



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

March 12, 2019

7:00 p.m.

AGENDA

COMMITTEE OF ADJUSTMENT:

1. **OPENING REMARKS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **APPROVAL OF MINUTES**
 - February 26, 2019
4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
 - None
5. **OTHER MATTERS**
 - Committee of Adjustment Member Training Video
6. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. **OPENING REMARKS**
7. **DISCLOSURE OF PECUNIARY INTEREST**
8. **APPROVAL OF MINUTES**
 - February 26, 2019
9. **APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**
 - None
10. **ZONING BY-LAW AMENDMENT**
 - None



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

March 12, 2019

7:00 p.m.

11. LAND DIVISION

- None

12. OTHER MATTERS

- None

13. CLOSED MEETING

- No matters

14. NEXT MEETING Tuesday, April 9, 2019 @ 7:00 p.m.

15. ADJOURNMENT

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
Valerie Schmidt, GSP Group
Shannon Davidson, Aboud & Associates
Hailey Keast, Van Harten Surveying Inc.
Carl & Brigitte Strachan
John Sloom

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery Township Staff would present the application, then the applicant/consultant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. APPROVAL OF MINUTES

Moved by: Dianne Paron

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meetings held Tuesday, January 8, 2019 be adopted.

CARRIED

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

4(a) Minor Variance Application D13/WRI – David Wright/Elizabeth Reade – Property described as Part of Lot 11, Concession 10, 161 Hume Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot area of the severed parcel to be 10.0 metres instead of 24.3 metres as required.

- Lynne Banks outlined the application advised the notice requirements for the application had been met and that outlined the objections were received from the circulated agencies/public.
- Valerie Schmidt of GSP Group, consultant, provided an overview of the application and advised that the severance conditions were set by the Township of Puslinch, provisional consent was granted by the County of Wellington Land Division Committee and is now under appeal through LPAT. She further advised that the minor variance is needed to facilitate driveway access and was reviewed with the Township of Puslinch and the County of



Wellington, that there are provincially significant wetlands and a large geothermal heat pump system on the west side of the property prohibiting access on the west side and that the Township of Puslinch Fire Department advised that the 10° is acceptable.

- Carl Strachan comments: the 10° grade for the driveway is steep, has traffic concerns when construction starts on the severed parcel, and is concerned about complaints from the new landowners about the odour and noise from their farm animals.
- John Sloat comments: he is not opposed but thinks it is poor planning, the Township of Puslinch doesn't need 'flag pole' shaped lots, was surprised that the minor variance application was processed, thinks the neighbours should have been consulted by the owners consultant, the geothermal heat pump can be moved and did the fire department try to put a fire truck up the driveway.
- John Sepulis explained the process for a minor variance application even if the consent is under appeal.
- Michelle Innocente explained how Land Division Committee and Committee of Adjustment works and why the minor variance is still moving along.
- Valerie Schmidt advised that attempts were made to meet with the neighbours during the planning process.
- Michelle Innocente advised that the lot is not traditional and has been evaluated and that it is the Committee's decision whether to approve the application and the IES is the reason the driveway is being located where it is along with the MDS determining the location of the house.
- Brigitte Strachen advised that she has 16 signatures opposing the severance and the minor variance.
- John Sepulis advised that if the minor variance is approved it will be subject to a tree management plan.
- Dennis O'Connor asked if an easement could be registered over the current driveway for access to the severed parcel.
- Valerie Schmidt advised that it could be done.
- John Sepulis asked Michelle Innocente is it the County of Wellington's opinion that the minor variance should be deferred pending the EIS review.
- Michelle Innocente advised that it could possibly impact policies regarding wetlands and that Greg Scheifle, Forrestry Consultant, has strong concerns.
- There were no further questions for comments.

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

That Application D13/WRI, providing relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot area for the severed parcel to be 10.0 metres instead of 24.3 metres, is hereby **deferred**.

CARRIED

5. OTHER MATTERS

- To appoint Courtenay Hoytfox as Secretary-Treasurer for the Committee of Adjustment.

Moved by: Deep Basi

Seconded by: Dennis O'Connor

CARRIED

ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 7:54 p.m.

CARRIED

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 B141/18 (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 frontage.

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 the 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