



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

**DATE:** Thursday September 10, 2015

**TIME:** 6:00 p.m.

**PLACE:** Puslinch Municipal Complex

**FILE NUMBER:** Zoning Amendment File D14/FER  
L. Ferarro Inc.

**MEMBERS:** Mayor Dennis Lever - Chair  
Councillor Ken Roth  
Councillor Susan Fielding  
Councillor Wayne Stokley  
Councillor Matthew Bulmer

The Chair welcomed those attending the Public Meeting.

No pecuniary interest was declared by any member of Council.

The Chair advised that 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 the proposed Zoning By-law Amendment commenced by the Applicant: L. Ferarro Inc., located on McLean Road West.

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.
- Following this members of Council have the opportunity to obtain clarification and ask questions of 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**

Nancy Shoemaker, Planner, Black, Shoemaker, Robinson and Donaldson Ltd., agent for L. Ferarro Inc., introduced the application. The parcel is located on the south side of McLean Road, west of the Kerr Industrial Subdivision. The parcel is 22 hectares with 654 metre frontage. The proposal is to amend the Agricultural Zone to Industrial Zone to permit similar uses as the Kerr Industrial Subdivision. The woodland in the south-east corner of the property will be rezoned to Natural Environment.

Nancy Shoemaker stated the Growth Plan and Provincial Policy Statement encourage municipalities to ensure there is adequate land available for employment uses and encourages



## THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC MEETING MINUTES

the development of underutilized lands. The Official Plan designates the property as Secondary Agricultural, but the south-east corner is woodland. The property is within Official Plan Special Policy Area PA7-1 that is the location for business and industry in the Township.

Nancy Shoemaker noted the reports prepared for the application include:

- Functional Servicing
- Traffic Impact Study
- Planning Impact Statement
- Aggregate Assessment
- Environmental Assessment
- Conceptual Site Plan

Nancy Shoemaker indicated that the owner is to potentially move forward with a consent application to sever the parcel into three parcels.

Nancy Shoemaker indicated the feedback received from the first circulation comments requires a more detailed inventory of snakes and vascular plants and more ecological enhancements to the natural features. Additional nitrate analysis is required and to address this monitoring wells have been installed. The transportation study noted that a left hand turn lane is probable and the topographic survey is in the process of completion. The Ministry of Transportation has stated that there may have been more land shown on the conceptual plan than what may actually be needed for the future 401 Highway road widening. A final complete submission is in the process of being prepared.

### **Question/Comments**

There were no questions or comments from the gallery and the Chair asked if any member of Council had any questions or comments.

Councillor Fielding did not have any questions.

Councillor Stokley noticed a water monitoring station on the property and questioned if it was recently installed.

Nancy Shoemaker responded that water monitors are placed in the south-west corner, the south-east corner and in the north where they wouldn't be damaged by any development. They are 40 feet deep and the water table is approximately 22 feet deep and the underground soils are very cobbly.

Councillor Stokley noted Nestle has monitoring wells on the parcel across the road.

Nancy Shoemaker stated that they do not have access to those water monitoring stations.

Councillor Bulmer stated that the ground is cobble soils and questioned if there are any expectations that these materials should be used for resources prior to development.

Nancy Shoemaker noted the property is not large enough to be used as a pit, and if it were utilized as a pit the land would become unusable after extraction.

Councillor Bulmer commented that the Traffic Impact Study detailed that TAC stopping distances were not met, and though it is not a high-traffic road the Township cannot control traffic flows.

Nancy Shoemaker indicated that one proposed entrance is close to a bend and that has been flagged as a possible concern.

Councillor Bulmer remarked that it is not an immediate issue, but wants to ensure the development is as safe as possible.

Councillor Roth did not have any questions.

Mayor Lever stated an industrial development is a better use of the site than a gravel pit.

There were no further questions and the Chair called an end to the public meeting and advised that Council would not be taking action on this proposal tonight.

### **Adjournment**

The meeting adjourned at 6:17 p.m.