



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
Lynne Banks, Development and Legislative Coordinator
Sarah Wilhelm, County Planning
Jessica Rahim, County Planning
Jeff Buisman, Van Harten Surveying Inc.
Ken and Karen Van Leeuwen

1 - 5. COMMITTEE OF ADJUSTMENT

- See December 4, 2018 Committee of Adjustment minutes.

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

Moved by Dennis O'Connor

Seconded by Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, November 13, 2018, be adopted.

CARRIED

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

11(a) Lot Line Adjustment Application B108/18 (D10/HIL) – Elaine Hill, Part Lot 21, Concession 10, municipally known as 4459 Watson Road South.

Proposed severance is a lot line adjustment of 3.3 hectares, 247m frontage, vacant agricultural land to be added to abutting rural residential parcel.

Retained residential and agricultural parcel is 2.3 hectares, 92 m frontage, existing dwelling, barn and shed.

- Jeff Buisman provided an overview of the application.

Moved by Dan Kennedy

Seconded by Deep Basi

The committee supports the application with no conditions imposed.

CARRIED

11(b) Severance Application B105/18 (D10/VAN) – Ken & Lynda Van Leeuwen, part Lot 7, Concession 3, municipally known as 6644 Wellington Road 34, Cambridge.

Proposed severance is to sever a lot 29m frontage x 126m – 0.36 hectares, vacant land, proposed rural residential lot.

Retained lot is 32m frontage x 126m = 0.40 hectares, existing and proposed rural residential use.

- Jeff Buisman presented an overview of the application and advised that the Applicant will be submitting an application for a Minor Variance.
- Jessica Rahim advised that the County will request deferral of the application until the Minor Variance has been completed.
- Jessica Rahim also advised that the driveway entrance can be provided to the severed lands to the satisfaction of the County of Wellington Engineering Services Department.
- Dan Kennedy asked if there is room on the property to accommodate a septic system.
- Jeff Buisman advised that there is enough room on the property.
- Councillor Sepulis asked if there are any sheds located on the property.
- Jeff Buisman advised that there are no sheds on the property.

Moved by Dennis O'Connor

Seconded by Deep Basi

That the Committee requests deferral of the Application until a Minor Variance is applied for and obtained.

CARRIED

11(c) Severance Application B 120/18 (D10/SAI) - Kamaljit & Tarlochan Saini c/o Gurinder Saini, Part Lot 11, Concession 10, 9 Hume Road, Puslinch.

Proposed severance is to sever a lot 0.4 hectare, 30m frontage on Hume Road and 77.9m frontage on Watson Road South, vacant land, proposed rural residential use.

Retained parcel is 63.8m frontage x 92.9m = 0.6 hectares, existing rural residential use.

- Jeff Buisman presented an overview of the Application and advised that the entrance to the severed property will be on Watson Road. He further advised that an Environmental Impact Study will be done due to location of the wetlands on the property.
- Jessica Rahim advised that the County will request deferral of the Application until the Environmental Impact Study is completed and to allow the Applicant to obtain MDS relief from the barn located across Watson Road.
- Deep Basi asked if the sightlines on Watson Road are okay for a safe entrance to the property.

- Jeff Buisman advised that the sightlines are acceptable.
- Dianne Paron noted that there is a daylight triangle at the corner of Hume Road and Watson Road.
- Sarah Wilhelm advised that the County may recommend a minor variance or rezoning depending on the results of the Environmental Impact Study.

Moved by Dianne Paron

Seconded by Dan Kennedy

That the committee supports the severance application subject to: the GRCA and County approval of the Environmental Impact Study; obtaining an Entrance Permit; and any conditions imposed by the County Land Division Committee.

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, January 8, 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 7:34 p.m.

CARRIED