



MINUTES

1. CALL THE MEETING TO ORDER

The October 12, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:07 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

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

- September 14, 2021

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, August 10, 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 B74-21 (D10-MOU) – Stuart Moulton and Elizabeth Chapman – Part Lot 19 Concession 10, municipally known as 4508 Concession 11, Township of Puslinch.

Proposed severance is 0.4 hectares with 85m frontage, vacant land for proposed rural residential use.

Retained parcel is 3.1 hectares with 62m frontage, existing and proposed rural residential use with existing dwelling, garage & gazebo.

- Jeff Buisman, agent for the applicant provided an overview of the application and noted that the County of Wellington requested that the lands to be severed be relocated to the northeast corner of the property but advised that the owner was not agreeable to moving it and wants to keep it in the original location.
- There were no comments or questions from the public.
- Paul Sadhra asked if an EIS will be required.
- Zachary Prince advised that the application could either be deferred or that a condition can be added that the owner provide an EIS to the satisfaction of the Township and the County of Wellington.
- John Sepulis noted that the Township's Zoning By-law speaks to the environmental overlay and noted that an EIS would most likely be required.
- Dennis O'Connor asked if the proposed lands to be severed were moved to the other side of the property, would MDS be a problem with the neighbouring barn.
- Jeff Buisman advised that it would be difficult and reiterated that the owner would like to keep the lands to be severed at its current location.
- Deep Basi asked if there will be safe access to the property.
- Jeff Buisman advised that he met with the Director of Public Works at the property and he is satisfied that a safe entrance is possible.
- John Sepulis asked what was enclosed within the chain link fence on the property.
- Jeff Buisman advised that he wasn't sure what the purpose was for the fence.
- There were no further 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 provide an Environmental Impact Study (EIS) to the satisfaction of the Township of Puslinch and the County of Wellington, and that the owner shall be responsible for any Township costs associated with the review of the EIS; and further that Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition
4. That servicing can be accommodated on the retained lands to the satisfaction of Township; 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



9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, November 9, 2021 @ 7:00 p.m.

102. ADJOURNMENT

Moved by: Dennis O' Connor

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:22 p.m.

CARRIED