



MINUTES

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
Zachary Prince, Planner, County of Wellington
Matthieu Daoust, Junior Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.

1 - 6. COMMITTEE OF ADJUSTMENT

- See March 10, 2020 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:04 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: Paul Sadhra

Seconded by: Dan Kennedy

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

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

11(a) Zoning By-law Application D14/GAL – Joseph Gallo – Part Lot 30, Rear Concession Gore, 4010 Concession 7.

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 from Agricultural (A) to an Agricultural Site Specific (A-) Zone to permit an agricultural service and supply establishment.

- Neal DeRuyter, planner for the applicant, provided an overview of the application and advised of the following:

- That the property is a rehabilitated gravel pit and that the application was submitted to legalize an existing use and as a result of an Order issued by the Township's CBO.
 - The business has been in operation for 25 years on the site and is located at the floor of the gravel pit.
 - The by-law amendment will also recognize the wetlands and will maintain the 30 metre buffer
 - There is no agricultural use on the property and it conforms to the secondary agricultural zone in the County of Wellington Official Plan and the by-law amendment will designate the property as a site specific zone.
- Dan Kennedy asked how the buffer will be set up.
 - Neal DeRuyter advised that it will be zoned Environmental Protection and that the owner will rehabilitate the buffer lands that the business has encroached onto.
 - Dan Kennedy further inquired if the property is used strictly for storage.
 - Neal DeRuyter advised that is the only use.
 - There were no further questions or comments.

The Committee has no concerns and supports the proposed rezoning.

12. LAND DIVISION

12(a) Severance Application B12-20 (D10/BRE) – David Brewer, Part Lot 27, Concession 1, 7204 Concession 1, Puslinch.

Proposed severance is 22 acres (approx. 8.9 hectares) with 10 feet (approx. 3.04 metres) frontage. Note: Severed land is to be donated to Hamilton Naturalist's Club.

Retained parcel is 10.9 acres (approx. 4.4 hectares) with 92.91 feet (approx. 28.31 metres) frontage, existing and proposed rural residential use with existing dwelling and shed.

- Jeff Busiman, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked if there were any concerns regarding the parking of vehicles on the road allowance.
- John Sepulis noted that there may be some concern.
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- There were no further questions or comments from the Committee.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

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, zoning compliance for the severed lands to Natural Environment or as appropriate, to the satisfaction of the Township.

4. The Applicant may wish to reduce the retained parcel from 4.4 hectares to less than 4 hectares so that it complies with Township zoning requirements for a reduced lot parcel to eliminate the need for the owner to be required to apply for, and receive approval, for a minor variance for the retained parcel.
5. That the owner ensure that parking is within the lands to be severed and not on the road allowance.

CARRIED

12(b) Lot Line Adjustment Application B13-20 (D10/NIC) – Brian Nichols, Part Lot 3, Concession 4, 6637 Roszell Road, Puslinch.

Proposed lot line adjustment is 8.1 hectares with 111 metres frontage, existing agricultural use to be added to abutting agricultural parcel – Martin & Paula Deter.

Retained parcel is 3.6 hectares with 108 metres frontage, existing and proposed rural residential use with existing dwelling, barn & ponds.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that there is a haul route located across the lands to be added to which is located at the south of the retained lands.
- He further noted that the severance is to add more area to the field of the abutting property to the south, and also noted that the retained lands will less than 4 hectares to a minor variance will not be required.
- There were no questions from the Committee.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

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

12(c) Severance Application B14/20 (D10/LEO) – Paul and Maria Leombruni, Part Lot 18, Concession 4, 6945 Forestell Road, RR#6, Guelph.

Proposed severance is 0.4 hectares with 51 metres frontage, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 31 metres frontage, existing and proposed rural residential use with existing dwelling and two garages.



- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the shape of the property is to keep the rear lot line away from the existing dwelling on the retained parcel.
- Dennis O'Connor asked if the strip of land showing on the severance sketch part of the severance
- Jeff Buisman advised that there will be a condition in the County's decision that the strip will be conveyed to the City of Guelph for a road widening.
- There were no further questions from the Committee.

Moved by: Dennis O'Connor

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.

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING

- Next Regular Meeting Tuesday, April 14, 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 7:25 p.m.

CARRIED