



MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Meagan Ferris, Sr. Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.

1 - 6. COMMITTEE OF ADJUSTMENT

- See November 12, 2019 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:47 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

8. DISCLOSURE OF PECUNIARY INTEREST

- John Sepulis declared a conflict of interest with respect to Item 12(a) Severance Application B65/19 (D10/CSI) – Valeria Csilla and Ferenc Farkas, Part Lot 21, Concession 2, 4453 Sideroad 20 North, Township of Puslinch because he has an unsold lot diagonally across Wellington Road 34 from the proposed severance application B65/19. The creation of the new lot may be perceived as impacting the value of his unsold lot and refrained from discussions on the matter.
- Paul Sadhra declared a conflict of interest with respect to Item 12(a) Severance Application B65/19 (D10/CSI) – Valeria Csilla and Ferenc Farkas, Part Lot 21, Concession 2, 4453 Sideroad 20 North, Township of Puslinch because he resides less than 500 metres from the subject property and has recently severed a lot.

9. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, October 8, 2019, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

- None

12. LAND DIVISION

Dennis O'Connor, Vice Chair, continued with that portion of the meeting with respect to the Severance Applications.

12(a) Severance Application B65/19 (D10/CSI) – Csilla, Valeria & Ferenc Farkas, Part Lot 21, Concession 2, municipally known as 4453 Sideroad 20 North, RR# 6, Guelph.

Proposed severance is 0.68 hectares with 78 metres frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 39.7 hectares with 761 metres frontage on Sideroad 20 North, 316 metres frontage on Highway 401 and 192 metres frontage on Wellington Road 34, existing and proposed agricultural use with existing dwelling, barn, sheds and pond.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the 30 metre buffers from the wetlands on the property will leave a swath of land along side the severed parcel and he assumes that the County will require a road widening on the severed parcel. He further noted that the owner will be applying for a minor variance for the reduced frontage and MDS.
- Rabia Amir who owns the abutting property asked if the severance will have any effect on her property.
- Jeff Buisman advised that there was an old severance 15 years ago, and her property would not be affected.
- Dan Kennedy noted that a safe entrance and road widening, if required, would not have an impact on the severance application.
- Dan Kennedy inquired with respect to the 30 metre buffer to the wetlands, is the goal to encompass the 30 metre rule
- Jeff Buisman said that the owner has agreed to keep it at 30 metres.
- Deep Basi asked if the lot can be reconfigured to a rectangular shape.
- Jeff Buisman advised that a rectangular shaped lot will not meet the 30 metre buffer requirements.
- Meagan Ferris advised that the County engineer has concerns for an entrance coming off of Wellington Road #34 and was wondering if an entrance off of Sideroad 20 North is possible
- Jeff Buisman advised that he is not sure if it would affect the MDS but noted that a safe entrance is possible
- Dean Kennedy inquired what the distance is for a safe entrance
- Jeff Buisman advised that it is defined by sightlines.
- There were no further questions or comments.

Moved by: Deep Basi

Seconded by: Dan Kennedy

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 on the severed parcel 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.

3. Consideration should be given to consider the entrance to the lot be off of Sideroad 20 North.

CARRIED

John Sepulis resumed as Chair of the meeting.

12(b) Severance Application B70/19 (D10/HOH) – Paul & Mary Hohenadel, Part Lot 21, Concession 8, municipally known as 4458 Victoria Road South, Puslinch.

Proposed severance is 44 metres frontage x 91 metres = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 5.38 hectares with 14 metres frontage, existing and proposed residential use with existing dwelling and various accessory buildings (shed/storage).

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the wetlands are 20 metres from the property and the owner is looking to the committee for ideas as to what would be the best configuration of the severed parcel.
- There were no comments or questions from the public.
- Paul Sadhra inquired if the hydro line is within the driveway to the retained parcel.
- Jeff Buisman advised that if necessary, the hydro line can be moved, and further advised that the property is already subject to the hydro easement and far from the abutting property (4456 Victoria Road South) and will sit on the retained parcel.
- John Sepulis asked where the hydro pole is located on the road.
- Jeff Buisman advised that the pole is 9 metres from 4456 Victoria Road South, along the left property line.
- There were no further questions or comments.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

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 on the severed parcel 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.
3. That the owner apply for a minor variance for the frontage along the retained parcel.
4. That the hydro pole be considered in relation to any hydro requirements, and that the hydro easement stay on the retained parcel and not be moved to the severed parcel and not interfere with the proposed driveway.

CARRIED

12(c) Severance Application B72/19 (D10/ING) – Gari Ingertsa & Stacey Kall, Part Lots 29 & 30, Concession 1, municipally known as 7258 Concession 1, Puslinch.

Proposed severance is 3.7 hectares with 280 metres frontage, vacant land for proposed rural residential use.

Retained parcel is 20.3 hectares with 192 metres frontage on Concession 7 Road and 304 metres frontage on Concession 1 Road, existing and proposed agricultural use with existing dwelling and shed.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked if there is safe access to the property with Calfass Road.
- Jeff Buisman advised that there is safe access.
- John Sepulis inquired if the easement over the property to the west will be retained.
- Jeff Buisman advised that it will stay where it is currently located.
- Joh Sepulis advised that he has concerns with Calfass Road and safe entrance to the property.
- Meagan Ferris advised that the application won't be supported "as is" as the County would like a 2 acre lot.
- Dan Kennedy asked if the lot is smaller, what happens to the swath of land located on the retained land.
- Jeff Buisman advised that it would just be left to grow over, and he does not have any knowledge as to whether the owners have any plans for it.
- John Sepulis asked what is the size of the other severance to the south of the lot.
- Meagan Ferris advised that it is 1.7 hectares
- John Sepulis asked what is the size of the proposed lands to the severed.
- Jeff Buisman advised that it is 3.7 hectares.
- John Sepulis asked if the property would be considered a farm and be severed as farm acreage.
- Meagan Ferris advised that studies would need to be done in order to sever the lands as farm acreage.
- John Sepulis asked if the existing easement is ever used, how will it affect the severed lands.
- Meagan Ferris advised that the severed lands would be subject to the easement.
- There were no further questions or comments from the committee.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The committee supports the application with the **following condition** 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, based on the use and topography of the land, verifying safe access and site lines on the severed parcel 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

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING

- Next Regular Meeting Tuesday, December 10, 2019 @ 7:00 p.m. subject to any County severance application deadlines



16. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 8:37 p.m.

CARRIED