



MINUTES

1. CALL THE MEETING TO ORDER

The June 8, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 8:06 p.m. via electronic participation.

2. OPENING REMARKS

The Chair advised that the following portion of the Committee meeting will be for the Committee to review and provide comments on development planning applications.

3. 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, Clerk
Jeff Bunn, Deputy Clerk
Zachary Prince, Senior Planner, County of Wellington
Joanna Salsberg, Planner, County of Wellington

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

- May 11, 2021

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, May 11, 2021, be adopted.

CARRIED

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

None

7. ZONING BY-LAW AMENDMENT

None

8. LAND DIVISION

8(a) Severance Application B24-21 (D10-BOR) – Jeffrey Born and Vicki Dickson – Part Lot 15, Concession 10, municipally known as 4614 Concession 11, Township of Puslinch.

Proposed severance is 4039.3 square meters with 46.37 meters frontage (Part 1 on sketch), existing paddock area for proposed rural residential use.

Retained parcel is 22.07 hectares with 109.85 meters frontage, existing and proposed residential land agricultural use with existing dwelling and storage building with 5 animal stalls.

- 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.

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. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; 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

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

8(b) Severance Application B31-21 (D10-WEL) – 6580 Wellington Road Inc. – Part Lot 4, Concession 3, 6580 Wellington Road 34, Township of Puslinch.

Proposed severance is 50 meters frontage x 122 meters = 0.61 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 21.3 hectares with 100 meters frontage, existing and proposed agricultural use with existing swelling, garage and pool.

- Hailey Keast, agent for the applicant, provided an overview of the application.
- There were no comments or questions from the public.
- Deep Basi asked if there is safe access for a driveway.
- Hailey Keast advised that there is safe entrance.
- There were no further 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 the owner apply for and receive, zoning compliance for the retained parcel.

CARRIED

Moved by: Deep Basi

Seconded by: Dennis O'Connor

8(c). Severance Application B37-21 (D10-HAM) – William & Lisa Hamilton – Part Lot 13, Concession 9, known municipally as 4674 Watson Road S., Township of Puslinch.

Proposed severance is 0.9 hectares with 100 meters frontage (severed 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 11.7 hectares with 168 meters frontage, existing and proposed agricultural use (retained 1 on sketch).

- Hailey Keast, agent for the applicant, provided an overview of the application.
- There were no comments or questions from the public.
- John Sepulis asked what type of MDS will the future minor variance will be.
- Hailey Keast advised that it will be for a reduced MDS.
- There were no further 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. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; 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 approval of a minor variance for the retained parcel for reduced MDS.

CARRIED

Moved by: Dan Kennedy

Seconded by: Deep Basi

8(d). Severance Application B38-21 (D10-HAM) – William & Lisa Hamilton – Part Lot 13, Concession 9, known municipally as 4674 Watson Road South, Township of Puslinch.

Proposed lot line adjustment is 11.7 hectares with 168 meters frontage (severed 2 on sketch), vacant land to be added to abutting agricultural parcel – William, Lisa, Nancy Hamilton & Estate of William Hamilton.

Retained parcel is 78 meters frontage x 111 meters = 0.9 hectares, existing and proposed rural residential use with existing dwelling, garage and shed (retained 2 on sketch).

- Hailey Keast, agent for the applicant, provided an overview of the application.
- There were no comments or questions from the public.
- 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. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; 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: Deep Basi

7. OTHER MATTERS

- None

8. CLOSED MEETING

- None

9. NEXT MEETING

- Next Regular Meeting is Tuesday, July 13, 2021 @ 7:00 p.m.

10. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 8:24 p.m.

CARRIED