



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

**DATE:** Wednesday, May 28, 2014

**TIME:** 7:00 p.m.

**PLACE:** Puslinch Municipal Complex  
7404 Wellington Rd. 34

**FILE NUMBER:** D14-SLA

**MEMBERS:** Mayor Dennis Lever – Chair  
Councillor Susan Fielding  
Councillor Ken Roth  
Councillor Jerry Schmidt  
Councillor Wayne Stokley

The Chair thanked those for attending and taking an interest in your community.

The Chair advised that the Public Meeting being held this evening is with respect to a Zoning By-law Amendment commenced by the Applicant: Ruth Louise Slater. The location of the property with respect to the application is Part Lots 18 and 19, Concession 8, 1 Fox Run Drive.

The Chair advised those in attendance, that if you have not signed in to please do so with staff so you will be notified of the decision on this matter.

The Chair advised that this evening's meeting will progress as follows:

The applicant/agent will be called forward to make their presentation.

Once the presentations are completed, members of the public will be invited to come forward, state their name and address and ask any questions or state their comments. If you have presentation material, please provide a copy to staff. Please note that any information submitted this evening in your presentation will form part of the Township's record.

Then Members of Council will be invited to ask questions of staff or the applicant/agent regarding the proposal. Council members are here to listen to the concerns and comments being addressed by the residents, and are not here to provide a position on the matter.

Once everyone with comments or questions has had an opportunity to speak, I will then adjourn the meeting. If you have any questions or comments following this evening, please contact staff.

The Chair then inquired of the members present if there were any disclosures of pecuniary interest. There were none disclosed.

The Chair advised attendees that individuals who do not make oral submissions this evening or provide written comments to the Township prior to the decision being made by the Township, are not entitled to appeal the decision to the Ontario Municipal Board.

### **Presentations**

The Chair introduced the Agent for the Applicant, Mr. Brian Beatty of Black, Shoemaker, Robinson & Donaldson Ltd.



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Mr. Beatty advised the attendees that he was attending this evening in order to answer any questions the public may have with respect to the Applicant, Ruth Louise Slater's rezoning application.

Mr. Beatty advised the attendees that the rezoning application is to fulfill Condition #8 of Severance files B57/13 and B58/13. The two properties are currently zoned Agricultural and are proposed to be zoned Estate Residential Two (ER2) Zone. The proposed zoning of the two properties is consistent with the zoning on the existing estate residential properties on Fox Run Drive.

The subject properties are located north-east of Wellington County Road No. 46 and south-east of Fox Run Drive, within Fox Run Estates, Township of Puslinch. The two properties front onto Fox Run Drive.

## **Questions/Comments**

The Chair inquired if there were any members of the public who wished to voice a comment or question.

Rod Able of 4 Fox Run Drive questioned if an Environmental Assessment was done as a portion of the severed parcels contain swampy lands.

Mr. Beatty advised that an EA was not a condition of approval made by any of the commenting agencies who reviewed the application. He noted no additional grading or drainage requirements needed to be completed on the subject lands with the exception of a new driveway for access to the existing house.

Mr. Beatty also advised that a Tree Preservation Report/Plan will be completed for the vacant parcel, Part 1 to be severed (B57/13, condition 10).

Rod Able requested a copy of the Severance Conditions and Mr. Beatty agreed to email them to him the following day.

The Chair inquired if there were any members of Council who wished to ask a question. There were no questions or concerns from Council.

The Chair asked the attendees if there were any further questions.

Michelle Hum of 4 Fox Run Drive questioned what the setbacks of the future house would be.

Mr. Beatty advised that would be part of the Site Plan Approval for the property.

Jameson Pickard, Junior Planner, County of Wellington, advised that the property is not subject to Site Plan Approval and the setbacks of the building footprint will have to meet the requirements of the Estate Residential Two Zone of By-law 19/85.

There were no further questions.

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 7:11 p.m.