



MINUTES

1. CALL THE MEETING TO ORDER

The May 11, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:15 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
Deep Basi
Paul Sadhra
Dan Kennedy
Dennis O'Connor

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

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

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

- April 13, 2021

Moved by: Dan Kennedy

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, April 13, 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 B17-21 (D10-SPE) – Corey Speers – Lot 2 and Part Lot 3, Registered Plan 131, municipally known as 11 Farnham Road, Township of Puslinch.

Proposed severance is 0.4 hectares with 11 meters frontage, vacant land for proposed rural residential use.

Retained parcel is 51.4 meters frontage x 80 meters = 0.41 hectares, existing and proposed rural residential use with existing dwelling, garage, shed & pool.

- Jeff Buisman, agent for the applicant provided an overview of the application.
- There were no comments or questions from the public.
- Deep Basi asked if a safe entrance is confirmed
- Jeff Buisman advised that yes, there is a safe entrance to the property.
- John Sepulis noted that there is a “dip” from the road and asked if those grades are manageable.
- Jeff Buisman advised that it won’t be an issue.
- 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 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 achieve zoning conformity for the severed parcel to permit a reduced frontage of 11 meters.

CARRIED

Moved by: Dennis O’Connor

Seconded by: Deep Basi

8(b) Lot Line Adjustment Application B18-21 (D10-MIL) – John and Douglas Miller – Part Lot 13, Concession 2, no municipal address, Township of Puslinch.

Proposed lot line adjustment is 2.5 hectares with 41 meters frontage, vacant land to be added to abutting rural residential & agricultural parcel - John & Douglas Miller.

Retained parcel is 59 meters frontage x 80 meters = 0.47 hectares, vacant land for proposed rural residential use.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no comments or questions from the public.
- Deep Basi asked if the retained parcel will also have access for a driveway.
- Jeff Buisman advised that there is a proposed entrance on the front right of the property.
- Deep Basi asked that a safe entrance is possible for both entrances.
- Jeff Buisman advised that the lands to be severed will be merged with the 11 hectare parcel and the entrance to the merged parcel will be using the existing driveway.
- John Sepulis asked Zachary Prince that since there is a change in the frontage, will a minor variance be required.
- Zachary Prince advised that they did achieve a minor variance previously and that County planning staff will be reviewing the previous minor variance to see if it still applies, and if it doesn’t then a minor variance will be required.
- 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 achieve zoning conformity for the severed parcel to permit a reduced frontage.

CARRIED

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

8(c). Severance Application B19-21 (D10-LIS) – Jordan Lisso and Emily Harper – Part Lot 6, Concession 5, known municipally as 4753 Wellington Road 32, Township of Puslinch.

Proposed severance is 30 meters frontage x 128 meters = 0.39 hectares, existing and proposed rural residential use. Existing shed to be removed.

Retained parcel is 30 meter frontage x 128 meters = 0.39 hectares, existing and proposed rural residential use. Existing dwelling & sheds to be removed.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no comments or questions from the public.
- Deep Basi asked if this application will be subject to a hydrogeological study
- Jeff Buisman advised that it will depend on the County of Wellington Land Division Committee due to proposed road widenings affecting the size of the lots.
- Zachary Prince noted that they are looked at on a case by case basis and that County planning staff will have further discussions with the applicant prior to the application being heard at the County of Wellington Land Division Committee.
- Paul Sadhra asked if the lot sizes are reduced due to any required road widenings would a minor variance be required.
- Zachary Prince advised that it has not yet been determined if it will be a minor variance or a zoning by-law amendment.
- Dan Kennedy asked if the neighbours are okay with the application.
- Zachary Prince advised that to his knowledge they have not received any comments yet.
- Dennis O'Connor asked if MDS is changed to a lower level, does that apply to the barn if it expands.
- Zachary Prince advised that if there is an expansion of the barn located at 6601 Laird Road West then it would be an MDSII expansion.
- Dennis O'Connor asked if complaints from closer properties are received, who will be responsible for addressing them if OAMFA doesn't deal with the complaints.
- Zachary Prince advised that MDS is a County concern and any complaints would be sent to the Township and that they would be addressed by the County if it is MDSI and the Township would address any dealing with MDSII.
- 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 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 achieve zoning conformity for the reduced MDS setbacks for both the retained and severed parcels.
4. That the owner achieve zoning conformity for the reduced lot size for both the retained and severed parcels.

CARRIED

Moved by: Deep Basi

Seconded by: Dan Kennedy

8(d). Severance Application B20-21 (D10-SLO) – John Sloat – Part Lot 10, Concession 9, known municipally as 985 Watson Road South, Township of Puslinch.

Proposed severance is 1.05 hectares with 81 meters frontage, vacant land for proposed rural residential use.

Retained parcel is 6.7 hectares with 37 meters frontage, existing and proposed rural residential use with existing dwelling and three sheds.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that an EIS has been done to support the application.
- John Sepulis asked if Jeff Buisman could comment on the MDS calculation.
- Jeff Buisman advised that the required distance is 392 meters because it is a Type A and if it was a Type B and the minimum would be 280 meters.
- John Sepulis asked if the owner of the barn is also the owner of the property.
- Jeff Buisman advised that he is.
- John Sepulis asked if the septic for the existing dwelling is well out of the range of the proposed severed lands.
- Jeff Buisman confirmed that it is close to the existing dwelling.
- There were no further comments or questions.

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 achieve zoning conformity for the retained parcel for the reduced lot frontage.

4. That the owner achieve zoning conformity for the retained parcel for reduced MDS setbacks.

CARRIED

Moved by: Dennis O'Connor

Seconded by: Deep Basi

- 8(e). Severance Application B22-21 (D10-BRI) – Dorothy Briggs c/o David Briggs – Part Lot 20, Concession 4, known municipally as 7004 Concession 4, Township of Puslinch.**

Proposed severance is 35 meters frontage x 115 meters = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 91 meters frontage, existing and proposed rural residential use with existing dwelling, shed & pool. Pool to be removed.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Deep Basi asked if the property is sold, is the severance a loophole to avoid the 5 year requirement.
- Zachary Prince advised that is not the intent, but there is currently no mechanism in place to control that happening.
- John Sepulis asked if the owners of the barn were able to provide comments.
- Zachary Prince advised that they were circulated.
- John Sepulis asked Lynne Banks if any comments were received from the surrounding owners.
- Lynne Banks advised that 7 objection letters were received and they have been put in the Township's file and have been forwarded to the Secretary-Treasurer for the County of Wellington Land Division Committee for their file also.

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 achieve zoning conformity for the reduced MDS setbacks.

CARRIED

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

7. OTHER MATTERS

- None

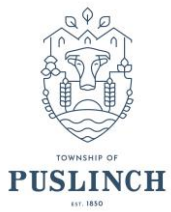
8. CLOSED MEETING

- None

9. NEXT MEETING

- Next Regular Meeting is Tuesday, June 8, 2021 @ 7:00 p.m.

10. ADJOURNMENT



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
MAY 11, 2021
7:00 PM
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Moved by: Paul Sadhra

Seconded by: Deep Basi

That the Planning & Development Advisory Committee is adjourned at 7:58 p.m.

CARRIED