



MINUTES

1. CALL THE MEETING TO ORDER

The November 9, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 8:28 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
Dan Kennedy
Dennis O'Connor
Deep Basi
Paul Sadhra

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

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

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

- October 12, 2021

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, October 12, 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 B87-21 (D10-BAU) – Jane and George Baukham – Part Lot 19, Concession 7, municipally known as 4507 Concession 7, Township of Puslinch.

Proposed severance is 0.68 hectares with 92m frontage, existing agricultural use for proposed rural residential use. Together with easement for shared entrance in favour of severed parcel.

Retained parcel is 39.6 hectares with 216m frontage, existing and proposed agricultural use with existing dwelling, garage, shed & barn.

- Jeff Buisman, agent for the applicant provided an overview of the application.
- There were no comments or questions from the public.
- Dan Kennedy stated that the property seems too low to build on.
- Dennis O'Connor stated that he agrees with Dan Kennedy and asked if there is a possibility that the entrance can be moved to Concession 7 in the future so that the easement can be discontinued.
- Jeff Buisman advised that the easement will be in existence for a while due to Concession 7 being under the control of the MTO.
- Paul Sadhra commented that who is responsible for snow removal and maintenance and what will happen with the easement if one or both properties are sold.
- John Sepulis requested that the County planner comment on the Employment Lands next to the property.
- Zachary Prince advised that the lands to the north are designated as Rural Employment Lands in the County Official Plan and the intent is that it would be an industrial use in the future and would have to go through a zoning by-law amendment.
- John Sepulis noted that he is very concerned about the easement and the shared driveway.
- All Committee members agreed that the following wording be used in the Municipality Comment Form to be sent to the County of Wellington Land Division Committee:

The Committee has difficulty supporting this application because of the shared easement and shared driveway. There are also concerns with the drainage on the property and the close location of the Employment Lands to the property.

CARRIED

Moved by: Deep Basi

Seconded by: Dennis O'Connor

8(b) Severance Application B94-21 (D10-GIL) – Scott and Herminia Gillingham – Part Lot 20, Concession 4, municipally known as 6981 Forestell Road, Township of Puslinch.

Proposed severance is 60m fr x 75m = 0.45 hectares, vacant land for proposed residential use.

Retained parcel is 6.7 hectares with 99m frontage, existing and proposed agricultural and residential use with existing dwelling and sheds.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments 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; 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 safe access to the severed lands can be accommodated to the satisfaction of the Township; 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: Dennis O'Connor

Seconded by: Dan Kennedy

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, December 7, 2021 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

That the Planning & Development Advisory Committee is adjourned at 8:45 p.m.

CARRIED