



MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Dan Kennedy
Deep Basi
Dianne Paron
Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator	Colin Vanderwoerd
Sarah Wilhelm – County of Wellington	Liz & Archie Nimmo
Rob & Lisa Frosch	Nancy Shoemaker
Glenn Frosch	Andrew Morgan
Hailey Keast	Wayne George

1 - 5. COMMITTEE OF ADJUSTMENT

- See September 12, 2017 Committee of Adjustment Minutes.

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

- The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on development planning applications. Item 11, Land Division, on the agenda will be moved before item 10, Zoning By-law Amendments to accommodate those in attendance at this evenings meeting.

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

Moved by Dianne Paron, Seconded by Dan Kennedy

- That the minutes of the August 8th, 2017 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

10(a) Zoning By-law Amendment Application D14/UNI – University of Guelph Mill Creek Pit Amendment – Property described as Rear Lot 24, Concession 1, municipally known as 7115 Concession 2, Township of Puslinch

Moved by Dennis O'Connor, Seconded by Deep Basi that the committee provides the following comments in regards to Zoning By-law Amendment D14/UNI:

- Request for Dufferin Aggregates cover the Township peer review costs of the monitoring reports.
- Township requests review of the amended Site Plan
- Environmental Monitoring Program is to be presented at the Public Meeting

CARRIED

11. LAND DIVISION

11(a) Severance Application B109/17 (D10/FRO) – Glenn & Yvonne Frosch, Part Lots 1-3, Concession Gore, municipally known as 6505 Concession 1.

Proposed lot line adjustment 71.9 ha with 437m frontage, existing agricultural use to be added to abutting rural residential lot – Robert & Lisa Frosch. Retained parcel is 0.72 ha with 95m frontage, existing and proposed rural residential use with existing dwelling, barn & shed. Existing drive shed to be removed.

Moved by Dan Kennedy, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- Minor variance required to permit accessory buildings on “lands to be retained”.
- CARRIED

11(b) Severance Application B113/17 (D10/GEO) – Wayne & Leslie George, Part Lot 19, Concession 8 municipally known as 0 Brock Road.

Proposed severance is 0.93 hectares with 53.4m frontage, existing vacant land for proposed rural residential use. Retained parcel is 9.9 hectares with 170m frontage, existing and proposed agricultural use with existing barn & shed.

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments be forwarded to the County of Wellington Land Division Committee:

- Subject to GRCA approval
 - Note there is an existing barn on the retained parcel
- CARRIED

12. OTHER MATTERS

12(a) Proposed Site Plan Control By-law

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be provided to staff regarding the proposed Site Plan Control By-law:

- Note the Grading Fee in existing agreements should be amended/removed to be consistent with other single detached dwelling requirements
 - Explore exemptions for any existing sewage treatment facilities or water treatment facilities under MOECC license
 - How is fill quality and quantity monitored and reviewed with developments
- CARRIED

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting October 10, 2017 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Dan Kennedy and Seconded by Deep Basi,

- That the Planning & Development Advisory Committee adjourns at 8:36 p.m.
- CARRIED