



## MINUTES

The January 12, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 8:33 p.m. via electronic participation.

### **1. CALL THE MEETING TO ORDER/OPENING REMARKS**

The meeting was called to order at 8:33 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

### **ROLL CALL**

#### **MEMBERS IN ATTENDANCE**

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

#### **MEMBERS ABSENT**

None

#### **STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Deputy Clerk  
Meagan Ferris, Planner, County of Wellington  
Asavari Jadhav, Jr. Planner, County of Wellington

### **2. DISCLOSURE OF PECUNIARY INTEREST**

None

### **3. APPROVAL OF MINUTES**

- December 8, 2020

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, December 8, 2020, be adopted.

CARRIED

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

None

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

None

### **6. LAND DIVISION**

- 6(a) Lot Line Adjustment Application B108-20 (D10/SIN) – Pauline Sinclair** – Part Lot 12, Concession 3, municipally known as 6769 and 6771 Concession 4, Township of Puslinch.

Proposed lot line adjustment is 2.6 hectares with 49 meters frontage, existing rural residential use with existing shop and shed to be added to abutting rural residential lot – Jeffrey and Pauline Sinclair.

Retained parcel is 52 meter frontage x 78 meters = 0.4 hectares, vacant land for proposed rural residential use.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked if there are any future plans to turn the large lot into 3 smaller lots.
- Jeff Buisman advised that there are no plans to do so.
- There were no further comments or questions from the Committee.

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: Dan Kennedy

Seconded by: Dennis O'Connor

**6(b) Severance Application B111-20 (D10/STU) – John Stubbs and Mary Lake**– Part Lot 16, Concession 2, known municipally as 4363 Wellington Road 35, Cambridge.

Proposed severance is 1.5 hectares with 128 meters frontage, existing and proposed rural residential use with existing dwelling and shed.

Retained parcel is 33.2 hectares with 727 meters frontage, proposed agricultural use with existing drive shed, shed and barn.

- Jeff Buisman, agent for the applicant provided an overview of the application.
- Meagan Ferris stated that a zoning by-law amendment will be required for the lands to be retained and also that MDS will need to be addressed.
- Deep Basi asked if there any comments have been received from the GRCA.
- Jeff Buisman advised that they have not received any comments to date.
- Deep Basi asked if there is driveway access to the lands proposed to be severed.
- Jeff Buisman noted that there is driveway access to the proposed severed lands and that a new entrance to the proposed retained lands will be needed. He further noted that there is currently a farm entrance to the property.
- There were no further comments or 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 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 Zoning by-law amendment for the retained lands to prohibit a residential use and to prohibit livestock in the barn on the retained parcel.

**CARRIED**

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

**7. OTHER MATTERS**

- None

**8. CLOSED MEETING**

- None

**9. NEXT MEETING**

- Next Regular Meeting is Tuesday, February 9, 2021 @ 7:00 p.m.

**10. ADJOURNMENT**

Moved by: Deep Basi

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:51 p.m.

**CARRIED**