



Recreation Committee
Tuesday September 16, 2014
7:00 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Councillor Schmidt, Chair
Councillor Stokley, Vice Chair
June Williams
Nichole Caswell
Tom Jefferson

MEMBERS ABSENT

Daina Makinson

TOWNSHIP STAFF

Donna Tremblay, Deputy Clerk
Don Creed, Director of Public Works and Parks
Mary Hasan, Director of Finance/Treasurer
Joony Babu, Customer Service Representative

OTHERS PRESENT

None

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. APPROVAL OF MINUTES

***Mr. Tom Jefferson entered the meeting at 7:05 p.m.**

a) August 12, 2014 Regular Meeting

Moved by Councillor Stokley and Seconded by June Williams **REC-2014-038**

That the Minutes of the Recreation Committee meeting dated August 12, 2014 be adopted.

CARRIED

4. DELEGATIONS/PRESENTATIONS

None.

5. REGULAR BUSINESS

1. Puslinch Community Centre

Ongoing Projects:

a) Structural Audit – no update



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Ms. Donna Tremblay, Deputy Clerk, advised the committee the final report will be received by the October 21, 2014 recreation meeting.

- b) Alf Hales Cupboard Replacement – no update
- c) Replacement of Bar Overhead door – no update

Other items:

- d) Cenotaph – update

Ms. Donna Tremblay, Deputy Clerk, advised the committee members that a copy of the press release is included in the agenda package. Mr. Don Creed, Director of Public Works and Parks, verified that the work has been completed.

- e) Whistle Stop Cooperative Preschool donation – verbal

Ms. Donna Tremblay, Deputy Clerk, advised the committee that the Township received a donation of \$500.00 from Whistle Stop and that a thank you letter will be sent to Whistle Stop Cooperative Preschool from the Township.

2. Optimist Recreation Centre

None.

3. Parkland

None.

4. Recreation Master Plan

- a) Action Items/Decision Points – September 2, 2014

Ms. Donna Tremblay, Deputy Clerk, advised that the Township arrangements could not be finalized to hand out materials at the Fall Fair. The Township will be handling out materials regarding the survey and Master Plan launch on October 4, 2014, at the Farmers Market on September 20th.

The Township has received the community group questionnaire from the consultant and will be distributed to stakeholders. Citizen Surveys are to be completed by October 20, 2014. Councillor Wayne Stokley inquired if one person or multiple individuals within a group would receive the survey. Ms. Tremblay advised that each group would receive one survey to complete.

Ms. Tremblay also advised that Monteith Brown will be making a presentation to Council on October 1, 2014, regarding the Recreation Master Plan and will be meeting with Township staff as well.

- b) September 20 & October 4 launch – volunteers

Ms. June Williams confirmed that she will be present on September 20, 2014 at the farmers market.

Mr. Tom Jefferson confirmed that he will be present on October 4, 2014 for the Community Launch Event. Ms. Nichole Caswell advised she would confirm as to whether or not she would be able to attend.



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Ms. Tremblay advised that participants who complete the survey at the launch event will receive a \$2.00 market buck which can be used to purchase items at the farmers market.

Councillor Stokley advised that he handed out approximately 100 flyers at the Fall Fair.

Ms. Williams advised that she took 80 flyers to distribute, 40 of which were put into gift bags handed out at the Duff's Church golf tournament and the remainder are to be taken to the local churches (Arkell, Crieff, and Morriston).

Ms. Tremblay advised that posters have also been placed at the Puslinch Community Centre, Optimist Recreation Centre, Township Office, Mini Lakes, and Puslinch Library.

Councillor Stokley suggested that posters be placed at other locations such as Crossroads Church and Change of Pace restaurant.

Committee members also suggested that posters be placed at other local companies.

5. Other Items

- a) 2015 Recreation Committee meeting dates

Ms. Tremblay, Deputy Clerk, advised that August is the only month without a meeting due to a conflict with the Association of Municipalities Ontario (AMO) conference.

6. FINANCIAL REPORTS

1. Revenue and Expenses

- a) August 2014 (Puslinch Community Centre)
- b) August 2014 (ORC)
- c) August 2014 (Parkland)

The Committee reviewed the August 2014 revenue and expenses for the Puslinch Community Centre, Optimist Recreation Centre and Parkland Departments.

Moved by Nichole Caswell and Seconded by Councillor Stokley

REC-2014-039

That the Recreation Committee receive the following:

- a) August 2014 Puslinch Community Centre revenue and expenses
- b) August 2014 ORC revenue and expenses; and
- c) August 2014 Parkland revenue and expenses

CARRIED

2. Revenue Summaries

- a) Yearly Revenue Comparison – Community Centre/Optimist Recreation Centre

Moved by June Williams and Seconded by Councillor Stokley **REC-2014-040**



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That the Recreation Committee receive the Yearly Revenue Comparison – Puslinch Community Centre/Optimist Recreation Centre.

CARRIED

3. 2015 User Fees

The Committee reviewed the proposed 2015 User Fees Schedules for the Recreation Centre, Parkland and Optimist Recreation Centre.

Councillor Jerry Schmidt commented that upon his review he noted only one change to the proposed fees being the increase in the Puslinch Community Centre security deposit.

Ms. Williams inquired as to why staff had not recommended an increase in the proposed 2015 rental rates?

Ms. Mary Hasan, Director of Finance/Treasurer, advised that a comprehensive review of the 2014 rates was prepared in 2013 and the fees adjusted at that time reflected comparable municipality data. Staff did not recommend changes to the rates in 2015 due to the comprehensive review performed in 2013, department heads reviewed the usage of the facilities in 2014 to date and indicated that facilities are not exceeding capacity and the Township's rates remain in line with comparable municipalities.

Moved by Councillor Stokley and Seconded by June Williams **REC-2014-041**

The committee received the proposed 2015 rates and service charges for the following:

- 1) Parkland
- 2) ORC
- 3) Puslinch Community Centre

CARRIED

7. CLOSED MEETING

None.

8. ADJOURNMENT

Moved by Councillor Stokley and Seconded by Nichole Caswell **REC-2014-042**

The Recreation Committee Meeting hereby adjourns at 7:50 p.m.

CARRIED

9. NEXT MEETING

Tuesday, October 21, 2014 at 7:00 p.m. in the Council Chambers.



10(b)

Committee of Adjustment
October 14, 2014
9:30 am
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

Barb McKay, Chair
Matthew Bulmer
Beverley Nykamp

MEMBERS ABSENT:

N/A

OTHERS IN ATTENDANCE:

Simon Hasin
Paul Wyszynski
Patti Maurice
Joani Horvath

1. CALL TO ORDER

The meeting was called to order at 9:30 am.

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. APPROVAL OF MINUTES

Moved by M. Bulmer and Seconded by B. Nykamp

That the Minutes of the Committee of Adjustment meeting dated October 14th, 2014 are hereby adopted as amended.

CARRIED

4. APPLICATIONS

A. File D13/HAY – Chad Hayden & Nikolina Islic – 81 Brock Road S

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85:

- i. Estate Residential Type 2 (ER2-5) Zone, Section 9. 4e(iii) Front Yard Depth (minimum) - Requesting permission to allow a front yard depth of 7.2 metres to accommodate an existing garage, whereas the by-law requires a minimum front yard depth of 7.5 metres;
- ii. Estate Residential Type 2 (ER2-5) Zone, Section 9. 4e(iv) Interior Side Yard (minimum) - Requesting permission to allow an interior side yard of 2.8 metres to accommodate an existing deck, whereas the by-law requires a minimum interior side yard of 3.0 metres.

Noted by the Committee that the garage is existing. No objections.

Moved by B. Nykamp, Seconded by M. Bulmer,

That the application by Chad Hayden & Nikolina Islic, file D13/HAY:

- i. Estate Residential Type 2 (ER2-5) Zone, Section 9. 4e(iii) Front Yard Depth (minimum): That a front yard depth of 7.2 metres be permitted to accommodate an existing garage, whereas the by-law requires a minimum front yard depth of 7.5 metres, and;
- ii. Estate Residential Type 2 (ER2-5) Zone, Section 9. 4e(iv) Interior Side Yard (minimum): That an interior side yard of 2.8 metres be permitted to accommodate an existing deck, whereas the by-law requires a minimum interior side yard of 3.0 metres.

Be approved.

CARRIED

B. File D13/BOR – Shawn Borouamnd – 11 Swastika Trail – Lot A, Plan 398

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85:

- i. Resort Residential (RR) Zone, Section 7.3(c) Front Yard Depth - Requesting permission to allow a front yard depth of 0.31 metres to accommodate a proposed dwelling, whereas the by-law requires a minimum front yard depth of 7.5 metres;
- ii. Resort Residential (RR) Zone, Section 7.3(d) Interior Side Yard Width (minimum) - Requesting permission to allow an interior side yard of 0.23 metres to accommodate a proposed dwelling, whereas the by-law requires a minimum interior side yard of 2.0 m on both sides where a private garage is attached to a single dwelling;
- iii. Resort Residential (RR) Zone, Section 7.3(e) Exterior Side Yard Width (minimum) - Requesting permission to allow an exterior side yard of 1.2 metres to accommodate a proposed dwelling, whereas the by-law requires a minimum exterior side yard width of 3.5 metres;
- iv. Resort Residential (RR) Zone, Section 7.3(g) Lot Coverage (maximum) - Requesting permission to allow a lot coverage of 39.4% whereas the by-law requires a maximum lot coverage of 30%;
- v. General Provisions, Section 3.26(a) Setbacks from Watercourses - Requesting permission to allow an 8 metre setback from a warm watercourse to accommodate a proposed dwelling, whereas the by-law requires a 15 m setback from a warm watercourse that is not within a Natural Environment Zone.

S. Hasin of Simonview Homes noted that the house has been designed to be an improvement to what is existing. A larger front porch is being requested which would need an 8 metre setback from the water's edge.

B. Nykamp asked what the existing lot coverage is now.

S. Hasin stated 39.4%

M. Bulmer stated the proposed dwelling is not encroaching over lot lines as the existing deck and dwelling does. M. Bulmer explained there is a difference between what seems significant on paper versus in terms of relief being requested and what the existing setbacks and coverage is on the property and neighbouring properties. S. Hasin stated that the existing deck is being removed and replaced with a smaller porch.

Paul Wyszynski stated the house is being moved back.

Joani Horvath asked for confirmation if the porch is to be larger and the house moved back and if there was a second storey deck. She stated that the house is very close to the side lot lines.

S. Hasin confirmed the house is being moved back from what was shown on the circulated Site Plan.

M. Bulmer stated the setbacks requested in the application need clarification if the house is being moved back. Requested the applicant to have a setback from the water to the deck and a setback from the water to the house clarified as well.

Motion to defer from M. Bulmer, Seconded by B. NyKamp

CARRIED

5. NEXT MEETING

To be rescheduled.

6. AJOURNMENT

The meeting adjourned at 10:15 am.



Committee of Adjustment
August 12, 2014
9:30 am
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

Barb McKay, Chair
Matthew Bulmer

MEMBERS ABSENT:

Beverley Nykamp

OTHERS IN ATTENDANCE:

Brooke McPhail
Leanne McPhail
Frank Tersigni
Evelyn Tersigni
Jeff Buisman
Doug Lane
Aldo Salis
Councilor Ken Roth

1. CALL TO ORDER

The meeting was called to order at 9:30 am.

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. APPROVAL OF MINUTES

Moved by M. Bulmer and Seconded by B. McKay

That the Minutes of the Committee of Adjustment meeting dated July 8, 2014 are hereby adopted as amended.

CARRIED

4. APPLICATIONS

A. File D13/MCP – Leanne McPhail – 81 Brock Road S

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85:

- i. General Provisions, Home Occupations, Section 3(9) - That a road side barbeque food stand be permitted, whereas the zoning by-law does not consider this type of use as a home occupation;
- ii. As Amended, General Provisions, Section 3(9)(d) - That a home occupation be permitted to be located in an accessory structure within a Hamlet Residential (HR) zone, whereas a home occupation is only permitted within the dwelling; and,
- iii. As Amended, General Provisions, Section 3(1)(d)(i) - That an accessory structure be permitted in the required front yard with a 0 m setback from the property line, whereas the by-law requires accessory structures to be located in the rear and/or interior side yards, with a minimum 2 m setback from any lot line.

Leanne McPhail stated that an updated time frame for approval of five years is requested. It is a summer job for her daughter.

M. Bulmer stated Home Occupations do not have a time limit. They include bakeries & caterers; considered the proposed use to have less of an impact. Spoke with the Health Unit which does not consider the roadside bq stand a restaurant.

K. Patzer clarified that the Township does interpret the use as a restaurant under the Zoning By-law.

M. Bulmer does not consider this to be high impact and the by-law is not clear. By-law permits restaurant like business. Location/area is suitable for this type of use.

L. McPhail stated that the business does not make enough money to be a full commercial operation; either they are in business or out of business; it is a great conversation spot where they recommend places to go and things to see in Puslinch. D. Lane commented that it is a commercial operation and it takes away from other commercial businesses that pay commercial taxes and have to comply with other property/site plan requirements. Does not feel it meets the minor requirement of a Minor variance. His business is only open 30 days year round yet pays commercial taxes and had to put in parking.

B. McKay felt D. Lane's concerns would be better addressed by Council who is reviewing mobile food stands. Parking seems under control and the site is aesthetically pleasing.

A. Sallis explained "General Intent" gives C of A discretion under the Planning Act when interpreting Zoning By-law

It was suggested that a condition be put in that the applicant could come before the committee again in five years to extend the time period.

K. Patzer recommended that it be noted that the applicant can request an extension of the time period again in five years. A condition of approval would need to be an item that could be fulfilled prior to final approval of the application, or a restriction applied to the relief.

Discussion to add "temporary" to resolution.

Moved by M. Bulmer, Seconded by B. McKay

That the application by Leanne McPhail, file D13/MCP:

- i. General Provisions, Home Occupations, Section 3(9) - That a road side barbecue food stand temporary structure be permitted to operate until November 1, 2019, on a seasonal basis from May to November each year, whereas the zoning by-law does not consider this type of use as a home occupation;
- ii. General Provisions, Section 3(9)(d) - That a home occupation be permitted to be located in an accessory temporary structure within a Hamlet Residential (HR) zone, whereas a home occupation is only permitted within the dwelling; General Provisions, Section 3(1)(d)(i) - That the temporary accessory structure be permitted in the required front yard, whereas the by-law requires accessory structures to be located in the rear and/or interior side yards; and,
- iv. Hamlet Residential Zone, Section 6(3)(c) – That the temporary accessory structure be permitted with a 5 metre front yard depth whereas the by-law requires a minimum front yard depth of 10 metres;

Be approved.

CARRIED

A 14.0 metre frontage on a proposed lot, WHERAS Section 5(3e)(iv)) of Comprehensive Zoning By-law 19/85, as amended, requires a 24.3 metre frontage;

That the application by Jeff Buisman, D13/DEM to permit:

Moved by M. Bulmer, Seconded by B. McKay

Discussion to amend resolution to clarify condition so the onus is on the Township to have the A-2 Zoning removed (at the time of Zoning-By-law Housekeeping) , and to remove the +/- from the requested relief.

M. Bulmer stated that a zone change would put the severance in jeopardy. No issue with the proposed minor variance.

J. Buisman stated the severance had been before PAC and has been approved with conditions by the County. The property does have the A-2 Zoning but in the past the Township would just say that the lot size is too small.

1. That the applicant enters into an agreement with the Township, registered on title, to have the A-2 Zoning provision for a kennel removed from the proposed severed and retained parcels.

and subject to the following condition:

That a minimum lot width of 14.0 +/- metres be permitted whereas the by-law requires a 24.3 metre minimum lot width. The total relief requested is 10.3 +/- metres

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85, Agricultural Zone, Reduced Lot Requirements, Lot Width (Frontage) (minimum), Section 5(3e) (iv):

File D13/DEM – Adrian & Brenda Demmers, 4855 Pioneer Trail, Concession 5, Rear Part Lot 13

Be approved.

CARRIED

A 42.7 metre frontage on a proposed lot, WHERAS Section 5(3b) of Comprehensive Zoning By-law 19/85, as amended, requires a 121.9 metre frontage;

That the application by Frank & Evelyn Tersigni, D13/TER:

Moved by M. Bulmer and Seconded by B. McKay

E. Tersigni confirmed the sign was still posted; it had faded in colour.

B. McKay asked about the posted sign. Commented that the consent had been approved by the County of Wellington for the lot line adjustment.

E. Tersigni stated cow farming was to still occur on the property. The lot line adjustment is to keep the farm in her family.

1. Agricultural Zone, Lot Frontage (minimum), Section 5(3b): That a minimum lot frontage of 42.7 metres be permitted whereas the by-law requires a 121.9 metre minimum lot frontage. The total relief requested is 79.2 metres.

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85:

File D13/TER – Frank & Evelyn Tersigni – 4761 Wellington Road 32, Concession 5, Part Lot 6

Be approved with the following condition:

1. That the applicant enters into an agreement, registered on title, to permit the Township to have the A-2 Zoning provision for a kennel removed from the proposed severed and retained parcels.

CARRIED

5. NEXT MEETING

Tuesday October 14th, 2014

6. AJOURNMENT

The meeting adjourned at 10:17 am.