



MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT

Deep Basi

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Meagan Ferris, Sr. Planner, County of Wellington
Zach Prince, Planner, County of Wellington
Megan Geregthy, GSP Group
Ann Caine, Sunrise Board President

1 - 5. COMMITTEE OF ADJUSTMENT

- See July 9, 2019 Committee of Adjustment minutes.

6. OPENING REMARKS

The meeting was called to order at 8:12 p.m. The Chair advised 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: Paul Sadhra

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, June 11, 2019, be adopted.

CARRIED

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

10(a) Zoning By-law Amendment Application D14/SUN – Sunrise Therapeutic Riding & Learning Centre – Property described as Part of Lot 17 Concession 1 – 6920 Concession 1, Township of Puslinch.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural (A) to Agricultural Site Specific (A-) to permit a residential building to include 16 residential suites, 6 respite rooms for adults with special needs, office and administration area, kitchen, social gathering areas and multipurpose hall.

- Megan Geregthy provided an overview of the application and some background.
- John Sepulis inquired that if the application is for the entire property, could it not be limited to

the development area.

- Megan Geregthy advised that they worked with the County to come up with the best way to locate the building that will be used for the sleeping quarters.
- John Sepulis asked if there are any plans for future expansion on the property.
- Megan Geregthy advised that the zoning that has been requested allows for other secondary uses and would be limited in height.
- John Sepulis inquired if this would create new jobs in the Township.
- Ann Caine advised that there will be an increase in jobs, specifically because they will be adding a building that will require 24 hour support, life skill training would expand to 5 days per week instead of the current 2-3 days per week, resulting in the hiring of approximately 10 more staff.
- John Sepulis asked that if there are currently 30 parking spaces, will increasing it to 44 parking spaces will be adequate to meet their parking needs.
- Ann Caine responded that since it will mostly be for staff, 44 spaces will be adequate.

Committee Comments:

The Committee supports the undertaking, creating approximately 10 new jobs, and is satisfied that the building envelope is sequestered within the setbacks.

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

CARRIED

10(b) Zoning By-law Amendment Application D14/ELL – D.J. Ivan Elliot –Property described as Part Lot 17, Concession 1, municipally known as 6920 Concession 1, RR#2, Township of Puslinch.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to allow for a temporary use over a portion of the property from an Agricultural (A) to a Site Specific Zoning to permit a Garden Suite for an additional ten year period.

- Lynne Banks provided an overview of the application.
- Dennis O'Connor inquired how the Township can guarantee that it is permitted.
- Megan Ferris advised that the *Planning Act* allows for a term of 20 years, and that the owner would have to apply to the Township to renew the zoning for another 10 years.
- Dan Kennedy asked if there is any way to guarantee that the occupants that will be inhabiting the Garden Suite are one and the same as are noted in the agreement and that it is not being rented out to another individual.
- Lynne Banks advised that there is currently no mechanism in place to guarantee who is residing in the Garden Suite, and that the Township is relying on who the owner has listed in the registered agreement as inhabitants of the Garden Suite.

Committee Comments:

The Committee supports the application:

1. With the understanding that it is only to be inhabited by aging in-laws.
2. Subject to the agreement being registered on title.

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

CARRIED

11. LAND DIVISION

- None



12. OTHER MATTERS

- None

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, August 13, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:30 p.m.

CARRIED