



MINUTES

The October 13, 2020 Committee of Adjustment Meeting was held on the above date and called to order at 8:01 p.m. via electronic participation.

CALL THE MEETING TO ORDER

ROLL CALL

MEMBERS IN ATTENDANCE

Councilor John Sepulis, Chair
Paul Sadhra
Dan Kennedy
Dennis O'Connor
Deep Basi

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Deputy Clerk
Zachary Prince, Planner, County of Wellington
Meagan Ferris, Senior Planner, County of Wellington

1 - 6. COMMITTEE OF ADJUSTMENT

- See October 13, 2020 Committee of Adjustment minutes.

7. OPENING REMARKS

The Chair welcomed those attending the meeting to the Committee of Adjustment and informed the attendees that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

8. DISCLOSURE OF PECUNIARY INTEREST

- None

9. APPROVAL OF MINUTES

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, October 13, 2020, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

Zoning By-law Amendment Application D14-CBM - CBM Aggregates, a Division of St. Marys Cement Inc. (Canada), Part of Lot 25, Concession 1, municipally known as 4222, 4228, and 4248 Sideroad 25 South, Township of Puslinch.

The purpose and effect of the application is to amend the Township of Puslinch New Comprehensive Zoning By-law 23/2018 to permit a below water pit on lands located immediately south of the existing CBM Lanci Pit and will operate as an expansion to this pit.

- Neal DeRuyter, agent for the applicant, provided an overview of the application and provided a PowerPoint presentation for the committee.
- Dan Kennedy noted that they do static well testing and asked if they also do pump-down tests and are the wells working wells that they run the tests on.
- Neal DeRuyter advised that there are monitoring wells that have been installed on the expansion lands so those are drilled and the water levels are determined based on seasonal fluctuations and that there is a lot of existing information due to the other operating pits in the area that are required to submit monitoring reports and so there is a lot of information that is available for hydrogeologists to use.
- Dan Kennedy further asked if they do straight static well testing to see if the well will regenerate itself within a certain amount of time
- Neal DeRuyter advised that he will have to clarify with CBM's hydrogeologist and will provide more information to the Committee.
- Dan Kennedy asked that if they will be using the existing road crossing since the trucks will not go down Sideroad 25 so there will be increased traffic at the crossing, will they put up some type of advance warning signal or warning regarding the crossing. He further expressed concerns about the additional dirt, etc. on the road and are there any plans to address keeping the road clean.
- Neal DeRuyter noted that a traffic study was done when the original pit was initially licensed and there were no further transportation improvements recommended and it is possible to take a look at any concerns regarding the condition of the road as a result of the trucks crossing the road.
- Neal DeRuyter clarified that with respect to Dan Kennedy's previous question regarding the pump test, he advised that only static tests were done on the proposed wells.
- John Sepulis asked if Neal DeRuyter can outline the public consultation process in more detail.
- Neal DeRuyter advised that the Planning Act requirements will be met by notifying landowners within a 120 meter radius, a sign posted on the property, a public meeting, and advertising in the local newspaper. He also advised that with respect to the public information session with the Ministry of Natural Resources, it has clarified how public information sessions can be held during the Covid pandemic and most likely will be done by a conference call with the individual residents to address their concerns. He further noted that a dedicated website will be set up with all of the studies and information and application regarding the proposal and will try to coordinate with the Township and the County for the dates of the public meetings.
- John Sepulis asked when they are looking to start the public consultations.
- Neal DeRuyter advised that it will occur later this fall or early next year.
- John Sepulis also asked with respect to the increased pit if they have a timeline as to how long it will take to excavate the material identified in the expansion area.
- Neal DeRuyter advised that there is approximately 3-4 million tonnage, and that CBM has applied to extract an annual tonnage of 1 million per year for a total of approximately 5-10 years.
- John Sepulis asked if the existing pit expended all its gravel or is there still a few years left to extract from it.

- Neal DeRuyter noted that there is still some reserves left in the existing pit and the owner will continue extracting from the existing pit and then continue into the expansion.

The Committee's has the following comments for the scheduled public meeting:

That the Committee has received the presentation and will forward concerns with respect to managing cross-traffic and road cleaning.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

12. LAND DIVISION

Severance Application B40-20 (D10/DAG) – Donald Dagley – c/o Andrew Sare, Part Lot 18, Concession 9, 4539 Victoria Road South, Puslinch.

Proposed severance is 60 metres frontage x 133 meters = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 39.7 hectares with 350 metres frontage, existing and proposed rural residential use with existing dwelling & shed.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the committee.

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

Moved by: Deep Basi

Seconded by: Dennis O'Connor

13. OTHER MATTERS

Review and Approval of 2021 PDAC Meeting Dates

- The committee expressed some concern regarding the December 14, 2021 meeting date because the County of Wellington will require comments on any applications by December 9, 2021 which is before the scheduled PDAC meeting date.
- John Sepulis requested Lynne Banks to contact the Secretary-Treasurer for the County's Land Division Committee to confirm when the committee's comments for any Consent Applications will be due to the County and will report back to the Committee at its November 10, 2020 meeting.
- The committee approved the 2021 dates for January to November, inclusive.

14. CLOSED MEETING

- None

15. NEXT MEETING



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
OCTOBER 13, 2020
7:00 PM
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

- Next Regular Meeting Tuesday, November 10, 2020 @ 7:00 p.m.

16. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:38 p.m.

CARRIED