 1, 3 and 4 under County of Wellington Land Division Committee will read "Recommendations made to submit to the county."

Moved by Councillor Roth and Seconded by Brian Cowan. PAC-2013-001.

THAT the Planning Advisory Committee minutes as amended dated March 25, 2013 be approved.

CARRIED.

4. CLOSED MEETING

None.

5. DELEGATIONS/PRESENTATIONS

1. Jeff Buisman, OLS, of VanHarten Surveying Inc. regarding Rockway Holdings Ltd., ZBA #P2/2013.

2. Jeff Buisman, OLS, of VanHarten Surveying Inc. regarding Adriaan & Brenda Demmers severance application #B18/13.

Jeff Buisman advised the NE-13 Zone which was noted on the application was not applicable and reviewed the proposed amendment.

3. Michael Wassilyn of Wassilyn Farms regarding ZBA #P6/2012.

Michael Wassilyn advises the farm help would be needed during breeding and race days and that the help would stay in the second residence.

6. REGULAR BUSINESS

1. Draft Plan of Subdivision Matters

- A. 1719303 Ontario Inc. (Jassal) also known as Morriston Estates regarding Draft Plan of Subdivision File 23T-008001 for lands located on the north side of Wellington Road 36 (Badenoch St E)

- Notice of Public Meeting May 8, 2013

Members were advised that the statutory public meeting was held on May 8, 2013.

2. Zoning By-law Amendment Matters

- A. Rockway Holdings Ltd. – Roszell Rd Part of Lot 1, Concession 3 - #P2/2013

- Notice of complete application and initial review
- Noise Impact Study
- County of Wellington Letter dated May 10, 2013

Moved by John Sepulis and Seconded by Marilyn Fisher. PAC-2013-002.

THAT the Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P2/2013 be forwarded to Township of Puslinch Council for further consideration.

CARRIED.

- B. Michael & Lila Wassilyn – 4392 Concession 11 - #P6/2012

- Wassilyn Farms History Package
- Ownership List
- Sketch of Septic System

Sarah Wilhelm provided a chronology of application #P6/2012.

The members of the Committee raised the following questions with regard to the application:

- Are there any issues that are outstanding with the Building Department?
- What happens to the farm help if the horse racing industry dies down?
- Would the farm help be needed on an occasional basis?

The Committee requested the applicant Michael Wassilyn to meet with Sarah Wilhelm within the next 14 days to review the list of questions that are to be responded to. It was suggested to the applicant that he may wish to obtain a consultant to assist him with the process.

3. County of Wellington Land Division Committee

(1) Applications

A. Dennis So – Part Lot 16, Concession 7 – #B16/13

A notice of decision was issued by the County which is subject to 10 conditions of approval.

B. Adriaan & Brenda Demmers – Part Lot 13, Concession 5 - #B18/13

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.

Jeff Buisman presented 4 new configurations. All 4 are flag shaped. He advised the applicants want to keep the integrity of the lot and house.

Lorne Wallace expressed concerns about the drainage on the driveway.

John Sepulis expressed concerns with the steepness of the grade and how emergency vehicles would access the property. He notes the property is adjacent to a property owned by Conservation.

Jeff Buisman indicated the subject property is not designated as conservation.

Sarah Wilhelm advised the City of Guelph is not in support of the application. She also indicated the new configurations do not change any of the fundamental concerns previously raised.

Robin Wayne stated she does not support lot configurations with a house behind a house.

The Committee was not supportive of the proposed configurations. Jeff Buisman is to submit any revised information to the County for processing. At that time, the County will circulate the revised application for comment.

C. Meadows of Aberfoyle Inc. – Lot 23, Concession 8 - #B21/13

A notice of decision was issued by the County which is subject to 8 conditions of approval.

D. Lina Trinchini – Part Lot 30, Gore Concession - #B40/13

Proposed severance is 4062 square metres with 67 m frontage, vacant land for proposed rural residential use.

Retained parcel is 2.35 hectares with 89.32 m frontage, existing and proposed rural residential use with existing house and shed.

John Sepulis noted the property is subject to the Greenbelt and ANSI policies.

Sarah Wilhelm encourages comment from Hamilton Conservation Authority. She also advises there has been a pre-consult with applicant.

Councillor Stokley noted the sketch does not outline the location of hydro poles.

(2) Decisions**A. Wayne & Leslie George – Part Lot 19, Concession 8 - #132/10**

A notice of decision was issued by the County which is subject to 8 conditions of approval.

B. Jeff & Rosemary Jiricka – Part Lot 30, Gore Concession - #B21/13

A notice of decision was issued by the County which is subject to 7 conditions of approval.

6. CLOSED MEETING

None.

7. NEXT MEETING

Monday June 24, 2013 at 7:30 pm in the Council Chambers.

8. AJOURNMENT

The meeting adjourned at 9:20 pm.