



## MINUTES

### MEMBERS PRESENT:

John Sepulis, Chair  
Councillor Ken Roth  
Deep Basi  
Dianne Paron  
Dennis O'Connor

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington Planning  
Nancy Shoemaker  
Jeff Buisman  
Colin Vanderwoerd  
Karen Gray

### 1. - 5. COMMITTEE OF ADJUSTMENT

- See June 14, 2016 Committee of Adjustment Minutes

### DEVELOPMENT APPLICATIONS

### 6. OPENING REMARKS

- The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on planning development 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 Tuesday May 10, 2016 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

### 9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

### 10. ZONING BY-LAW AMENDMENTS

#### 10(a) Zoning Amendment Application D14/ONT – ASR Transportation, Part Lot 25, Concession 7, municipally known as 7456 McLean Road, Township of Puslinch

The Purpose is to rezone the lands from Agricultural (A) to Industrial (IND) Zone, to permit the development of an industrial mall including offices, truck repair shop and trailer parking. A definition for “Truck Repair Shop” is proposed to be added to the zoning applicable to the property.

- Astrid Clos of Astrid J Clos Planning Consultants, agent, presented the application and noted the property is located at the corner of McLean Road and Brock Road. Other trucking companies such as TransX and Schneider’s are in close proximity.
- Astrid Clos continued that half of the site is already within the Industrial Zone and the purpose is to have the entire property zoned Industrial that includes a site specific provision that permits truck repair. The owner has other larger properties where the

larger truck operations are located and this property will mainly be used for truck repair and company offices. There will be 2 office units used by the owner and 4 other available units.

- Astrid Clos indicated that a blended parking ratio is being requested, a reasonable parking ratio for the building so in the future new parking ratios would not have to be calculated when new tenants moved in.

Moved by Ken Roth, Seconded by Dianne Paron that the Planning & Development Advisory Committee recommends the following comments be received by staff for Zoning By-law Amendment application D14/ONT (ASR Transportation)

- Committee supports proposed rezoning

CARRIED

**10(b) Zoning Amendment Application D14/J2K – J2K Capital Inc, Part Lot 26, Concession 7, municipally known as 0 Brock Road, Township of Puslinch.**

The Purpose is to rezone the lands from Agricultural (A) to Highway Commercial (C2) Zone. There are no specific development plans associated with this zoning by-law amendment.

- Nancy Shoemaker of BSRD, agent, presented that the application had been amended to rezone the property to a C2 Zone with no development proposal. The original application had proposed a car wash and industrial mall, but there had been challenges identified with a car wash development after the initial review so the application was revised.

Moved by Deep Basi, Seconded by Dennis O'Connor that the Planning & Development Advisory Committee recommends the following comments be received by staff for Zoning By-law Amendment application D14/J2K (J2K Capital Inc.):

- Committee supports proposed rezoning

CARRIED

## 11. LAND DIVISION

**11(a) Lot Line Adjustment Application B33/16 (D10/VOI) –S&V Voisin Limited., Part Lot 13, Plan 684, municipally known as 44 Winer Road.**

Proposed lot line adjustment is 0.036 hectares with 3.048 m frontage, vacant land to be added to abutting lot.

Retained parcel is 0.553 hectares with 48.68m frontage existing and proposed vacant land.

Moved by Dianne Paron, Seconded by Ken Roth that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

**11(b) Severance Application B34/16 (D10/POR) – Lawrence Porter, Part Lot 6 & EOBL, Reg Plan 131, municipally known as 163 Carter Road.**

Proposed severance is 0.405 hectares with 41.79 m frontage, existing rural residential use with dwelling.

Retained parcel is 3.6 hectares with 117.9 m frontage existing agricultural use with existing shed for proposed rural residential use.

Moved by Deep Basi, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

**11(c) Lot Line Adjustment Application B35/16 (D10/MCG)** –John & Nancy McGill, Part Lot 2, EOBL, Reg Plan 131, municipally known as 130 Cook’s Mill Road,.

Proposed lot line adjustment is 0.28 hectares with no frontage, vacant land to be added to abutting rural residential lot.

Retained parcel is 1 hectare with 67m frontage existing and proposed rural residential use with existing dwelling and shed.

Moved by Dianne Paron, Seconded by Ken Roth that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

**11(d) Severance Application B36/16 (D10/OOS)** – Helena Oosterveld, Part Lot 2, WOBL, Reg Plan 131, municipally known as 256 Carter Road.

Proposed severance is 50 m frontage x 100m = 0.5 hectares, existing vacant land for proposed rural residential use..

Retained parcel is 57 m frontage x 100m = 0.6 hectares, existing and proposed rural residential use with existing dwelling and garage.

Moved by Dennis O’Connor, Seconded by Deep Basi that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

**11(e) Severance Application B34/16 (D10/GOR)** – Clifford & Robert Gordon & Sandra Riley, Part Lot 21, Concession 7, municipally known as 7335 Wellington Road 34.

Proposed severance is 0.4 hectares with 63 m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 40 hectares with 795 m frontage existing and proposed agricultural and rural residential use with existing dwelling, garage, barn, drive sheds and silo.

Moved by Ken Roth, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments regarding severance
- Township Staff to review if Township would be liable for any building related issues if a structure is labeled “not structurally sound” on a drawing

CARRIED

**12. OTHER MATTERS**

- No matters

**13. CLOSED MEETING**

- No matters

**14. FUTURE MEETINGS**

- Next Regular Meeting July 12, 2016 @ 7:00 p.m.

**15. ADJOURNMENT**

Moved by Dennis O’Connor and Seconded by Deep Basi,

- That the Planning & Development Advisory Committee adjourns at 7:54 p.m.

CARRIED