



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PUBLIC MEETING MINUTES

DATE: Wednesday June 17, 2015

TIME: 7:00 p.m.

PLACE: Puslinch Municipal Complex

FILE NUMBER: D14/DEM – Adriaan & Brenda Demmers – 4855 Pioneer Trail

MEMBERS: Mayor Dennis Lever – Chair
Councillor Matthew Bulmer
Councillor Susan Fielding
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: Adriaan & Brenda Demmers – 4855 Pioneer Trail.

The Chair advised that the members of Council 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.
- Council will then have an opportunity to ask any questions
- 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 Inc. presented the application. He stated the owner applied for a severance for a property on Pioneer Trail that abuts the City of Guelph. The severance proposal is for a flag shaped lot that extends back 142 metres before opening up, for a total distance of 287 metres. The proposed flag shaped configuration will protect the heritage setting of the existing house on the property.

Mr. Jeff Buisman noted the A2 Kennel Zone permission will be removed from the property and become a straight Agricultural Zone with the requirement of 45.7 metre rear setback on the proposed severed lot ensure the house is not close to the City of Guelph and a 14.7 metre frontage. There will be plenty of room to build a house on the 1.27 hectare severed property.



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Question/Comments

There were no questions or comments from any attendees or Council members.

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 7:04 p.m.