



MINUTES

ROLL CALL:

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Deputy Clerk
Zachary Prince, Planner, County of Wellington
Meagan Ferris, Planner, County of Wellington
Nancy Shoemaker, BSR& D
Susan and Paul Course

1 - 6. COMMITTEE OF ADJUSTMENT

- See August 11, 2020 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order via electronic participation at 7:14 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

8. DISCLOSURE OF PECUNIARY INTEREST

- None

9. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, August 11, 2020, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

Zoning By-law Application D14-COU – Paul and Susan Course, Front Part Lot 31, Concession 9, 7677 Wellington Road 36, Puslinch.

The purpose and effect of the application is to amend the Township of Puslinch New Comprehensive Zoning By-law 23/2018 to rezone the lands to permit a Garden Suite.

- The owner provided an overview of the application.

- Deep Basi asked that since this is temporary will they connect the garden suite to the existing septic.
- The owner advised that they will be putting in a new septic system and both the existing dwelling and the garden suite will connect to the new septic.
- Deep Basi also asked if the garden suite will be on separate hydro.
- The owner advised that it will run on the existing hydro.
- Dan Kennedy asked if it will use the existing well on the property.
- The owner advises that yes, it will.
- Dan Kennedy asked how long they expect to have the garden suite on their property.
- The owner advised that it will be there for 10 years at the minimum.
- John Sepulis asked if it is for their son and daughter-in-law.
- The owner advised that it is.
- There were no further questions.

Committee's Comment for the scheduled public meeting:

The Committee has no concerns and supports the proposed zoning by-law amendment application.

Moved by: Dan Kennedy

Seconded by: Deep Basi

12. LAND DIVISION

12(a) Severance Application B40-20 (D10/SIS) – Daniel & Elizabeth Sisolak, Part Lot 31, Concession 8, 7539 Wellington Road 36, Puslinch.

Proposed severance is 0.4 hectares with 33.78 metres frontage, existing and proposed rural residential use.

Retained parcel is 0.47 hectares with 39.15 metres frontage, existing and proposed rural residential use with existing dwelling.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application and noted that the property is zoned FD2 and that there are currently solar panels on the property that the owner will be keeping. She also advised that she has spoken with the County roads department regarding access and spoke with Hamilton Conservation who will be providing comments to the Land Division Committee due to the greenlands located at the rear of the property.
- Dennis O'Connor asked if the well will be kept separate from the proposed severed parcel.
- Nancy Shoemaker advised that the existing well will stay with the retained parcel and the owners will be drilling a new well on the severed parcel.
- Deep Basi asked if safe access is possible with the solar panels being located so close to the road
- Nancy Shoemaker advised that she is working with the County roads department for an appropriate entrance location and there will be room to the east and west of the front panels for a driveway and if it is necessary one of the panels can be shifted to ensure safe entrance.
- Deep Basi asked if an EIS has been done or if it necessary.
- Nancy Shoemaker advised that she is not sure if it is required as part of the application and that she hasn't been asked by the County to do an EIS.
- Paul Sadhra asked what is permitted within the FD2 zone.

- Meagan Ferris advised that the FD2 zone is for future development and that there are different categories for future development. The FD2 zone is subject to provisions of the rural residential standards.
- Paul Sadhra asked if it aligns with future development.
- Meagan Ferris advised that the lot is a larger lot in the urban area which could be why it is zoned FD2 and that residential is a permitted use.
- John Sepulis asked where the current location is for the existing septic.
- Nancy Shoemaker advised that it is located to the rear of the dwelling.
- John Sepulis asked if the set backs are permitted for the septic.
- Nancy Shoemaker advised that they are.
- John Sepulis asked who will be the beneficiary of the solar panels.
- Nancy Shoemaker advised that they will be on the severed parcel and that the current owner will sell the retained parcel and will build on the severed parcel.
- John Sepulis noted that Township conditions will include that Township approval will be subject to conservation authority approval, that safe access be assured and that the solar panels remain with the severed parcel.
- Deep Basi asked if it is possible to relocate the panels to the rear of the existing home.
- Nancy Shoemaker advised that it is not feasible as it is too costly for the owner to move them but some minor shifting of the panels can be done to accommodate the driveway.
- There were no further comments or questions.

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. Subject to approval from the appropriate conservation authority.
3. Safe access to the road to be assured by the County Roads Department.
4. Ownership of solar panels will remain with the severed parcel.

CARRIED

Moved by: Deep Basi

Seconded by: Dan Kennedy

12(b) Severance Application B41-20 (D10MAM) – Mammoet Crane (Assets) Inc., Part Lot 25, Concession 8, 7504 McLean Road East, Puslinch.

Proposed severance is 207.465 metres frontage x 134.7 metres = 2.876 hectares, existing vacant land for proposed industrial use.

Retained parcel is 27.401 hectares with 557 metres frontage, existing and proposed industrial use with existing industrial building.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.
- Dan Kennedy noted that a comment should be added to the Township's comments that it should be subject to GRCA approval.
- There were no further comments or questions.

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 Township's roads department are satisfied that there is a safe entrance to the property and 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 Township's engineer approve of the location of the proposed entrance to the severed parcel and that the applicant pay the Township's costs for the Township's engineer's review of the entrance location.
4. Should the entrance to the severed parcel be required to be located on the east side of the property, McLean Road will need to be extended to accommodate the entrance location and the owner will be responsible for all Township costs for extending McLean Road.
5. Subject to GRCA approval.

CARRIED

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

12(c) Severance Application B52-20 (D10MAM) – Mammoet Crane (Assets) Inc., Part Lot 25, Concession 8, 7504 McLean Road East, Puslinch.

Proposed easement is 3 metres x 38.6 metres = 0.012 hectares, in favour of retained parcel for storm sewer lateral and catchbasin. See severance application B 41-20.

- Nancy Shoemaker, agent for the applicant provided an overview of the application and noted that the owner of the lands to be severed will have to maintain the catchbasin and that the County required the easement to allow Mammoet access to the catchbasin.
- Deep Basi asked who will be responsible for maintenance of the easement. Nancy Shoemaker advised that the lawyers for both parties will have to work out the terms of the easement as the catchbasin will catch water from both the severed and retained lands. She also advised that the sewer lateral will be maintained by Mammoet.

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. Subject to a satisfactory agreement for maintenance of the easement between both the owner and the proposed purchaser of the lands to be severed.
3. Subject to GRCA approval.



CARRIED

Moved: Dennis O'Connor

Seconded: Dan Kennedy

13. OTHER MATTERS

13(a) MDS Presentation by Zachary Prince, Planner, County of Wellington.

- Zachary Prince provided an overview of the purpose of Minimum Distance Separation (MDS) and how it is calculated.

13(b). Correspondence from Ontario Barn Preservation – For Information Purposes Only

14. CLOSED MEETING

- None

15. NEXT MEETING

- Next Regular Meeting Tuesday, September 8, 2020 @ 7:00 p.m.

16. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Deep Basi

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

CARRIED