



## MINUTES

### MEMBERS PRESENT:

John Sepulis, Chair  
Dianne Paron  
Councilor Ken Roth  
Robin Wayne  
Dennis O'Connor

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Aldo Salis – County of Wellington  
Blair Caldwell  
Silvia Biro  
Vilmos Kadvanj  
Edit Kadvanj  
Laurie Arnott  
Doug Scott  
George Vicker  
Anne Secord  
Meghan Secord  
Helen Ribble  
Steve Ribble  
Kathy White

### 1. - 5. COMMITTEE OF ADJUSTMENT

- See June 9, 2015 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

- John Sepulis declared pecuniary interest on Severance Application B48/15 (D10/SEP), as he owns the subject property.

### 8. APPROVAL OF MINUTES

- Moved by Dennis O'Connor, Seconded by Robin Wayne
- That the minutes of the Tuesday May 12, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

### 9. APPLICATIONS FOR SITE ALTERATION

#### 9(a) Site Alteration Application P11/KAD, Puslinch Concession Gore Part Lots 38 and 39 RP 61R11538 Part 2.

Application to fill in a pond on the subject lands to allow for a level building lot to be created. The total amount of fill proposed to be imported on the subject lands is 0m<sup>3</sup>; approximately 2000 m<sup>3</sup> of fill will be placed back into an excavation that it was removed from.

The Chair stated the purpose of this Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to a Site Alteration Application by Vilmos Kadvanj – Concession Gore, Part Lots 38 & 39, Highway 6.

The Chair requested the gallery to please sign in if they wish to be on record and would like to be notified of future meetings and decisions regarding this application.

The Chair informed the format of the Meeting is as follows:

- Staff will present the report specifically outlining the purpose of the application, summarizing compliance with the Township's notification and submission requirements, and outlining staff and Township's consultants comments and recommendations.
- The applicant will present the purpose and details of the application and any further relevant information.
- Following this the public can obtain clarification, ask questions and express their views on the proposal.
- Members of the Committee will then have an opportunity to ask questions

The Chair noted the applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information.

Karen Landry stated the application is to fill in a pit that was dug by the owner with the existing fill that was removed from the pit. The application was circulated to Township Staff and the Public for comment and no objections were received. The owner will be required to post securities and enter into an agreement with the Township as part of the permit process.

Sylvia Biro of 1027 Gordon Street, Guelph, agent for Vilmos Kadvanj, stated the hole is a pit that was dug out previously and the owner now wishes to refill it.

Robin Wayne noted the entrance permit is expired to construct the field entrance.

Sylvia Biro confirmed the entrance has been constructed and was done so while the entrance permit was valid.

There were no other questions or comments.

- Moved by Dennis O'Connor and Seconded by Robin Wayne
  - That the Planning and Development Advisory Committee recommends that Council enact a By-law to authorize the entering into of an agreement as outlined in Report PD-2015-011 with Vilmos Kadvanj – Part Lots 38 and 39, Concession Gore, Part 2, Reference Plan 61R-11538; and
  - That prior to execution of the agreement by the Mayor and Clerk, the applicant submit securities in a form satisfactory to the Township in the amount of \$20,000.00.
- CARRIED

#### **10. ZONING BY-LAW AMENDMENTS - none**

#### **11(a) Severance Application B44/15 (D10/REI) – Reid's Heritage Homes, Concession 2, Part Lots 11&12, municipally known as 6783 Wellington Rd 34**

Proposed severance is 4.7 hectares with 55m frontage, existing and proposed rural residential use with existing dwelling and detached accessory building. To correct title where 3 properties inadvertently merged.

Retained parcel is 36.3 hectares with 236m frontage, existing and proposed office and airstrip with existing office, hanger, cabin and 3 storage buildings.

- Moved by Dianne Paron, Seconded by Ken Roth that the following comments be forwarded to the County of Wellington Land Division Committee:
- No Comments
- Note that Township Staff are to review conformity of the parcels to the By-law with regards to lot frontage requirements

CARRIED

**11(b) Severance Application B45/15 (D10/REI) – Reid’s Heritage Homes, Concession 2, Part Lots 11&12, municipally known as 6783 Wellington Rd 34**

Proposed severance is 32.9 hectares with 25m frontage with 25m frontage, existing and proposed woodlot. To correct title where 2 separate parcels inadvertently merged.

Retained parcel is 36.3 hectares with 236m frontage, existing and proposed office and airstrip with existing hanger, cabin and 3 storage buildings.

- Moved by Dennis O’Connor, Seconded by Robin Wayne that the following comments be forwarded to the County of Wellington Land Division Committee:
- No Comments
- Note that Township Staff are to review conformity of the parcels to the By-law with regards to lot frontage requirements

CARRIED

**11(c) Severance Application B47/15 (D10/WAT) – Michael & Carol Watson, Concession 4, Part Lot 10, municipally known as 4642 Sideroad 10 N**

Proposed severance is 66m fr x 121m = 0.8 hectares, existing bush for proposed rural residential use.

Retained parcel is 16 hectares with 301m frontage on Sideroad 10 and 85m frontage on Concession 4, existing and proposed rural residential and agricultural use with existing dwelling and barn/shed.

- Moved by Ken Roth, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:
- No Comments

CARRIED

Dianne Paron Chaired the following application and John Sepulis removed himself from the Committee:

**11(d) Severance Application B48/15 (D10/SEP) – John & Anne Sepulis, Concession 3, Part Lot 20, municipally known as 4476 Sideroad 20 N**

Proposed severance is 65m fr x 63m = 0.4hectares, vacant land for proposed rural residential use.

Retained parcel is 3.3 hectares with 173m frontage on Sideroad 20 N and 113m frontage on Wellington Rd 34, existing and proposed rural residential use with existing dwelling.

- Moved by Robin Wayne, Seconded by Dennis O’Connor that the following comments be forwarded to the County of Wellington Land Division Committee:
- No Comments

CARRIED

**11(e) Severance Application B49/15 (D10/LAS) – Ervin & Margit Laszlo, Concession 11, Part Lot 18, municipally known as 4539 Concession 11**

Proposed severance is 65m fr x 75m = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 9.2 hectares with 410m frontage on Nassagaweya-Puslinch Townline and 139m frontage on Concession 11 Road, existing and proposed rural residential and agricultural use with existing dwelling, 3 bay garage and shed.

- Moved by Ken Roth, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:
- Reduce depth of property to reduce intrusion into the agricultural farmed land.
- If property were made wider, instead of as deep, it would not interfere with crop production.

CARRIED

**11(f) Severance Application B51/15 (D10/CHA) – Fernando Chaves, Concession 2, Part Lots 11&12, municipally known as 6783 Wellington Rd 34**

Proposed severance is 50m frontage x 168metres = 0.8 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 35 hectares with 327m frontage, existing and proposed agricultural use within existing barn.

- Moved by Dennis O'Connor, Seconded by Robin Wayne that the following comments be forwarded to the County of Wellington land Division Committee:
- No Comments

CARRIED

**12. OTHER MATTERS**

- County of Wellington update regarding the timing of secondary unit policy review and secondary dwellings for farm help was provided
- Committee members confirmed required training is completed.

**12. CLOSED MEETING**

- No matters

**13. CLOSED MEETING - no matters**

**14. FUTURE MEETINGS**

- Tuesday July 14, 2015, 7:00 p.m.

**15. AJOURNMENT**

- Moved by Ken Roth and Seconded by Dianne Paron.
- That the Planning & Development Advisory Committee adjourns at 8:05 p.m.

CARRIED