



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC MEETING MINUTES

DATE: Wednesday, August 14, 2013

TIME: 6:00 p.m.

PLACE: Puslinch Municipal Complex
7404 Wellington Rd. 34

FILE NUMBER: D14-CLA

MEMBERS: Mayor Dennis Lever – Chair
Councillor Susan Fielding
Councillor Ken Roth
Councillor Jerry Schmidt
Councillor Wayne Stokley

The Chair reminded attendees to ensure that they have signed in and provided their contact information.

The Chair then asked the members if there were any disclosures of pecuniary interest. There were none disclosed.

The Chair advised attendees that individuals who do not make oral submissions this evening or provide written comments to the Township prior to the decision being made by the Township, will not be entitled to appeal the decision to the Ontario Municipal Board.

The Chair advised the attendees that those who wished to make comments should stand, state their name for the record and address their comments to those in attendance.

Presentations

The Chair introduced Jeff Buisman of Van Harten Surveying Inc., Agent for the Applicant Andrea Clarke.

Mr. Buisman provided an overview of the application explaining that the zoning by-law amendment was filed to satisfy a condition of a severance to sever a vacant 0.42 ha residential lot. The purpose of the application is to rezone the subject property to allow for a reduced frontage from the required 122 m to 96 m and also address the MDS1 compliance by restricting livestock within the existing barn on the subject property.

Mr. Buisman advised that the applicant wished to keep the barn as she enjoyed its esthetics.

Mr. Buisman provided photographs of the barn including views of the east, west side and basement of the barn.

Mr. Buisman advised that at the Township's Planning Advisory Committee meeting held on August 13, 2013, the committee made a recommendation that the silo be removed and requested that a structural study be conducted on the barn.

Mr. Buisman advised that the owner of the property was requesting that the silo not be removed. An inspection had been performed on the barn and on advice received by the owner, new eaves trough and downspouts had been installed on the barn in order to keep water away from the foundation and ensure that no further deterioration of the structure took place.



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Mr. Buisman indicated that he was unsure if a structural study was part of building code requirements and not zoning requirements and that estimates to perform a structural investigation would be approximately \$1,500 to \$2,000.

Questions/Comments

The Chair asked if there were any members of the public who wished to voice a comment or question.

Jameson Pickard, Junior Planner, County of Wellington, advised the attendees that he was unqualified to comment on the structural integrity of the barn.

Councillor Schmidt inquired as to whether the barn was in use.

Mr. Buisman advised that the barn has not been used to house animals for a long time and if allowed to remain it would not be used to house animals.

Ms. Clarke advised that the barn is being used for storage of gardening equipment, ATV, snowmobiles and a trailer. The roof is in good shape and she finds it is perfect for her storage needs.

Ms. Clarke advised that she has put money towards repairing the driveway and ramp to the barn.

Councillor Schmidt inquired as to why the owner wished to retain the silo.

Ms. Clarke advised that it adds to the charm of the property and she has no use for it.

Councillor Roth advised that he had concerns about the barn sitting with no animals as the barn could deteriorate quickly.

Ms. Clarke advised that she had installed eaves trough to keep water away from the foundation in order to prevent future crumbling. Ms. Clarke also advised that the roof of the barn had been checked and was in good condition.

Councillor Roth advised that he continued to be concerned about the crumbling foundation.

Councillor Roth inquired as to whether it was the owner's intention to remove the side building. Councillor Roth requested that the building be removed before the application was approved.

Ms. Clarke indicated that the side building was an eyesore but it is structurally sound. She has no use for the side building and other than being an eyesore she saw it as having no harm to remain.

Councillor Roth indicated that he was concerned about costs associated with maintaining the barn.

Ms. Clarke advised that horses had been housed in the barn until her purchase in 2003-2004 when the barn was cleaned up and she does not have any problems with maintaining the barn.

Councillor Roth inquired as to whether the owner would be repairing the foundation.

Ms. Clarke advised that yes, it was her intention to repair the foundation, but it was not an immediate concern.



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Councillor Stokley advised he believed that the owner recognized that the barn was in need of repairs and it was important to maintain the barn. Councillor Stokley expressed that it was in the best interests of the owner to maintain the barn and has no concerns.

Ms. Clarke advised that she has a small child who attends the local school and intends to remain at the property and fix and maintain the barn.

Councillor Fielding has no concerns with the application and believed that the owner has the best interests of the property at heart.

The Chair advised that he has concerns about the structural integrity of the barn. He expressed that he would like to see a report from a qualified individual be prepared before he would be able to approve the application and suggested that the report come as a prerequisite to the approval of the application.

The Chair then asked if there were any additional questions.

Councillor Schmidt advised that he has no reservations that the foundation could be rehabilitated.

The Chair reminded attendees to ensure that they had signed in and that they must make a written request to the Township if they wished to be advised of the decision.

ADJOURNMENT:

The meeting adjourned at 6:20 p.m.