



## MINUTES

### **MEMBERS PRESENT**

Councillor John Sepulis, Chair  
Deep Basi  
Dan Kennedy  
Paul Sadhra

### **MEMBERS ABSENT**

Dennis O'Connor

### **OTHERS IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Meagan Ferris, Senior Planner, County of Wellington  
Matthieu Daoust, Junior Planner, County of Wellington  
Jeff Buisman, Van Harten Surveying Inc.  
Hank Davis

### **1 - 6. COMMITTEE OF ADJUSTMENT**

- See February 11, 2020 Committee of Adjustment minutes.

### **7. OPENING REMARKS**

The meeting was called to order at 7:29 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: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, January December 14, 2019, be adopted.

CARRIED

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

- None

### **11. ZONING BY-LAW AMENDMENT**

- None

### **12. LAND DIVISION**

**12(a) Lot Line Adjustment Application B99/19 (D10/GRE) – Arnold Gregor, Part Lot 24, Concession 9, 4388 Watson Road South, Puslinch.**

Proposed lot line adjustment is 200 square metres with 18 metre frontage (B on sketch), rural residential land to be added to abutting agricultural parcel – Arnold Gregor.

Retained parcel is 0.38 hectares with 37 metres frontage (A on sketch), existing and proposed rural residential use with existing dwelling & garage.

**NOTE:** Purpose is to provide additional frontage for retained parcel of approved application B61-19 for construction of entrance.

- Jeff Busiman, agent for the applicant, provided an overview of the application.
- Dan Kennedy stated that he is fine with the severance as long as there is a safe entrance onto the property.
- Meagan Ferris advised that the Township roads department has approved an entrance to the property.
- There were no further questions or comments from the Committee.

Moved by: Dan Kennedy

Seconded by: Deep Basi

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 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.

**CARRIED**

**12(b) Severance Application B65/19 (D10/CSI) (revised application)** – Csilla, Valeria & Ferenc Farkas, Part Lot 21, Concession 2, municipally known as 4453 Sideroad 20 North, RR# 6, Guelph.

Proposed severance is revised sketch 90 metres frontage x 89 metres = 0.80 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is revised sketch 39.6 hectares with 672 metres frontage on Sideroad 20 North, 270 metres frontage on Highway 401, existing and proposed agricultural use with existing dwelling, barn, sheds and pond.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the severance application was revised since the County of Wellington roads department wanted the entrance located elsewhere on the property than on a County road, so the entrance was moved to Sideroad 20 North.
- He further noted that MDS is no longer an issue with the property.
- There were no questions from the Committee.

Moved by: Dan Kennedy

Seconded by: Deep Basi

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 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.

**CARRIED**

**13. OTHER MATTERS**

- None

**14. CLOSED MEETING**

- None

**15. NEXT MEETING**

- Next Regular Meeting Tuesday, March 10, 2020 @ 7:00 p.m.

**16. ADJOURNMENT**

Moved by: Deep Basi

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:338 p.m.

**CARRIED**