



MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT: None

OTHERS IN ATTENDANCE:

Karen Landry, CAO/Clerk
Michelle Innocente, County Planning

COMMITTEE OF ADJUSTMENT

1. to 5. There were no matters to be heard.

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

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.

7. DISCLOSURE OF PECUNIARY INTEREST

None

8. APPROVAL OF MINUTES

(a) It was noted that the minutes of the Planning & Development Advisory Committee Meeting held Tuesday April 10th, 2018 were inadvertently included on the agenda.

(b) Moved by Dan Kennedy and Seconded by Dianne Paron

That the minutes of the Planning & Development Advisory Committee Meeting held Tuesday July 10th, 2018 be adopted, as amended.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

None

10. ZONING BY-LAW AMENDMENTS

10a) Zoning Amendment D14/COX – COX Construction Ltd. – Part Lots 11 & 12, Concession 4, Forestell Road

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Extractive to Agricultural. The license has been surrendered to the MNR and the site has been rehabilitated.

Jeff Buisman, on behalf of the applicant provided the Committee with an overview of the proposed application.

Committee members did not have any questions.

Moved by Dennis O'Connor and Seconded by Deep Basi

That the Planning Development and Advisory Committee supports the proposed zoning by-law amendment application.

CARRIED

10b) Zoning Amendment D14/DOU – David Doughty – Part Lot 34 & 25, Concession 2, 7129 Smith Road

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agriculture (A) to Agriculture Site Specific (A-) to require an one-storey dwelling and a 305m dwelling setback from all Capital Paving operations; related to County of Wellington severance B77/16.

Jeff Buisman, on behalf of the applicant provided the Committee with an overview of the proposed application.

Michelle Innocente, referred to the Growth Plan provisions and advised she is currently working with the Township's environmental consultant, Greg Scheifele.

Dan Kennedy inquired about the arc and Dianne Paron inquired how much of the required 30 metre setback is being encroached upon.

Jeff Buisman, reviewed the details of the sketch.

Councillor Sepulis noted the trees seem young.

Michelle Innocente reviewed the terms: woodlot, significant woodlot and the Natural Heritage System.

Dave Doughty advised the committee that the woodlot was logged in the 30's and 50's and that the trees are 40 years old.

Dianne Paron inquired about the conservation authority requirement.

Michelle Innocente advised of the Growth Plan requirements and that there is no mechanism to modify the setback.

Moved by Dennis O'Connor and Seconded by Deep Basi

That the Planning Development and Advisory Committee supports in principle and subject to legislative timeline implications being adhered to the proposed zoning by-law amendment application.

CARRIED

11. LAND DIVISION

The following decisions for files D10-SHE, D10-BRA, D10-STU, D10-OOS, D10-BAL, D10-ROD, D10-BUR, D10-PRI were received.

12. OTHER MATTERS

Councillor Sepulis provided an update regarding Site Plan Application D11-LEA and referred to the email dated July 24, 2018 from Michael Roess, Chief Fire Prevention Officer.

13. CLOSED MEETING

No matters

14. NEXT MEETING

- Next Regular Meeting September 11th @ 7:00 p.m.

15. ADJOURNMENT

Moved by Deep Basi and Seconded by Dennis O'Connor

- That the Planning & Development Advisory Committee adjourns at 7:22 p.m.

CARRIED