



Planning Advisory Committee Meeting
Monday June 24, 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
Aldo Salis, County of Wellington
Jameson Pickard, County of Wellington
Jeff Buisman, VanHarten Surveying Inc.
Bruce Donaldson, BSRD
Randall Roth, MMM Group
George Ochrym, Telfer Glen
Lawrie Slater
Shawn Marsh, Timberworx Custom Homes

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

(a) Brian Cowan discloses a conflict of interest with respect to Item 5(1)(a) as he owns property adjacent to the subject property. Brian Cowan left the Committee Table and did not partake in any discussion or voting on the matters.

3. APPROVAL OF MINUTES

Moved by Lorne Wallace and Seconded by Robin Wayne. PAC-2013-002.

That the minutes of the Third Regular 2013 Planning Advisory Committee Meeting dated May 27, 2013 be and are hereby adopted as presented.

CARRIED.

4. DELEGATIONS/PRESENTATIONS

8:00pm

1. Jeff Buisman of Van Harten Surveying Inc. regarding ZBA #P3/2013

Jeff Buisman advises the motive is to keep the barn in good shape and will have the side barn (addition) removed.

2. Randall Roth of MMM Group and George Ochrym of Telfer Glen regarding Telfer Glen, Morriston.

Randall Roth provided the Committee with a letter dated June 14, 2013 from MMM Group Limited containing comments on Telfer Glen Developments Inc. Randall Roth advises the purpose of this presentation is to provide updated information to the Committee. He also advises his client, Telfer Glen, is supportive of the proposed new Highway 6. They are requesting Phase 2 of Telfer Glen to be considered at the next Municipal Review. They also ask that the County consider residential development at the next comprehensive review and when the Province amends the Greenbelt Plan. George Ochrym advises if a new Highway 6 were to be implemented, barriers and trees would be put in place to provide buffering and that perspective buyers would be made aware of the possibility of the highway's existence.

5. REGULAR BUSINESS

1. Zoning By-law Amendment Matters

- A. Andrea Clarke – 7632 Wellington Rd 34 - Part of Lot 20, Concession 9 - #P3/2013

***refer to item 2(a) regarding Conflict of Interest – Brian Cowan**

The Committee had concerns with regard to the foundation of the barn. The Committee recommended conditions that the side barn be removed, silo to be removed, timeline to be provided and the barn to be structurally sound and reviewed by an engineer.

Moved by Marilyn Fisher and Seconded by John Sepulis. PAC-2013-003.

THAT the Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P3/2013 be forwarded to Township of Puslinch Council for further consideration.

CARRIED.

2. Committee of Adjustment Matters

- A. Jose Melo & Natalia Castro Melo – 7272 Gore Road – Part Lot 30, Gore Concession - #A5/13

(i) Notice of Application - Requesting permission to allow for a reduced lot frontage of 103.97 m.

(ii) Notice of Decision - Request was approved and appeal period will end July 2, 2013.

- B. Pauline Sinclair & Laura Anthony – 39 Brock Rd S – Lot 17, Plan 119 - #A6/13

(i) Notice of Application – Requesting permission to add the sale of new furniture under uses permitted.

(ii) Notice of Decision – Request was approved and appeal period will end July 2, 2013.

- C. Gallo Contracting Ltd. – 4010 Concession 7 – Part Lot 30, Gore Concession - #A713

(i) Notice of Application – Requesting permission to build an accessory building for storage prior to construction of house.

C. Ruth Slater – Part Lots 18 & 19, Concession 8 - #B68/13

Proposal is to sever a lot 0.62 hectares with 58.06m frontage on WR. 46 and 56m frontage on Fox Run Drive (Part 2 on sketch) existing residential dwelling. Together with an easement over retained for hydro service (Part 3 on sketch) to benefit severed lot. Retained parcel is 3.23 hectares with 24.3m frontage (Parts 3 & 4 on sketch) existing agricultural use with barn & shed and proposed residential dwelling.

Bruce Donaldson of BSRD advises there are 2 severances because the property is designated Country Residential in the Official Plan.

Recommendations made to submit to the County.

D. Matthew Bulmer – Part Lot 18, Concession 10 - #B59/13

Proposed severance is 85m fr x 95.1m = 0.8 hectares (Part 1 on sketch) existing agricultural use for proposed rural residential use. Retained parcel is 40.95 hectares with 325.4m frontage (Part 2 on sketch) existing and proposed agricultural use with existing house, barn & chicken coop.

Recommendations made to submit to the County.

E. Linda Gallo – Part Lot 30, Gore Concession – #B60/13

Proposed severance is to sever a lot 75m fr x 150m = 1.12 hectares, (Part 1 on sketch) vacant land for proposed rural residential use. Retained parcel is 8.05 hectares with 150.93m frontage (Part 2 on sketch) existing and proposed rural residential use with existing house, garage, pool and accessory buildings.

The Committee expressed concerns with the Greenbelt, a need for an environmental assessment and suitability for residential use.

Recommendations made to submit to the County.

F. Susan Bell – Part Lot 24, Gore Concession - #B61/13

Proposed lot line adjustment is 106.7' x 202.9' = 0.496 acres (Part 1 on sketch) vacant land to be added to abutting rural residential parcel – Dilly & Susan Bell. (Part 3 on sketch). Retained parcel is 3.495 acres with 235' frontage (Part 2 on sketch) vacant land for proposed rural residential use.

Recommendations made to submit to the County.

6. CLOSED MEETING

None.

7. NEXT MEETING

Monday July 22, 2013 at 7:30 pm in the Council Chambers.

8. AJOURNMENT

The meeting adjourned at 8:53 pm.

(ii) Notice of Decision – Request was denied and appeal period will end July 2, 2013.

D. Alicia Rose Cowan & Jacob Copson – 6669 Wellington Rd. 34 – Part Lot 8, Concession 2 - #A8/13

(i) Notice of Application – Requesting permission to allow a fully enclosed shelter for use by children while waiting for a school bus.

(ii) Notice of Decision – Request was approved and the appeal period will end on July 2, 2013.

E. Meadows of Aberfoyle Inc. – 86 Brock Rd. S – Part Lot 23, Concession 7 & 8 - #A9/13

(i) Notice of Application – Requesting permission to allow an existing lot frontage of 6 m and an existing barn height of 6.4 m.

(ii) Notice of Decision – Request was approved and appeal period will end July 2, 2013.

F. Linda Hayden – 4399 Victoria Rd S – Lot 24, Concession 9 - #A10/13

(i) Notice of Application – Requesting permission to allow an area of 0.338 hectares and to allow two existing accessory buildings to remain without a dwelling to satisfy a condition of Severance Application #B41/12

(ii) County of Wellington Letter dated June 21, 2013 recommends conditions including a security deposit and a timeline to remove accessory buildings or obtain a permit for construction of the new single family dwelling.

3. County of Wellington Land Division Committee

(1) Applications

A. Edward Luck Limited – Part Lot 31, Gore Concession - #B56/13

Proposal is 60m r x 67.5 – 0.4 hectares, existing agricultural use for proposed rural residential use. Retained parcel is 30.6 hectares with 350.38m frontage, existing and proposed agricultural use.

The Committee had concerns with regard to the consistency with the Provincial Policy Statement. The Committee would like to see better mapping, intended use of existing property and consideration for Greenlands. The Committee requests that the application be deferred.

Recommendations made to submit to the County.

B. Ruth Slater – Part Lots 18 & 19, Concession 8 - #B57/13

Proposal is to sever a lot 0.42 hectares with 50m frontage (Part 1 on sketch) for proposed rural residential use. Retained parcel is 3.88 hectares with 58.06 frontage (Parts 2, 3 & 4 on sketch) existing and proposed agricultural (4 horses) and residential use with existing house, barn & shed.

Bruce Donaldson of BSRD advised the applicant intends to build on retained parcel (Part 4). He also advises they are considering a tree saving plan.

Recommendations made to submit to the County.