



MINUTES

1. CALL THE MEETING TO ORDER

The August 9, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:11 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
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT

Dan Kennedy

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Jeff Bunn, Deputy Clerk
Joanna Salsberg, Planner, County of Wellington

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, June 14, 2022, 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 B76-22 (D10-CHA) – Maria Charbonneau – Part Lot 7, Concession Gore, municipally known as 6648 Gore Road, Township of Puslinch.

Proposed severance is 44.2m fr x 111.24m = 0.49 hectares, vacant land for proposed rural residential use.

Retained parcel is 2.88 hectares with 159.74m, existing and proposed rural residential use with existing dwelling.

- Jeff Charbonneau, one of the owners of the property, provided an overview of the application.
- John Sepulis reminded the Committee that the minor variance has already been approved for MDS for the barn located to the south of the property.
- Dennis O'Connor noted that the size of the property is 0.49 hectares and not 4 acres as stated by the owner.
- Joanna Salsberg commented that the MDS for the 2016 minor variance for the barn to the south of the property was approved and further noted that the County is also looking at the surrounding barns to check if there will be any conditions for MDS for those barns.
- John Sepulis noted that there are four barns shown on the drawing and noted that it appears that MDS has been met.
- Joanna Salsberg advised that County staff is still reviewing for MDS compliance
- Dennis O'Connor asked if the County will confirm that the 2016 MDS approval for the barn to the south is still satisfied and that there hasn't been any change to the use of the barns.
- Joanna Salsberg advised that the County is doing a review of MDS and will look at the barn to the south and the other surrounding barns.
- John Sepulis asked if another minor variance for further MDS compliance may be required for the other barns
- Joanna Salsberg noted that there may be a requirement for an additional minor variance for MDS compliance.
- John Sepulis noted that a condition should be added noting that a minor variance may be required for MDS for the additional barns and any change of use of existing barns.
- Jeff Charbonneau noted that the 2016 minor variance showed all four barns on sketch and that MDS sheets were submitted to the County with the severance application for their review.
- John Sepulis advised Jeff Charbonneau that the Committee is obligated to point out any concerns the Committee might have.
- Joanna Salsberg noted that the condition regarding MDS or any change of use should be for the barns in the surrounding area.
- 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. 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 safe access to the proposed 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 a minor variance may be required for the severed parcel for any additional barns located on adjacent properties due to any change of use or any new barns

8(b) Severance application B77-22 (D10-RIT) – Cheryl Ritter – Part Lot 15, Concession 10, municipally known as 7726 Maltby Rd E, Township of Puslinch.

Proposed severance is 37.5m fr x 106.45m = 0.4077 hectares, vacant land for proposed rural

residential use.

Retained parcel is 1.4793 hectares with 77.65m frontage, existing and proposed rural residential use with existing dwelling.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.
- There were no questions or comments 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. 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 safe access to the proposed 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.

CARRIED

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, September 13, 2022 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Dennis O'Connor

That the Planning & Development Advisory Committee is adjourned at 7:30 p.m.

CARRIED