

## **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  
Zachary Prince, Planner, County of Wellington  
Jeff Buisman, Van Harten Surveying Inc.  
Nancy Shoemaker, BSR&D  
Sara Bailey, Councillor

### **1 - 6. COMMITTEE OF ADJUSTMENT**

- See January 14, 2020 Committee of Adjustment minutes.

### **7. OPENING REMARKS**

The meeting was called to order at 7:15 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**

- None

### **9. APPROVAL OF MINUTES**

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, December 10, 2019, be adopted.

CARRIED

### **10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

- None

### **11. ZONING BY-LAW AMENDMENT**

#### **11(a) Zoning By-law Application D14/DAY – Andrew and Ann Day – Part Lot 26, Concession Gore, 7171 Concession 1 & 4071 Sideroad 25 South**

The purpose and effect of the application is to meet the requirements for Severance Application B50-19, to amend Township of Puslinch Comprehensive Zoning By-law 023-2018 to remove the Site Specific Agricultural A(sp78) Zone from the severed parcel and rezone the parcel to Agricultural.

- Jeff Buisman, agent for the applicant, provided an overview of the application and advised that as a result of the Committee's comments for the owners 2019 consent application the entrance to the property was relocated to a new location.
- There were no questions or comments.

The Committee has no concerns and supports the proposed rezoning.

## 12. LAND DIVISION

### 12(a) Severance Application B81/19 (D10/MAR) – Gina Martinello, Part Lot 10, Concession 4, no municipal address, Puslinch.

Proposed severance is 55 metres frontage x 121.9 metres = 0.67 hectares, vacant land for proposed rural residential use.

Retained parcel is 15.02 hectares with 183.83 metres frontage on Sideroad 10 North and 168.81 metres frontage on Forestell Road, existing and proposed vacant rehabilitated former gravel pit.

- Nancy Shoemaker agent for the applicant, provided an overview of the application and noted that there was a previous severance application which was withdrawn as there were 2 problems so the applicant withdrew the application to deal with the issues.
- There were no questions or comments.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

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.

**CARRIED**

### 12(b) Severance Application B82/19 (D10/SHE) – Marjorie Sheppard and Judith Douglas, Part Lot 15, Concession 3, 4484 Wellington Road 35, Puslinch.

Proposed lot line adjustment is 45 metres x 53.03 metres = 0.244 hectares with no frontage, vacant land to be added to abutting residential lot – Jeff and Michelle Sobol.

Retained parcel is 0.582 hectares with 53.03 metres frontage, existing and proposed residential use with existing dwelling.

- There was no one in attendance to provide an overview of the application, so Zachary Prince outlined the reason for the application.
- There were no further questions or comments.

Moved by: Deep Basi

Seconded by: Dan Kennedy

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. If there is no entrance currently on the property, that the Owner obtain an approved Entrance Permit verifying safe access and site lines 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. The Committee would like to have a more thorough explanation as to why the lot line adjustment should be made.

**CARRIED**

**12(c) Severance Application B83/19 (D10/SOB) – Jeff and Michelle Sobol, Part Lot 15, Concession 3, 6872 Wellington Rd 34, Puslinch.**

Proposed lot line adjustment is 18.9 metres frontage x 37.5 metres = 0.7 hectares, vacant land to be added to abutting residential lot for access – Marjorie Sheppard and Judith Douglas.

Retained parcel is 2.586 hectares with 142.92 metres frontage on Wellington Road 35 and 157.75 metres frontage on Wellington Road 34, existing and proposed residential and agricultural use with existing house.

- There was no one in attendance to provide an overview of the application, so Zachary Prince outlined the reason for the application.
- John Sepulis stated that the driveway is already in place and it will be legally transferred to the property it accesses.
- There were no further questions or comments.

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

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.

**CARRIED**

**12(d) Severance Application B85/19 (D10/KUP) – Brenda Kupferschmidt, Part Lot 13, Concession 3, 4597 Sideroad 12, Puslinch.**

Proposed severance is 123 metres frontage x 65 metres = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 41.7 hectares with 211.0 metres frontage on Concession Road 4 and 169 metres frontage on Sideroad 12, existing and proposed agricultural use with existing dwelling, barn and sheds.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that a minor variance application was approved by the Committee at a previous meeting and the owner is now applying to sever the lot. He further noted that there was a previous discussion regarding the 30 metre buffers from the wetlands on the property.
- Deep Basi inquired as to the previous MDS calculation.
- Jeff Buisman advised that they were adjusted and approved.
- Dan Kennedy asked if an EIS was done on the property.
- Jeff Buisman advised that it was done on the abutting property and was included in the application for information purposes.
- Dan Kennedy further inquired if the EIS will be enforced.
- Jeff Buisman advised that there is no mechanism in place to honour the EIS.
- John Sepulis asked if the GRCA has any objections to the previous minor variance application.
- Jeff Buisman read the GRCA comments to the committee.
- There were no further questions or comments.

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.

**CARRIED**

### **13. OTHER MATTERS**

- None

### **14. CLOSED MEETING**

- None

### **15. NEXT MEETING**

- Next Regular Meeting Tuesday, February 11, 2020 @ 7:00 p.m.

### **16. ADJOURNMENT**

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That the Planning & Development Advisory Committee is adjourned at 7:36 p.m.

**CARRIED**