



## MINUTES

### MEMBERS PRESENT

Councillor Stokley, Chair  
Councillor Roth  
Robin Wayne  
John Sepulis  
Brian Cowan

### MEMBERS ABSENT

Lorne Wallace  
Marilyn Fisher

### OTHERS IN ATTENDANCE

Dennis Lever, Mayor  
Karen Landry, CAO/Clerk  
Councillor Fielding  
Aldo Salis, County of Wellington  
Robert Stovel, Stovel and Associates  
Barry Lee  
Laverne Hartung  
Dave Aston, MHBC  
John Cox, JL Cox  
Larry Wayne  
Brad & Suzanne Finck  
Judy & Al Krist

#### 1. CALL TO ORDER

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

#### 2. DISCLOSURE OF PECUNIARY INTEREST

None.

#### 3. APPROVAL OF MINUTES

Moved by J. Sepulis and Seconded by B. Cowan.

That the minutes of the Fourth Regular 2013 Planning Advisory Committee Meeting dated June 24<sup>th</sup>, 2013 be and are hereby adopted as presented.

**CARRIED.**

#### 4. DELEGATIONS/PRESENTATIONS

**8:00 pm**

1. Barry Lee with regard to ZBA# P4/2013  
**Refer to Item 5(1)(A).**

Barry Lee advised the Committee the purpose of the application is to remove the A-45 zoning for farm help to satisfy a condition of severance application B117/12.

**8:15 pm**

2. John Cox of JL Cox Planning Consultants Inc. with regard to ZBA# P6/2012  
**Refer to Item (5)(1)(B).**

John Cox advised the purpose of the application is to permit a second residence for farm help on the property. John Cox reviewed the Planning Justification Report dated July 2013. The report outlined the existing use of the property as a horse farm operation. He also noted that the property was a hog farm prior to being acquired by the Wassilyn family in 1983. John Cox advised the property is within conformity with the Provincial Policy Statement and is located within an active agricultural area. He also noted that any concerns can be addressed at the public meeting.

**8:30 pm**

3. Robert Stovel of Stovel and Associates Inc. with regard to ZBA# P1/2012  
**Refer to Item 5(1)(c).**

R. Stovel advised the purpose of the application is to rezone the subject land to an appropriate aggregate extractive zone to permit the expansion of the Puslinch Pit. He advised the applicant has communicated with neighbours to educate about water and that their hydrogeologists have been involved. He also advised that there is a little bit of aggregate in the small licensed portion and that each year they try to rehabilitate more and more of the pit.

**8:45 pm**

4. Dave Aston of MHBC Planning with regard to ZBA# P4/2012  
**Refer to Item 5(1)(d).**

D. Aston presented a power point presentation with regard to the history of the application. He also advised all development was outside the flood plain. D. Aston addressed concerns about flooding and drainage. He advised the applicant is looking at a new design and that all flows will be controlled. He also addressed concerns about traffic advising that there is no intent to bring commercial traffic onto Wellington Rd 34. D. Aston advised the Storm Water Management plan will be included in the presentation for a public meeting.

## **5. REGULAR BUSINESS**

Moved by R. Wayne and Seconded by J. Sepulis.

That the Puslinch Planning Advisory Committee receives the email from Brad Finck dated August 9, 2013 with regard to Zoning By-law Amendment Application #P4/2012 as filed by Ren's Pet Depot – R & C Job Holdings Inc. and recommended that staff and/or the applicant respond to the matter by the Public Meeting.

**CARRIED.**

### **1. Zoning By-law Amendment Matters**

- A.** Barry & Jane Lee – 7751 Maltby Road - Lot 16, Concession 10 – ZBA #P4/2013

- (i) A letter from the GRCA dated July 23, 2013 advises there is no objection to the application.
- (ii) A letter from the County of Wellington dated August 7, 2013 advises that staff is in support of the application.

The Committee had no concerns with the application.

Moved by Councillor Roth and Seconded by B. Cowan.

THAT the Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P4/2013 be forwarded to Township of Puslinch Council for further consideration.

**CARRIED.**

**B. Michael & Lila Wassilyn – 4932 Concession 11 – Part Lot 24, Concession 11 - ZBA #P6/2012**

The Committee had concerns with the following matters:

- What happens to the second residence when the occupants are no longer residing there?
- Is there a need for farm help?
- Restrictions or conditions are implemented to remove one of the structures when it is no longer needed.

Moved by R. Wayne and Seconded by Councillor Roth.

THAT the Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P6/2012 be forwarded to Township of Puslinch Council for further consideration and that staff report to Council with regard to the Planning Advisory Committees concerns.

**C. Cox Construction Ltd. – 6803 Laird Road – Part of Lot 13, Concession 4 - ZBA# P1/2012**

- (i) A letter from Stovel and Associates Inc. dated July 25, 2013 gives a summary of the application and technical comments.
- (ii) A letter from the County of Wellington dated August 6, 2013 outlines the proposed pit expansion, technical assessments and peer review.

The Committee inquired if neighbours are up to date with matters pertaining to water and the rehabilitation of the pit.

Moved by B. Cowan and Seconded by J. Sepulis.

THAT the Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P1/2012 as filed by Cox Construction Ltd. with respect to property located at Part of Lot 13, Concession 4, 6803 Laird Road, requesting rezoning of the subject land to an appropriate aggregate extractive zone to permit the expansion of the Puslinch Pit be forwarded to Township of Puslinch Council for further consideration.

**D. R & C Job Holdings (Ren's Pet Depot) – Part Lot 20, Concession 7 – ZBA# P4/2012**

- (i) A letter from Harden Environmental dated June 24, 2013 advises that they are satisfied that the proposed infiltration gallery will function adequately.
- (ii) A letter from the GRCA dated July 8, 2013 advises they have no objection to the approval of the Official Plan and Zoning By-law Amendment applications.
- (iii) A letter from GWS dated July 29, 2013 recommends that the small population of purple loosestrife should be eradicated using appropriate methods.
- (iv) A letter from the County of Wellington dated August 6, 2013 recommends that the application move forward to a statutory public meeting.

- (v) A letter from Gamsby and Mannerow dated June 5, 2013 which provides a summary of future site development issues.

The Committee expressed concerns with the following:

- Flooding and drainage in the area
- Storm Water Management plan
- Long term intentions of remaining property

Moved by B. Cowan and seconded by Councillor Roth.

THAT the Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application#P4/2012 be forwarded to Township of Puslinch Council for further consideration and that the Storm Water Management pre and post be addressed at the public meeting, and that the existing drainage be fixed prior to the expansion.

**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 No appeals. The decision of the committee is now final and binding.

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

- (i) Notice of No appeals. The decision of the committee is now final and binding.

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

- (i) Notice of No appeals. The decision of the committee is now final and binding.

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

- (i) Notice of No appeals. The decision of the committee is now final and binding.

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

- (i) Notice of No appeals. The decision of the committee is now final and binding.

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

- (i) Notice of Decision. Request was approved with the following conditions:
- An occupancy permit being issued by January 9, 2015 for a new single detached dwelling; and
  - submit a \$20,000 security deposit in a form satisfactory by Friday September 30, 2013 to the Township to ensure demolition of the accessory buildings; and
  - to enter into an agreement with the Township by September 30, 2013 regarding the terms of the security deposit and the demolition of the accessory buildings; and

- the applicant be responsible for all costs incurred by the Township related to the agreement preparation and registration.

(ii) Notice of No appeals. The decision of the committee is now final and binding.

### 3. County of Wellington Land Division Committee

#### (1) Applications

##### A. John & Lily Gotthartsleitner – Part Lot 21, Gore Concession - #B87/13

Proposed lot line adjustment is 0.59 hectare with 56m frontage on ST 20 and 114, frontage on Conc 1 Rd, vacant land to be added to abutting rural residential lot – Marita & Stephen Bishop.

Retained parcel is 29.2 hectares with 524m frontage on SR 20 and 289m frontage on Conc 1 Rd, existing and proposed rural residential and agricultural with existing dwelling & vacant barn.

The Committee expressed the application respect the natural environment.

Recommendations made to submit to the County.

#### (2) Decisions

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

Conditional approval subject to 10 conditions of approval.

##### (C) Ruth Slater – Part Lots 18 & 19, Concession 8 - #B58/13

Conditional approval subject to 9 conditions of approval.

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

Conditional approval subject to 7 conditions of approval.

##### (E) Linda Gallo – Part Lot 30, Concession Gore - #B60/13

Conditional approval subject to 9 conditions of approval.

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

Conditional approval subject to 9 conditions of approval.

### 6. CLOSED MEETING

None.

### 7. NEXT MEETING

Monday September 23, 2013 at 7:30 pm in the Council Chambers.

### 8. AJOURNMENT

The meeting adjourned at 9:38 pm.