

## 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  
Claire Collinson, Legislative Assistant  
Meagan Ferris, Sr. Planner, County of Wellington  
Matthieu Daoust, Jr. Planner, County of Wellington  
Jeff Buisman, Van Harten Surveying Inc.

### **1 - 6. COMMITTEE OF ADJUSTMENT**

- See September 10, 2019 Committee of Adjustment minutes.

### **7. OPENING REMARKS**

The meeting was called to order at 7:39 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: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, August 13, 2019, be adopted.

CARRIED

### **10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

- None

### **11. ZONING BY-LAW AMENDMENT**

- None

### **12. LAND DIVISION**

**12(a) Severance Application B50/19 (D10/DAY)** – Andrew and Ann Day, Part Lot 26, Concession Gore, municipally known as 4071 Sideroad South RR#2, Puslinch.

Proposed severance is 65m frontage x 65m = 0.4 hectares existing agricultural land for proposed rural residential use.

Retained parcel is 34 hectares with 196m frontage, existing and proposed agricultural and residential use with existing dwelling, shed, driveshed, old barn, office building and garage.

- Jeff Buisman provided an overview of the application and advised that MDS was calculated by the County for the barn across the road from the property and stated that the minimum distance requirement is 113 metres and that the MDS was calculated to be 173 metres.



- There were no comments or questions from the public.
- Dennis O'Connor asked why the proposed driveway is situated close to the corner of the property to be severed.
- Jeff Buisman advised that its proposed location is due to the sightlines.
- John Sepulis asked the County Planner if the way the property is situated could be "flipped" to the other side of the property to allow the driveway closer to the corner.
- Meagan Ferris advised that if there were no sightline concerns, then it would make sense, however the County has no objections to the location of the proposed lot to be severed.
- Dennis O'Connor noted that it would make more sense to relocation the proposed lot to be severed to the northwest corner of the property and will also increase the MDS from the barn.

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 consideration be given to relocating the severed lot to the corner of the property to facilitate agricultural operations and improved sightlines.
4. That the retained lot be rezoned from Secondary Agricultural to return it to its original zoning to Agricultural.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

CARRIED

## 12. OTHER MATTERS

- None

## 13. CLOSED MEETING

- None

## 14. NEXT MEETING

- Next Regular Meeting Tuesday, October 8, 2019 @ 7:00 p.m.

## 15. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:48 p.m.

CARRIED