



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
Curtis Marshall, Planner, County of Wellington
Meagan Ferris, Sr. Planner, County of Wellington
Hailey Keast, Van Harten Surveying

1 - 5. COMMITTEE OF ADJUSTMENT

- See May 14, 2019 Committee of Adjustment minutes.

6. OPENING REMARKS

The meeting was called to order at 7:12 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

- John Sepulis declared a conflict of interest with respect to Item 11(a) Severance Application B22/19 (D10/VEN) – Angelo and Marcella Venerus, Part Lot 20, Concession 3, 4508 Sideroad 20, Township of Puslinch because he has an unsold lot near the property and the Committee's decision may be perceived as affecting the selling price of the lot, and refrained from discussions on the matter.
- John Sepulis declared a conflict of interest with respect to Item 11(b) Severance Application B26/19 (D10/FOR) – Daniel Forestell, Part Lot 20, Concession 3, 6948 Wellington Road 34, Township of Puslinch because he has an unsold lot near the property and the Committee's decision may be perceived as affecting the selling price of the 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.

8. APPROVAL OF MINUTES

Moved by: Deep Basi

Seconded by: Dan Kennedy

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, May 14, 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 B22-19 (D10/VEN) – Angelo & Marcella Venerus, Part Lot 20, Concession 3, 4508 Sideroad 20 N, Puslinch

Proposed severance is 7.61 hectares with 243.8m frontage, existing and proposed rural residential use with existing shed. Note: Re-submission of denied application B20-18.

Retained parcel is 0.48 hectares with 47m frontage, existing and proposed rural residential use with existing dwelling.

- Curtis Marshall provided a brief explanation as to why both of the severance applications on tonight's agenda were denied by the County of Wellington Land Division Committee. He stated that due to changes from the province at the time of application the new provincial mapping had not been released but had come into effect at the time of the Land Division Committee meeting and therefore both applications were denied and appeals by both applicants were unsuccessful. He further stated that on May 16, 2019 the Provincial government made changes to the mapping and removed the previous zoning designation and the zoning is now changed back to secondary agricultural and further stated that the greenbelt area so if land is designated prime agriculture it will keep that designation.
- Paul Sadhra asked for confirmation that the properties are not in the greenbelt.
- Curtis Marshall confirmed that both properties are outside of the greenbelt.
- Dennis O'Connor advised that the conditions from the previous application were circulated to committee members and advised that the same conditions as the previous application.

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 obtain, a Building Permit from the Township of Puslinch for the septic system to be installed on the retained lands; and that the septic system permit be closed to the satisfaction of the Township's Chief Building Official.
4. That the Owner decommission the septic system on the lands to be severed to the satisfaction of the Township's Chief Building Official.

11(b) Severance Application B26-19 (D10/FOR) – Daniel Forestell, Part Lot 20, Concession 3, 6948 Wellington Road 34, Puslinch

Proposed severance is 0.4 hectares with 60m frontage, existing agricultural use for proposed rural residential use. Note: Re-submission of denied application B181-17.



Retained parcel is 29 hectares with 500m frontage, existing and proposed agricultural use with proposed agricultural use with existing dwelling without plumbing and barn.

- Hailey Keast of Van Harten Surveying provided an overview of the application and advised that the previous application was denied due to the mapping that was in effect at the time the application was heard at the County of Wellington Land Division Committee.

The committee supports the application with the standard conditions imposed.

Moved by: Deep Basi

Seconded by: Dan Kennedy

CARRIED

12. OTHER MATTERS

- Curtis Marshall provided an update on consent application file D10/REE, Lot Line Adjustment Application B129/18 that was presented at the January 8, 2019 meeting and advised that he checked the County plan and there are wetlands in front on the property and the zoning requirements state that a building must be located at least 30 metres from the wetlands. He further explained that the existing parcel has potential for severance because it is over a hectare in size and is zoned secondary agricultural and that adding land doesn't change the potential of severance.
- John Sepulis asked if the County would accept multiple applications for severances on a single property.
- Curtis Marshall stated that only 1 severance would be permitted per lot and that the first severance of the property was in 2005 so the second severance would be permitted in 2015. He further advised that 3 lots would not be permitted.

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, July 9, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 7:27 p.m.

CARRIED