



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
Melanie Horton, Director of Planning, Harrington McAvan Ltd.
Hailey Keast, Van Harten Surveying Inc.

1 - 6. COMMITTEE OF ADJUSTMENT

- See October 8, 2019 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:16 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

- None

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

Zoning Amendment D14/FAR – Farhi Holdings Corporation – Concession 2, Rear Part Lot 26.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to remove the Extractive (EXI) Zone and replace it with appropriate Industrial and Natural Environment Zones. The application would allow the lands to be developed for rural employment purposes.

- Melanie Horton of Harrington McAvan Ltd., agent for the applicant, provided an overview of the application and advised that the rezoning will be from Extractive to a general Industrial with Natural Environment zone. She further advised that there is no specific use proposed at this time.

- There were no questions from the public.
- Dan Kennedy advised that his only concern is the type of industry that will be going on the property due to the nearness of Heritage Lake.
- John Sepulis asked if the current required studies provided are up to date.
- Megan Ferris advised that if needed, they will be updated with a possible holding provision being considered for the property until the future development is known.

The Committee supports the development and considers it good use of the property to rezone from extractive to Commercial/Industrial.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

12. LAND DIVISION

12(a) Severance Application B52/19 (D10/HMTQ) – Her Majesty The Queen in Right of The Province of Ontario, Represented by The Minister of Transportation for the Province of Ontario, Part Lots 8 & 9, Concession 2, Part of Part 1 on 61R-10764, municipally known as 289 ON-401, Cambridge South ONroute Service Centre.

Property currently lease to HKSC Developments L.P. Proposal is 0.374 hectares (outlined in purple) for a Sub-lease in excess of 21 years to Fuelco for the delivery of fueling and automotive supplies.

- There was no one present to present an overview of the application.
- There were no questions or comments from the public.
- John Sepulis asked how the lease impacts the *Planning Act*.
- Meagan Ferris advised that the *Planning Act* states that the term of the lease cannot be for more than 21 years, and that the parties require permission to extend the lease.

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 ensure that the fuel storage equipment is replaced within acceptable time limits and within their end of life expectancy, if it is less than the term of the lease.

CARRIED

12(b) Severance Application B53/19 (D10/HMTQ) – Her Majesty The Queen in Right of The Province of Ontario, Represented by The Minister of Transportation for the Province of Ontario, Part Lots 8 & 9, Concession 2, Part of Part 1 on 61R-10764, municipally known as 289 ON-401, Cambridge South ONroute Service Centre.

Property currently lease to HKSC Developments L.P. Proposal is 20.92 hectares (outlined in blue) for a Sub-lease in excess of 21 years to Food & Bev. Co for the delivery of food and beverage and other services.

- There was no one present to present an overview of the application.
- There were no questions or comments from the public.

- John Sepulis asked if this application is the same principal as severance application B52/19.
- Meagan Ferris advised that it is the same principal.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

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

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.

CARRIED

- 12(c) Severance Application B54/19 (D10/HMTQ)** – Her Majesty The Queen in Right of The Province of Ontario, Represented by The Minister of Transportation for the Province of Ontario, Part Lots 8 & 9, Concession 2, Part of Part 1 on 61R-10770, municipally known as 290 ON-401, Cambridge North ONroute Service Centre.

Property currently lease to HKSC Developments L.P. Proposal is 0.375 hectares (outlined in purple) for a Sub-lease in excess of 21 years to Fuelco for the delivery of fueling and automotive supplies.

- There was no one present to present an overview of the application.
- There were no questions or comments from the public.
- Paul Sadhra asked if there are any required environmental impact studies or reports required.
- Meagan Ferris advised no because the development already exists and this is just a lease renewal.
- Dan Kennedy asked if the underground storage tanks would be inspected to ensure that they are stable.
- Dennis O'Connor advised that inspections would be under the TSSA and would be monitored.

Moved by: Dennis O'Connor

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 ensure that the fuel storage equipment is replaced within acceptable time limits and within their end of life expectancy, if it is less than the term of the lease.

CARRIED

At this point in the meeting Item 12(a) was reopened.

Moved by: Dan Kennedy

Seconded by: Deep Basi

- An additional condition was added to Item 12(a):

That the Owner ensure that the fuel storage equipment is replaced within acceptable time limits and within their end of life expectancy, if it is less than the term of the lease.

Moved by: Dan Kennedy

Seconded by: Deep Basi

CARRIED

12(d) Severance Application B55/19 (D10/HMTQ) – Her Majesty The Queen in Right of The Province of Ontario, Represented by The Minister of Transportation for the Province of Ontario, Part Lots 8 & 9, Concession 2, Part of Part 1 on 61R-10770, municipally known as 290 ON-401, Cambridge North ONroute Service Centre.

Property currently lease to HKSC Developments L.P. Proposal is 12.82 hectares (outlined in blue) for a Sub-lease in excess of 21 years to Food & Bev. Co for the delivery of food and beverage and other services.

- There was no one present to present an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the committee.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

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

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.

CARRIED

12(e) Severance Application B59/19 (D10/LAU) – Victoria Laurensen, Part Lots 34 & 35, Concession 10, municipally known as 4099 Watson Road S., Puslinch.

Proposed severance is 0.7 hectares with 54.2metre frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 51 hectares with 633 metres frontage, existing and proposed agricultural and residential use with existing dwelling, barn and sheds.

- Hailey Keast provided an overview of the application and advised that there were discussions with Conservation Halton regarding the floodplain and wetlands and advised that they were flagged and the parcel was reconfigured with the setbacks being 30 metres from the wetlands and 50 metres from the floodplain. The MDS calculations were also run and the parcel meets the requirement.
- John Sepulis asked why the parcel is a trapezoid shape for the severed lands and not a rectangle shape.
- Meagan Ferris advised that the County is not objecting to the 30 metre setback from the wetland with a vegetative buffer.
- John Sepulis inquired if it is hard to get the farm equipment to the crops.
- Dennis O'Connor advised that it is however if the property was squared off then it would be too small.

Moved by: Dennis O'Connor

Seconded by Deep Basi

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.

CARRIED

12(f) Severance Application B61/19 (D10/GRE) – Arnold Gregor, Part Lot 24, Concession 9, municipally known as 4388 Watson Road South, Puslinch.

Proposed severance is 19.4 hectares with 108 metre frontage, existing agricultural land to be added to abutting residential lot for continued agricultural use – Kevin & Lori Hayden.

Retained parcel is 17.9 hectares with 52 metres frontage, existing and proposed agricultural use.

- Hailey Keast provided an overview of the application and advised that the applicant is severing a large agricultural parcel and it will be added to the property to the north. She further advised that the retained parcel will remain vacant and the owner will apply for a minor variance for the reduced frontage.

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, and receive, a minor variance for the decreased frontage of the retained parcel.

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING

- None



14. NEXT MEETING

- Next Regular Meeting Tuesday, November 12, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Planning & Development Advisory Committee is adjourned at 7:43 p.m.

CARRIED