



MINUTES

The November 10, 2020 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 8:23 p.m. via electronic participation.

CALL THE MEETING TO ORDER

ROLL CALL

MEMBERS IN ATTENDANCE

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

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

COMMITTEE OF ADJUSTMENT

- See November 10, 2020 Committee of Adjustment minutes.

1. OPENING REMARKS

The meeting was called to order at 8:23 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, October 13, 2020, be adopted.

CARRIED

4. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

5. ZONING BY-LAW AMENDMENT

5(a) Zoning By-law Application D14-DIO – Diodoro Enterprises Limited - Part of SW ½ Lot 15, Concession 9, designated as Part of Part 6 on Reference Plan 61R-7691, municipally known as 7660 Maltby Road East, Township of Puslinch.

The purpose and effect of the application is to amend the Township of Puslinch Comprehensive Zoning By-law #23/2018 to rezone a portion of the Victoria Park Valley Golf Course from Resort

Commercial – RC (sp51) to Agricultural (A) to permit the development of a single detached residential dwelling.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.

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

That the Committee supports the Zoning By-law Amendment application and believes that it is good use of the land that is not being used currently, to convert it to residential.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

6. LAND DIVISION

6(a) Severance Application B74-20 (D10/FOR) – Thomas and Barbara Forestell – Part Lot 18, Concession 4, 6951 Forestell Road, Puslinch.

Proposed severance is 0.4 hectares with 57 meters frontage, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 25 meters frontage, existing and proposed rural residential use with existing dwelling, shed and workshop.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Dan Kennedy noted the shape of the lot to the bottom left of the property.
- Jeff Buisman noted that it was done to maintain the amenity space in front of the house and felt that it was the best configuration for the property.
- 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: Deep Basi

Seconded by: Dennis O'Connor

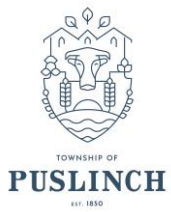
7. OTHER MATTERS

December 2021 meeting date change from December 14, 2021 to December 7, 2021.

- Lynne Banks provided the Committee with an update and noted that the December 2021 meeting date has been changed to December 7, 2021 in order to meet the deadline of December 9, 2021 to provide comments on any Land Division Applications to the County of Wellington Land Division Committee.

8. CLOSED MEETING

- None



9. NEXT MEETING

- Next Regular Meeting Tuesday, December 8, 2020 @ 7:00 p.m.

10. ADJOURNMENT

Moved by: Den Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 8:37 p.m.

CARRIED