

MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Development and Legislative Coordinator
Michelle Innocente, County Planning
Hailey Keast, Van Harten Surveying Inc.

1 - 5. COMMITTEE OF ADJUSTMENT

- See February 26, 2019 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, January 8, 2019, be adopted.

CARRIED

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

11(a) Severance Application B140/18 (D10/LES) – Milan and Smilja Lesic, Part Lot 11, Concession 11, 4708 Nassagaweya-Puslinch-Townline, Puslinch.

Proposed severed lot with 45m frontage x 131m = 0.58 hectares vacant land, proposed rural residential use.

Retained parcel with 64m frontage x 131m = 0.86 hectares, existing and propose rural residential use with existing dwelling.

- Hailey Keast provided an overview of the application.

- There were no questions from the Committee.

Moved by: Dan Kennedy

Seconded by: Dianne Paron

The committee supports the application with the standard conditions imposed.

CARRIED

11(b) Severance Application B150/18 (D10/ONT) – 2443109 Ontario Inc., Part Lot 25, Concession 7, north west of MacLean Road West and Brock Road South, Puslinch.

Proposed severed lot is 100m frontage x 408m = 4.1 hectares, existing vacant industrial land for proposed industrial/commercial use.

Retained parcel is 9.4 hectares with 133m frontage, existing vacant industrial land for proposed industrial/commercial use.

- There was no one in attendance to provide an overview of the application.
- It was noted that the Carroll Municipal Drain runs through a portion of the lands to be severed.
- Deep Basi asked if the applicant has applied for a minor variance.
- Michelle Innocente advised that the applicant hasn't applied for the minor variance yet.

The committee supports the application with the following conditions:

Moved by: Dennis O'Connor

Seconded by: Deep Basi

1. Subject to the necessary clearances required by the Township are provided prior to approval.
2. That the Owner receive approved zoning compliance for the severed lands from the Township of Puslinch for the reduced lot size.

CARRIED

11(c) Lot Line Adjustment Application B141/18 (D10/CRA) – Brian Crawley, Part Lot 16, Concession 4, 6890 Concession 4, Puslinch.

Proposed lot line adjustment is 0.124 hectares with not frontage, vacant land to be added to abutting rural residential parcel – Crikey Corporation.

Retained parcel is 26.993 hectares, existing and proposed agricultural use with 2 barns and multiple out buildings.

- There was no one in attendance to provide an overview of the application.
- Dan Kennedy inquired if the lot line adjustment will take away agricultural land.
- Michelle Innocente advised that the land is within the prime agricultural zone but will stay secondary agricultural for now, however the province is reviewing this and while the mapping will exist it won't be applicable. She further advised that it will come into force with a municipal comprehensive review.
- John Sepulis asked whether it will be allowed under prime agriculture.
- Michelle Innocente advised that the policies will allow it.
- Dianne Paron inquired what the "WRT" in the application stands for.
- Michelle Innocente advised that it triggers a review at the County level.

Moved by: Dennis O'Connor

Seconded by: Deep Basi



The committee supports the application with the standard conditions imposed.

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, March 12, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Dianne Paron

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:11 p.m.

CARRIED