



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Dianne Paron
Dennis O'Connor

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Allen Nagel
Rob Stovel
Jeff Buisman

1. - 5. COMMITTEE OF ADJUSTMENT

- See April 12, 2016 Committee of Adjustment Minutes

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

- The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on planning development applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

- Moved by Dennis O'Connor, Seconded by Ken Roth
- That the minutes of the Tuesday April 12, 2016 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

10(a) Zoning Amendment Application D14/HAY – Chad & Gerry Hayden, 7128 Smith Road and legally known as Part Lots 24 & 25, Concession 3, 61R11766, Township of Puslinch

The Purpose is to rezone the lands from Agricultural (A) to an Agricultural (A-_) Site Specific Zone to permit a landscape contractor's yard with an office and outdoor storage of equipment and materials.

- Rob Stovel, agent, summarized the application, stating that a portion of the property is proposed to be rezoned to permit a landscaping and property maintenance business.
- Rob Stovel indicated that the owner had previously lived in the house and constructed the building with a sewage system and oil-grit separator, and is now proposing a rezoning as the business has now expanded beyond a home occupation.
- Dennis O'Connor asked if there would be salt storage on the property.

- Rob Stovel stated fertilizer will be stored in the building, but is unsure of salt or sand storage.
- Ken Roth asked if retail sales would be conducted from the business, and questioned why the applicant did not apply for a rezoning if the intent was for the building to be a business
- Rob Stovel stated that there would not be any retail sales and that the owner was unaware that there was a limit to employees for a home occupation and that the owner had to live on the property.
- Ken Roth noted his concern for outdoor storage and wants assurances that there will be appropriate buffering of outdoor storage.
- Dianne Paron acknowledged that Site Plan will address outdoor storage and encourages businesses but the development should be appropriate and should be small scale in the rural area.
- Rob Stovel indicated the zoning needs to capture what the business really is and not a true contractor's yard. There would be approximately 5 tonnes of mulch stored on the property and the fertilizer gets delivered on a skid and stored inside.
- Dianne Paron asked if there were any plans for the existing dwelling on the property
- Rob Stovel stated the intent was to sever the residential property from the landscaping business.
- John Sepulis requested clarification of the size of the building and asked how many employees the business has.
- Rob Stovel stated that the existing building is 486 square metres and will want the zoning to recognize an additional 200 square metres of floor area for expansion. Currently there are 7 part-time employees in the summer months and 2 full-time employees (owners) year round

Moved by Dennis O'Connor, Seconded by Dianne Paron that the Planning & Development Advisory Committee recommends the following comments be received by staff for Zoning By-law Amendment application D14/HAY:

- Maximum of 10% lot coverage on the rezoned lands
- Staff to ensure there is adequate screening and landscaping of outdoor storage and along residential property lines

CARRIED

11. LAND DIVISION

11(a) Severance Application B15/16(D10/BEA) – John & Sharon Beaupre, Part Lot 12, Concession 2, municipally known as 6786 Concession 2.

Proposed severance is 1.9 acres with 135 m frontage, existing agricultural and bush for proposed rural residential use.

Retained parcel is 31.4 hectares with 269 m frontage existing and proposed agricultural and rural residential use with existing dwelling, barn, 2 drive sheds and shed.

Moved by Ken Roth, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- Ensure MDS is calculated for the barn across the road.

CARRIED

12. OTHER MATTERS

- The requirements for minor variances for a reduced setback from the Natural Environment were discussed and it was identified that the Zoning By-law Housekeeping Amendment would clarify that when the Conservation Authority approves a development permit for a specific setback, a variance would not be required
- Contractor's Yards are not defined in the by-law and Sarah Wilhelm stated they were evaluated on a case by case basis when a planning application was submitted and could be defined in the future in a comprehensive zoning by-law review.

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting May 10, 2016 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Ken Roth and Seconded by Dennis O'Connor,

- That the Planning & Development Advisory Committee adjourns at 7:48 p.m.

CARRIED