



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PUBLIC MEETING MINUTES

DATE: Tuesday July 7, 2015

TIME: 7:00 p.m.

PLACE: Puslinch Municipal Complex

FILE NUMBER: D14/PER – Persian Investments

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

The Chair welcomed those attending the Public Meeting.

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 Zoning By-law Amendment commenced by the Applicant: Persian Investments, located at 424 Maltby 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 and this evening will be the second Public Meeting held for this 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 Council has the opportunity to obtain clarification and ask questions regarding 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

Hugh Handy of GSP Group, agent for Persian Investments, detailed the Development Team working on the zoning amendment proposal, including the Developer - Persian Investments, Land Use Planners – GSP Group, Natural Environment – Dance Environmental, Civil Engineers – Braun Consulting Engineers and Hydrogeologist – LVM. Hugh Handy introduced Brandon Flewwelling of GSP Group and Ken Dance of Dance Environmental who represented the project team this evening. Regrets were given on behalf Marlene Walker, representative of the ownership group, who was unable to attend. Hugh Handy stated that any questions which his team could not answer tonight would be addressed following the meeting.



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Hugh Handy informed the gallery the last Public Meeting was held in August of 2014 where the application to rezone the lands to Industrial Zone and Natural Environment Zone was presented, together with a concept plan including a 28,000 square foot three storey office with parking behind and a stormwater management facility in the front. The parcel is a total of 100 acres in size with an existing farm house and farm buildings that are in disrepair and has been cleaned and secured. Only a portion of the property is proposed to be rezoned.

Hugh Handy outlined the key issues that were identified from the first Public Meeting and the comments received from the Township which included traffic, wetlands and woodlands, MDS, archaeology and final proposed uses.

Hugh Handy noted that the proposed final uses have been further refined to address comments made and no longer include the uses of automotive service and repair, a transport terminal or a warehouse. Water quality design will be addressed through the Site Plan approval process. Truck Traffic will be from the proposed entrance on Concession 7 to Maltby Road, with no further truck traffic to the south and confirmed intersection requirements or upgrades are not required for the proposed zone change. A Traffic Impact Study was based on an office with 200 employees and the site distance from the proposed entrance location to Maltby Road is 135 metres which provides for safe turning.

Hugh Handy indicated that any other appropriate dry industrial uses on the site to be included in the rezoning, such as self-storage, would involve discussions with the County.

Hugh Handy referred to the City of Guelph updated comments that detailed three intersection scenarios and noted this small site would have minimal impact on the Maltby Rd – Concession 7 – Highway 6 intersections.

Hugh Handy noted a public concern of the Paris Galt Moraine from the previous Public Meeting and stated that the proposed development is to achieve water balance of pre/post development and will be subject to a more detailed review at site plan approval when the final use is determined.

Hugh Handy stated that in 1999 the County of Wellington designated the lands Industrial Area with development priority on the east side of the Hanlon Expressway and the Industrial use complements the City of Guelph's business park. Zoning will determine development setbacks to specific wetlands of 15 metres to 30 metres and all environmental concerns have been addressed and by Ken Dance, of Dance Environmental, working with Township staff, the Grand River Conservation Authority and the MNR as approval authorities.

Hugh Handy stated that the integrity of the natural heritage features can be maintained and the septic system can be located where some of the Scots Pines are located.

Hugh Handy indicated that wetland "A" has been added to the Mill Creek wetland complex and refinements to the dripline were made to wetland "B", and confirmed that it is recognized that there must not be any impacts to the wetlands and the GRCA is satisfied all concerns have been addressed

Hugh Handy informed that MDS calculations were completed and reviewed with Sarah Wilhelm, who is satisfied that there are no impacts. Calculations were done based on the potential of the nearby barn, noting there is nothing in the barn right now.

Hugh Handy stated that field tests were done in May 2015 for an Archaeological Study. No artifacts were discovered and he is waiting on the acceptance of the findings from the Ministry of Tourism, Culture and Sport.

Hugh Handy specified that Persian Investments intends to sell the property to someone who will respect the development concept.

Hugh Handy noted that the concept plan designed the septic possibly larger than needed and the stormwater management facility is located on the north side of the driveway. The newly identified wetlands decreased the developable area to 4.58 hectares, down from 4.93 hectares.

Hugh Handy stated he believes that all public and agency comments have been addressed in a comprehensive way.



Questions/Comments

Bev Wozniak of 7088 Wellington Road 34, inquired if the remaining 100 acres was being rezoned and what area of the property is being sold.

Hugh Handy confirmed the remaining lands were not being rezoned and would not be developed. There is a possibility to sell the entire parcel if there is a buyer, or a severance application could be done to sever the industrial lands from the agricultural lands.

Bev Wozniak listed the Artisans in the area that have outlets, including the Hanlon, Capital Paving that has a siphon, Reid's Heritage Homes, Heritage Lake, University of Guelph and Ren's, and stated that the City of Guelph is proposing a water tower.

Bev Wozniak inquired if a new owner has to accept the concept plan as shown. She noted that an Agricultural and Industrial Equipment Sales and Service use would require a different layout, a nursery and commercial greenhouse would use too much water and the land is too valuable and prominent to contain a building contractor's yard. A motel would create too much traffic if Maltby Road was closed.

Kathy White of 4540 Wellington Road 35 asked the County to use caution when approving a list of proposed uses, as Agricultural and Industrial Equipment Sales & Service could be servicing heavy equipment, a motel could use too much water, nurseries require high water usage and use chemicals and a factory outlet that is secondary to manufacturing is too open ended.

Kathy White stated the Scots Pine area is in the Greenlands, but not core Greenlands. The Scots Pines provide a corridor for wildlife and if the septic goes there the trees would need to be removed.

Hugh Handy confirmed the trees would have to be removed for the septic installation.

Ken Dance stated there is a key corridor of conifer plantation on the property south of the subject lands. In terms of function on the property, they are new seedlings and nothing significant would be impacted. The Official Plan does permit development in green spaces if natural features are not compromised.

Kathy White stated she is not a fan of net loss or compensation plans for planting new materials.

There were no further questions from the gallery.

Councillor Bulmer stated he is pleased that there is interest for development of this property. He is concerned with the location of the access and questioned why is there not an access proposed on Maltby Road.

Hugh Handy stated access to Concession 7 was decided based on site layout taking into consideration both technical and aesthetic layouts. The SWM may be in the way of any access to Maltby Road.

Councillor Bulmer noted Guelph wants a 5 metre road widening.

Hugh Handy stated that has been planned for and it is no concern.

Councillor Bulmer inquired if a Holding Provision could be implemented until a final use is determined, and then zone the property for that specific use and not permit any of the other uses.

Hugh Handy stated he would prefer to have a defined list of approved uses without any holding provisions.

Aldo Salis, Development Planning Manager at the County of Wellington, noted there is some latitude to holding provisions under the Planning Act, but what Councillor Bulmer is alluding to is conditional zoning.

Councillor Bulmer informed he is looking to balance development with concerns of the public.

Councillor Roth stated all his concerns have been addressed.

Councillor Stokley stated he would prefer to see a defined list of permitted uses so the property would not come back for more planning applications and the Township would be clear on what the potential development could be.



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Councillor Fielding asked how old the trees are in the forested area.

Ken Dance responded that they are 10 – 25 years old and the more mature trees on the property to the south.

Mayor Lever noted the City of Guelph commented on no outdoor storage, so a building and contractors yard use would likely be removed and a defined list of uses is requested.

Kathy White noted the concern is for wildlife habitat and the connectivity through the fields.

Also Salis stated that the subject site is in the Rural Employment Area that could include some commercial and dry industrial uses which includes some manufacturing and some traditional heavy industrial uses.

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 8:37 p.m.