



## MINUTES

The December 8, 2020 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:31 p.m. via electronic participation.

### **1. CALL THE MEETING TO ORDER/OPENING REMARKS**

The meeting was called to order at 7:31 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

### **ROLL CALL**

#### **MEMBERS IN ATTENDANCE**

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

#### **MEMBERS ABSENT**

None

#### **STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Deputy Clerk  
Zachary Prince, Planner, County of Wellington  
Meagan Ferris, Senior Planner, County of Wellington

### **2. DISCLOSURE OF PECUNIARY INTEREST**

None

### **3. APPROVAL OF MINUTES**

- November 10, 2020

Moved by: Dan Kennedy

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, November 10, 2020, be adopted.

CARRIED

### **4. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

None

### **5. ZONING BY-LAW AMENDMENT - KENNEL BY-LAW – Zachary Prince, County of Wellington Planner, will provide an overview of the properties affected by the proposed changes.**

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 023/18 to rezone the lands from Agricultural to an Agricultural (A-\_\_) Site Specific Zone to permit a dog kennel. These are Township initiated “housekeeping” amendments that affect the following lands in the Township of Puslinch:

1. Concession 11 Part Lot 32 RP 61R-1083 Part 1, municipally know as 4194 Darkwood Rd.
2. Concession Gore Part Lot 24 RP 61R11650 Part of Part 1 and RP 61R-20192 Part 1, municipally know as 7111 Concession 1.

3. Concession 7 Rear Part Lot 36 Concession 8 Rear Part Lot 36 Part Road Allowance, municipally know as 4078 Highway 6.
4. Concession 4 Rear Part Lot 5 RP61R-9075 Part 1, municipally know as 4712 Wellington Rd 32.
5. Concession 10 Rear Part Lots 21 & 22 inclusive RP 61R-1753 Part 1, municipally know as 7813 Wellington Rd 34.
6. Concession 1 Part Lot 10, municipally know as 4284 Sideroad 10 S.
7. Concession 8 Part Lot 23, municipally known as 56 Gilmour Rd.

Zachary Prince, County of Wellington Planner, provided an overview of the application and advised that an information session was held with the kennel owners on November 12, 2020 and 6 of the 7 landowners affected by the proposal are satisfied with the changes.

- Dan Kennedy asked how long the kennels have been operating in the Township.
- Zachary Prince advised that some has been operating for approximately 30 years and some for a bit less, but he noted that all of them are licensed.
- Dan Kennedy further asked if there have been any outstanding complaints.
- Zachary Prince advised that there have been no complaints for these licensed kennels.

**The Committee's has the following comments for the scheduled public meeting:**

The Committee supports the initiative to recognize the long-term existing kennels that are operating in the Township.

Moved by: Deep Basi

Seconded by: Dennis O'Connor

**6. LAND DIVISION**

**6(a) Severance Application B92-20 (D10/CON) – Kelly Contini – Part Lot 13, Concession 11, municipally known as 4660 Nassagaweya-Puslinch Townline Rd., Puslinch.**

Proposed severance is 55 meters frontage x 73 meters = 0.40 hectares, vacant land for proposed rural residential use.

Retained parcel is 4.4 hectares with 120 meters frontage, existing and proposed rural residential use with existing dwelling, barn and shed.

- Jeff Buisman, agent for the applicant provided an overview of the application.
- There were no questions or comments from the public.
- Dennis O'Connor asked if the owner will be using the barn for horses.
- Jeff Buisman advised that if it is ever to be used for animals, then it would be for horses with a maximum of 4 horses.
- Deep Basi asked if Mr. Buisman confirmed that there is a safe entrance onto the property.
- Jeff Buisman confirmed that there is safe entrance.

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 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.

**CARRIED**

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

**6(b) Severance Application B93-20 (D10/MCK) – James & Sherry McKenzie** - Part Lot 4, Concession 3, known municipally as 6574 Wellington Rd. 34, Puslinch.

Proposed severance is 54 meters frontage x 268 meters = 1.5 hectares, existing and proposed rural residential use with existing dwelling, garage & shed.

Retained parcel is 2.9 hectares with 18.5 meters frontage, proposed rural residential use.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

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 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.

**CARRIED**

Moved by: Paul Sadhra

Seconded by: Dennis O'Connor

**6(c) Severance Application B88-20 (D10/ONT) – 2079597 Ontario Inc.** c/o Glenn Morgan – Part Lots 36 & 37, Concession Gore and Part Lot 38, Concession 8, known municipally as 4063 Highway 6, Puslinch.

Proposed lot line adjustment is 303 square metres with no frontage (Part 2 on sketch), to add existing septic bed to abutting residential parcel – Mohammed Ibrahim & Karim Maryam (Part 3 on sketch).

Retained parcel is 5.8063 hectares with 182.12 meters frontage (Part 1 on sketch) existing and proposed agricultural use with existing with existing dwelling and sheds.

- Robert O'Connell, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

The committee supports the application with the **following condition** imposed:



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PLANNING & DEVELOPMENT ADVISORY COMMITTEE

DECEMBER 8, 2020

7:00 PM

VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

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.

**CARRIED**

Moved by: Deep Basi

Seconded by: Dennis O'Connor

**7. OTHER MATTERS**

- None

**8. CLOSED MEETING**

- None

**9. NEXT MEETING**

- Next Regular Meeting is Tuesday, January 12, 2021 @ 7:00 p.m.

**10. ADJOURNMENT**

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 7:55 p.m.

**CARRIED**