

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
Zach Prince, Planner, County of Wellington

1 - 6. COMMITTEE OF ADJUSTMENT

- See August 13, 2019 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:21 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

- Paul Sadhra declared a conflict of interest with respect to Item 12(c) Severance Application B44/19 (D10/SAD) – Resham and Jasvir Sadhra, Part Lot 20, Concession 3, 7000 Wellington Road 34, Township of Puslinch because he resides at the subject property and has an interest in the severance application and refrained from discussions on the matter.
- John Sepulis declared a conflict of interest with respect to Item 12(c) Severance Application B44/19 (D10/SAD) – Resham and Jasvir Sadhra, Part Lot 20, Concession 3, 7000 Wellington Road 34, Township of Puslinch because he has an unsold lot adjacent to the property owned by the applicants, and the creation of the new lot may be perceived as impacting the value of his unsold lot and refrained from discussions on the matter.

Dennis O'Connor, Vice Chair, continued with that portion of the meeting with respect to the Consent Applications.

9. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, July 9, 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 B42-19 (D10/HUE) – Wesley and Sarah Huether, Part Lot 22, Concession 8, 26 Old Brock Road, Puslinch.

Proposed severance is 0.591 hectares with 35m frontage (Part 1 on sketch), existing and proposed rural residential use with existing barn and silos. Barn and silos to be removed.

Retained parcel is 0.84 hectares with 32.27m frontage, existing and proposed rural residential use with existing dwelling and garage.

- The owner provided an overview of the application and advised that the 2 silos located on the property are being removed and that he has already obtained the demolition permit. He further advised that the barn will also be taken down.
- Dennis O'Connor asked what will happen with the shed.
- The owner advised that the portion of the portion of the shed on the parcel to be severed will be removed and the remaining portion of the shed on the retained parcel will be moved 5 to 6 metres back from the interior side yard lot line.
- Meagan Ferris asked the owner to check and make sure that a separate demolition permit is not required for removing the shed.

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 distance of the shed on the retained parcel meets lot line setback requirements.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

CARRIED

12(b) Lot Line Adjustment Application B43-19 (D10/HAR) – William Harrison, Part Lot 15, Concession 8, 26 Old Brock Road, Puslinch.

Proposed lot line adjustment is 5.5m frontage x 228.6m = 0.126 hectares (Parcel 2 on sketch), vacant land with part of driveway to be added to abutting rural residential lot – Will & Donna Harrison (Parcel 3 on sketch). Together with an easement from hydro to benefit 7644 Maltby Road East.

- There was no one in attendance to present the application.
- There were no questions from the Committee.

The committee supports the application with the standard conditions imposed.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

CARRIED

12(c) Severance Application B44-19 (D10/SAD) – Rasham and Jasvir Sadhra, Part Lot 20, Concession 3, municipally known as 7000 Wellington Road 34.

Proposed severance is 27m frontage x 152m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 7.0 hectares with 88m frontage, existing and proposed rural residential use with existing dwelling.

- Jeff Buisman, agent for the owner provided an overview of the application and advised that a minor variance will be required for the reduced lot frontage for the severed lot.
- Dennis O'Connor asked what about removal of trees on the property.
- The owner advised that the trees are not an issue as it has been reforested.
- The owner advised that the trees are not an issue as it has been reforested.

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 severed parcel.

Moved by: Deep Basi

Seconded by: Dan Kennedy

CARRIED

12(d) Lot Line Adjustment Application B46-19 (D10/IRE) – Robert Ireland, Part Lot 12, Concession 9, municipally known as 4700 Watson Road South, Puslinch.

Proposed lot line adjustment is 32.9 hectares with no frontage, vacant land to be added to abutting vacant lot.

Retained parcel is 2.8 hectares with 105m frontage, existing and proposed rural residential use with existing dwelling and shop.

- Jeff Buisman, agent for the owner provided an overview of the application and advised that a minor variance will be required for the reduced lot frontage for the property being added to.
- Dan Kennedy inquired if there is safe access from the road allowance to the driveway.



- Jeff Buisman advised that there is safe access from the road allowance.
- Dan Kennedy also inquired if the property is zoned agricultural.
- Jeff Buisman advised that it is zoned secondary agricultural.

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 property being added to.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, September 10, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:40 p.m.

CARRIED