



## 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  
Nancy Shoemaker, BSR& D  
Jeff Buisman, Van Harten Surveying Inc.

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

- See July 14, 2020 Committee of Adjustment minutes.

#### **7. OPENING REMARKS**

The meeting was called to order via electronic participation at 7:25 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: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, July 14, 2020, be adopted.

CARRIED

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

- None

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

- None

#### **12. LAND DIVISION**

**12(a) Severance Application B24-20 (D10/ADD)** – Joseph Addeo, Part Lot 27, Concession 10, 4331 Watson Road South, Puslinch.

Proposed severance is 0.68 hectares with 27.57 metres frontage, existing and proposed rural residential use with existing house, well and septic system.

Retained parcel is 1.95 hectares with 111.21 metres frontage, existing and proposed rural residential use with existing store building.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application and advised that owner is working with the GRCA and the County of Wellington to provide an environmental report due to the heritage features on the property across the road and have provided the report to the conservation authority and they are satisfied with the report. She further advised that there is one barn in the MDS area and that County is satisfied that the MDS has been met.
- Dennis O'Connor asked if the MDS lists the animal units that will be in the barn.
- Nancy Shoemaker advised that the data was provided to the County, and they prepared the MDS calculations and that the MDS 1 requirements were met.
- Zachary Prince confirmed that the MDS was completed.
- Deep Basi is the location shown on the sketch the only location for the entrance.
- Nancy Shoemaker advised that that is the only available location for the entrance and that the GRCA has reviewed and approved the location.
- Paul Sadhra asked if there is a safe distance for the entrance, considering the location of the pond.
- Nancy Shoemaker advised that yes, and that the driveway is in place and there is just a small area where it meets the road allowance that is not yet complete.
- John Sepulis asked if Nancy Shoemaker is aware that the Township will require a minor variance for the retained parcel.
- Nancy Shoemaker advised that she is aware that will be a condition of approval.
- John Sepulis also advised that there will be an agreement required as a condition of the future minor variance and asked Lynne Banks to explain the process to Nancy Shoemaker.
- Lynne Banks advised that one condition for the future minor variance is that the owner will enter into an agreement with the Township that will allow the owner to keep the accessory structure on the property until the dwelling is completed and the owner has occupancy. She further advised that as part of the agreement the owner will be required to provide a \$5,000.00 security to the Township which will be returned to the owner once the accessory structure has been demolished.
- Nancy Shoemaker asked why the building will have to be demolished as the owner wants to keep the accessory structure after the house is built.
- John Sepulis advised that the Township does not want any derelict buildings on the property.
- There were no further 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 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 Owner apply for, and receive, a minor variance for the lands to be retained to permit an accessory structure to remain on the property until the residential dwelling is built.
4. Confirmation that the MDS calculations provided are correct.
5. Confirmation that any requirements of the appropriate conservation authority are met.

**CARRIED**

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

**12(b) Severance Application B27-20 (D10/HAR)** – George and Dorothy Harris, Part Lot 27, Concession 1, 7182 Concession 1, Puslinch.

Proposed severance is 45.27 meters frontage x 148 metres = 0.66 hectares, existing and proposed rural residential use with existing house, detached garage, Quonset hut, swimming pool and storage building.

Retained parcel is 12.3 hectares with 19.5 metres frontage, existing vacant land with tile field, for proposed rural residential use.

Nancy Shoemaker, agent for the applicant, provided an overview of the application and noted that both Hamilton Conservation and the GRCA were consulted and that they have no concerns with the application. She also noted that the tile fields located over the proposed severed and retained lands will be removed and relocated because the driveway will be located where the tile field currently is located. She also noted that MDS requirements have been met.

- Dennis O'Connor noted that the MDS sheet will need to be properly filled out.
- Deep Basi asked where the house will be situated?
- Nancy Shoemaker advised that it will be near the Quonset hut on the property and that both conservation authorities noted that they don't have any jurisdiction over the location of the house.
- John Sepulis advised that the owner will need a minor variance for the decreased frontage on the retained lands.

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 Owner apply for, and receive, a minor variance for the lands to be retained for the reduced lot frontage, prior to approval of the severance.
4. Confirmation that the MDS calculations as provided are correct.

5. Confirmation that any requirements of the appropriate conservation authority are met.

**CARRIED**

Moved by: Deep Basi

Seconded by: Dennis O'Connor

**12(c) Severance Application B72-19 (D10/ING)** – Gari Ingertsa and Stacey Kall, Part Lots 29 and 30, Concession 1, 7258 Concession 1, Puslinch.

Proposed severance is 2.357 hectares with 144.5 metres frontage, vacant land for proposed rural residential use. (See additional lot line adjustment B30-20),

Retained parcel is 20.3 hectares with 192 metres frontage on Concession 7 Road and 304 metres frontage on Concession 1 Road, existing and proposed agricultural use with existing dwelling and shed.

- Jeff Busiman, agent for the applicant, provided an overview of the application.
- There were no questions 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: Deep Basi

Seconded by: Dan Kennedy

**12(d) Lot Line Adjustment Application B30-20 (D10/ING)** – Gari Ingertsa and Stacey Kall, Parts Lots 29 and 30, Concession 1, 7258 Concession 1, Puslinch.

Proposed lot line adjustment is 1.387 hectares with 136.1 metres frontage, vacant land to be added to abutting agricultural parcel – William & Margaret Sims.

Retained parcel is 20.3 hectares with 192 metres frontage on Concession 7 Road and 304 metres frontage on Concession 1 Road, existing and proposed agricultural use with existing dwelling and shed.

- Jeff Busiman, agent for the applicant, provided an overview of the application.
- 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: Dan Kennedy

Seconded by: Dennis O'Connor

**12(e) Severance Application B33-20 (D10/HOF) – Janet Hofstra, Part Lot 128, Concession 4, 6931 Forestell Road, Puslinch.**

Proposed severance is 47 metres frontage x 90 metres = 0.42 hectares, vacant land for proposed rural residential use.

Retained parcel is 7.7 hectares with 120m frontage, existing and proposed rural residential use with existing dwelling, pool and tennis court.

- Jeff Buisman, agent for the applicant provided an overview of the application.
- 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: Deep Basi

Seconded: Dan Kennedy

**12(f) Lot Line Adjustment Application B37-20 (D10/DET) - Rolf & Jennifer Deter, Part Lots 1, 2 & 3, Concession Gore, 4604 Sideroad 12 North, Puslinch.**

Proposed lot line adjustment is 14 metres frontage x 76 metres = 0.1 hectares, vacant land to be added to abutting parcel for rural residential use – Brandon, Rebecca, Hugh & Janice MacDonald

Retained parcel is 72.6 hectares with 520m frontage, existing and proposed agricultural and residential use with easing dwelling, barn, drive shed & shed.

- Jeff Busiman, agent for the applicant, provided an overview of the application.
- 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.



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

JULY 14, 2020

7:00 PM

ELECTRONIC PARTICIPATION

**CARRIED**

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

**13. OTHER MATTERS**

- None

**14. CLOSED MEETING**

- None

**15. NEXT MEETING**

- Next Regular Meeting Tuesday, August 11, 2020 @ 7:00 p.m.

**16. ADJOURNMENT**

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:17 p.m.

**CARRIED**