



MINUTES

1. CALL THE MEETING TO ORDER

The April 13, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:20 p.m. via electronic participation.

2. OPENING REMARKS

The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

3. ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Deputy Clerk
Zachary Prince, Planner, County of Wellington

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

- March 9, 2021

Moved by: Dan Kennedy

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, March 9, 2021, be adopted.

CARRIED

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

None

7. ZONING BY-LAW AMENDMENT

None

8. LAND DIVISION

- 8(a) Lot Line Adjustment Application B8-21 (D10/YZE) – William Yzerman – Part Lots 13 & 14, Concession Gore, municipally known as 6830 Gore Road, Township of Puslinch.**

Proposed lot line adjustment 42 meters frontage x 60.96 meters = 2560 square meters (Part 3 on sketch), vacant land to be added to abutting rural residential lot - Correia/Krzewinski (Part 2 on sketch).

Retained parcel is 71.7 hectares with 606.18 meters frontage, existing and proposed agricultural use with existing house, barn and shed (Part 1 on sketch).

- Nancy Shoemaker, agent for the applicant provided an overview of the application.
- There were no comments or questions from the public.
- There were no comments or questions from the committee members.

The committee supports the application with the **following condition** 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.

CARRIED

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

- 8(b) Severance Application B9-21 (D10/DIO) – Diodoro Enterprises Limited** – Part Lot 15, Concession 9, municipally known as 7660 Maltby Road East, Township of Puslinch.

Proposed severance is 0.827 hectares with 99.2 meters frontage, vacant land for proposed rural residential use.

Retained parcel is 45.89 hectares with 429 meters frontage, existing and proposed golf course & clubhouse with existing clubhouse & storage buildings.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.
- There were no comments or questions from the public.
- There were no comments or questions from the committee members.

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 retained 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 approval of the consent application is conditional on the applicant's zoning by-law amendment not receiving any appeals. The deadline for any appeals is 4:30 p.m. on April 18, 2021.

CARRIED

Moved by: Deep Basi

Seconded by: Dennis O'Connor



7. OTHER MATTERS

7(a) 19 Visser Drive Minor Variance appeal to the LPAT.

- Lynne Banks advised the committee that the minor variance application for 19 Visser Drive has been appealed by the owner to the LPAT and further advised that the Case Management Conference is scheduled for April 22, 2021.

7(b) Update on changes to County of Wellington Planning staff.

- Zachary Prince provided an update on the changes to the planning staff at the County of Wellington and advised that Meagan Ferris is now the Manager of Planning and Environment, Zachary Prince is now senior planner and that they will be adding another planner to the County planning staff.

8. CLOSED MEETING

- None

9. NEXT MEETING

- Next Regular Meeting is Tuesday, May 11, 2021 @ 7:00 p.m.

10. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Deep Basi

That the Planning & Development Advisory Committee is adjourned at 7:34 p.m.

CARRIED