



MINUTES

1. CALL THE MEETING TO ORDER

The February 8, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:30 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. The Chair further noted that under Other Matters, Courtenay Hoytfox will be providing a training session to the Committee members regarding the Township's Advertising, Communications and Media Relations Policy.

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, Municipal Clerk
Joanna Salsberg, Planner, County of Wellington

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

- January 11, 2022

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, January 11, 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 B118-21 (D10-DET) – Deterco Builders Inc. c/o Rolf Deter – Part Lot 8, Concession 4, municipally known as 4604 Sideroad 12 N, Township of Puslinch.

Proposed severance is 34m fr x 141m = 0.48 hectares, vacant land proposed for rural residential use.

Retained parcel is 41m fr x 141m = 0.58 hectares, existing agricultural use with existing storage building and concrete structure for proposed rural residential use. Portion of existing storage building to be removed.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Paul Sadhra asked if the primary agriculture designation prohibits a severance.
- Prime Agricultural designation doesn't permit rural severances within that designation and the planning application would not receive planning support for a rural residential severance within the prime agricultural designation.
- Jeff Buisman noted that there were other similar type severance applications to the west of the property and the County Land Division Committee felt the severance were appropriate and approved those severances.
- Dennis O'Connor noted that the large concrete structure is a manure tank and asked if the owner will remove or protect it from the property.
- Jeff Buisman noted that the owner would like to keep it and it will remain until he is told to remove it.
- Dennis O'Connor noted that it is dangerous and poses a risk for someone to fall into.
- John Sepulis noted that the address of the property is inconsistent with the other addresses in the area.
- Jeff Buisman noted that it could be a typo in the application and he will look into it.

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 retained 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 lands to be retained.
4. That the Owner enter into an Agreement with the Township that will allow the owner to keep the accessory structure on the property until the dwelling is completed and the owner has occupancy. A term of the agreement is that the owner will be required to provide a security to the Township which will be returned to the owner once the accessory structure has been demolished.
5. If the barn located on the property is usable for keeping animals, then the owner must provide the MDS calculations to confirm that MDS separation can be met and if separation cannot be met, then the owner will be required to apply for, and obtain approval of, a minor variance; and 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, March 8, 2022 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Deep Basi

That the Planning & Development Advisory Committee is adjourned at 7:41 p.m.

CARRIED