



MINUTES

1. CALL THE MEETING TO ORDER

The June 14, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:10 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
Dan Kennedy
Dennis O'Connor

MEMBERS ABSENT

Paul Sadhra

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

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

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 B56-22 (D10-LIG) – Elaine Ellis; Paul and Tammie Lighthouse – Part Lot 7, Concession Gore, municipally known as 6652 Gore Road, Township of Puslinch.**

Proposed severance is 0.4 hectares with 74.61m frontage, vacant land for proposed rural residential use.

Retained parcel is 1.9 hectares with 10.28m frontage, existing and proposed rural residential and agricultural use with existing dwelling, barn and drive shed.

- Tammie Lightheart, one of the owners of the property, provided an overview of the application.
- Dan Kennedy stated that he has concerns with respect to the elevations on the property and noted that the property might have to be built up.
- Tammie Lightheart advised that there have been no water issues to date.
- Dennis O'Connor asked if the lot line for the severed property can be adjusted so that it is straighter.
- Tammie Lightheart advised that they can try to straighten it more.
- Joanna Salsberg advised the Committee that County Planning staff will be reviewing the application and will be looking for logical lot lines.
- Deep Basi asked if safe access is possible for both lots.
- Lynne Banks advised that at this time the Township's Public Works department has no concerns.
- John Sepulis stated that he has concerns with the low area on the property and concerns with proper drainage. He further noted that the lot line should be cleaned up.
- Dan Kennedy asked if the land is built up then where does all of the water run off to.
- John Sepulis recommended that the Committee introduce conditions to address the drainage concerns.
- 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 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 obtain zoning conformity for the reduced lot frontage for the proposed retained parcel 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.
4. That the owner achieve zoning conformity for the barn located on the retained parcel 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.
5. That the owner provide an adequate drainage plan to the Township, and that the owner be responsible for any Township costs associated with the review of the drainage plan; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

8(b) Severance application B68-22 (D10-HAR) – Marina Harrison – Part Lot 17, Concession Gore, municipally known as 6926 Gore Road, Township of Puslinch.

Proposed lot line adjustment is 5m fr x 165m = 825 square metres (severed 2 on sketch), vacant land to be added to abutting rural residential lot – Gregory and Herta Harvey.

Retained parcel is 17.8 hectares with 342m frontage (severed 1 & retained on sketch), existing and proposed agricultural and rural residential use with existing dwelling, garden suite and accessory buildings.

- Jeff Buisman, 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.

CARRIED

8(c) Severance application B69-22 (D10-HAR) – Marina Harrison – Part Lot 17, Concession Gore, municipally known as 6926 Gore Road, Township of Puslinch.

Proposed severance is 49m fr x 165m = 0.8 hectares (severed 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 17.8 hectares with 293m frontage, existing and proposed agricultural and rural residential use with existing dwelling, garden suite and accessory buildings.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Dan Kennedy remarked that it appears that the Township will be losing another 2 acres of farmland.
- Dennis O'Connor noted that he is satisfied with the MDS.
- There were no further questions or comments from the Committee.

8The 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.

CARRIED

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE

JUNE 14, 2022

7:00 PM

VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, July 12, 2022 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 7:33 p.m.

CARRIED