



MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Lynne Banks, Development and Legislative Coordinator
Jessica Rahim, County Planning
Jeff Buisman, Van Harten Surveying Inc.
John Slood
Dave Slood
Kathy White

1 - 5. COMMITTEE OF ADJUSTMENT

- See January 8, 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

- John Sepulis declared a conflict of interest with respect to Item 11(c) Severance Application B132/18 (D10/REE) – Lorri Alfieri, Part Lot 21, Concession 2, 4467 Sideroad 20 North, Township of Puslinch because he is in the circulation area.
- Dennis O'Connor declared a conflict of interest with respect to Item 11(e) Lot Line Adjustment Application B129/18 (D10/REE) - Joan Reeve, Part Lot 2, Concession Gore, 6526 Gore Road, RR#2, Township of Puslinch because he is in the circulation area.

8. APPROVAL OF MINUTES

Moved by Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, December 4, 2018, 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 B123/18 (D10/PER) – Mario and Ana Percic, Part Lot 11, Concession 3, 4605 Sideroad 10.

Proposed severance is 61 metres frontage by 73 metres for a total of 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 73 metres frontage on Concession 4 by 73 metres on Sideroad 10 North for a total of 0.53 hectares, vacant land for proposed rural residential use.

- Jeff Buisman provided an overview of the application.
- Dan Kennedy asked where the entrance will be located.
- Jeff Buisman stated that the entrance hasn't been established yet on the property and that the plans have not yet been finalized.

Moved by Dan Kennedy

Seconded by Deep Basi

The committee supports the application with no conditions imposed.

CARRIED

11(b) Severance Application B128/18 (D10/DET) – Paula and Martin Deter, Part Lot 7, Concession 4, 6669 Laird Road, Puslinch.

Proposed severance is 0.49 hectares with 29 metres frontage, existing residential use with existing storage buildings for proposed residential use and proposed dwelling.

Retained parcel is 0.44 hectares with 33 metres frontage, existing and proposed rural residential use with existing dwelling.

- Jeff Buisman provided an overview of the application and stated that the property is designated as Prime Agriculture and not Secondary Agriculture.
- John Sepulis asked what the County's position is on the application.
- Jessica Rahim advised that the County is not in support of the application because it is in Prime Agriculture and follows Prime Agriculture policies and that accessible building on lot is 18% of total lot coverage, so the building will either have to be removed or the owner will need to apply for a Zoning By-law Amendment.
- Jeff Buisman advised that it will need to be addressed.
- Dennis O'Connor inquired as to how the land is designated Prime Agricultural or Secondary Agricultural.
- Jessica Rahim advised that the designation is based on soil type and conditions.
- Dennis O'Connor asked if the soil type was on the property, was it not Prime Agriculture.
- Jessica Rahim stated that it has always been Prime Agriculture and a condition cannot be added.
- Committee stated that it is within Prime Agriculture and cannot be supported.

Moved by: Dan Kennedy

Seconded by: Dianne Paron

The committee supports the application with no conditions imposed.

CARRIED

11(c) Severance Application B132/18(ALF) – Lorri Alfieri, Part Lot 21, Concession 2, 4467 Sideroad 20 North, Guelph.

Proposed severance is 43.4 metres frontage by 83.8 metres for a total of 0.36 hectares, vacant land for proposed rural residential use.

Retained parcel is 48 metres frontage by 83.8 metres for a total of 0.40 hectares, existing and proposed rural residential use with existing dwelling and pool.

- John Sepulis turned the Chair over to Dianne Paron and refrained from discussions on the matter.
- Jeff Buisman provided an overview of the application.
- Jessica Rahim advised that the application is scheduled for the County's Land Division Committee meeting in February.

Moved by Dan Kennedy

Seconded by Deep Basi

The committee supports the application with the Township's Building Department comments imposed.

CARRIED

11(d) Lot Line Adjustment Application B124/18 (D10/POW) – Daniel Power, Part Lot 11, Concession 10, 4776 Nassagaweya-Puslinch Townline, Moffat.

Proposed lot line adjustment is 1.6 hectares with no frontage, vacant land to be added to abutting rural residential parcel – Frank Basso & Caryl Durst.

Retained parcel is 1.3 hectares with 54 metre frontage existing and proposed rural and residential use with existing dwelling and garage.

- Jeff Buisman provided an overview of the application.
- John Sepulis asked if the lot lines are permitted as long as they don't impede lot lines.
- Jeff Buisman advised that no, they will not impede the lot lines.

Moved by Dennis O'Connor

Seconded by: Dan Kennedy

The committee supports the application with no conditions imposed.

CARRIED

11(e) Lot Line Adjustment Application B129/18 (D10/REE) - Joan Reeve, Part Lot 2, Concession Gore, 6526 Gore Road, RR#2, Puslinch.

Proposed lot line adjustment is 4.1 hectares with 42 metres frontage vacant land to be added to abutting rural residential parcel – William Reeve.

Retained parcel is 3.4 hectares with 95 metres frontage, existing and proposed rural residential use with existing dwelling and garage.

- Dennis O'Connor refrained from discussions on the matter.
- Jeff Buisman provided an overview of the application and advised that there was an error on the initial severance sketch which has since been amended. He also addressed comments from one of the abutting lands owner and advised that the GRCA was contacted and approved the application and that there are wetlands on the property. He also indicated that moving the lot line will hinder further severances on the property.
- John Sepulis asked if there was fill on the property.
- Jeff Buisman advised that in 2017 the owner built a garage but fill was not placed on the front of the property.

Moved by: Dennis O'Connor

Seconded by: Dianne Paron

The committee supports the application with no conditions imposed.

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING

- None

14. NEXT MEETING

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

15. ADJOURNMENT

Moved by Dennis O'Connor

Seconded by: Dianne Paron

That the Planning & Development Advisory Committee is adjourned at 8:13 p.m.

CARRIED