



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PUBLIC MEETING MINUTES

DATE: Wednesday November 12, 2014

TIME: 7:30 p.m.

PLACE: Puslinch Municipal Complex

FILE NUMBER: D14/LEL – LEL Farms Ltd.

MEMBERS: Mayor Dennis Lever – Chair
Councillor Ken Roth
Councillor Wayne Stokley

The Chair welcomed those attending the Public Meeting.

The Chair advised that the purpose of the Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to Zoning By-law Amendment commenced by the Applicant: LEL Farms Ltd., located at 6649 Forestell Road.

The Chair advised that the Councillors are here to observe and listen to public comments; however, they will not provide a position on the matter.

The Chair informed attendees when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Township of Puslinch before the decision is made, the person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Municipal Board. In addition, if a person or public body does not make an oral submission at a public meeting, or make written comments to the Township of Puslinch before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

The Chair noted that the Planning Act requires that at least one Public Meeting be held for each development proposal.

The Chair instructed the format of the Public Meeting is as follows:

- The applicant will present the purpose and details of the application and any further relevant information.
- Following this the public can obtain clarification, ask questions and express their views on the proposal.
- The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

Presentations

Mr. Jeff Buisman, of Van Harten Surveying, presented the application. He stated that Mr. Lloyd Weber owns a number of turkey farms including the dryer bins and turkey farm on the subject property. Mr. Weber would like to separate the business of the dryer bins from the property as the business processes materials from a number of other farm properties.

Mr. Buisman noted that a restriction of any residential uses is required on the future separate parcel where the dryer bins are located due Minimum Distance of Separation (MDS1).

Mr. Busman noted that the remnant parcel which contains the turkey barns requires relief from MDSII to allow for future expansion of the turkey barns, which would be restricted due to the proximity of the newly created lot on which the dryer bins are located.

Question/Comments

There were no questions from the Public.

Councillor Roth inquired if the MDSII exemption applies to other properties as well.



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Mr. Buisman informed the relief of MDS II applies only to the severed parcel.

The Chair asked the attendees if there were any further questions.

There were no further questions.

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 7:40 p.m.