



## MINUTES

### **1. CALL THE MEETING TO ORDER**

The September 13, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:27 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  
Paul Sadhra

#### **MEMBERS ABSENT**

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#### **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: Paul Sadhra

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, August 9, 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 B107-22 (D10-KNA) – Denise and Robert Knapp – Part Lot 15, Concession 10, municipally known as 7738 Maltby Rd E, Township of Puslinch.**

Proposed severance is 0.40 hectares with 70m frontage, vacant land for proposed rural residential use.

Retained parcel is 15.6 hectares with 285m frontage, existing and proposed agricultural use with existing dwelling.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked what the Hydro easement is for.
- Jeff Buisman advised that it is for a hydro line and confirmed that there isn't one located in the corner of the severed parcel.
- Dan Kennedy asked if Hydro has to sign off on the severance.
- Jeff Buisman advised that they do not have to sign off on the easement.
- 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.

**8(b) Severance application B110-22 (D10-LAN) – Robert Land – Part Lot 14, Concession 4, municipally known as 6841 Forestell Rd, Township of Puslinch.**

Proposed severance is 53m fr x 76m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 17.2 hectares with 121m frontage, existing and proposed agricultural use with existing dwelling and Quonset hut.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the frontage for the retained parcel is just over the required minimum frontage of 120 meters and that he will provide a sketch to confirm the exact frontage of the property. He further noted that there have been several houses built over the years that did not require noise studies and also noted that noise shouldn't be a problem with the locations of the gravel pits in the area.
- Dan Kennedy asked if the noise study going to be based on traffic on Forestell Road or would it be strictly based on gravel pit operations.
- Jeff Buisman stated that if is only because of the gravel pit operations and would like to have the noise study not to include traffic.
- Joanna Salsberg advised that the noise study would be to look at compliance with the MOE noise criteria relative the extractive use and how that noise would impact the residential development. She further advised that there have been other severances on Forestell Road and there were similar concerns raised and that there were requirements and conditions which included a consent agreement with the Township and a noise impact assessment.
- Dan Kennedy asked if there have been complaints over the last few years from people who have built there in the past few years regarding noise.
- Joanna Salsberg advised that she wasn't aware of any noise complaints but that planning staff would look into it prior to the application going to the Land Division Committee.
- Dennis O'Connor asked Jeff Buisman if he has been unable to confirm the number and type of animals in the neighbouring barn.
- Jeff Buisman advised that it's getting harder and harder to get the MDS sheets completed by the owners.

- Paul Sadhra asked Joanna Salsberg to confirm that there were several severances completed on Forestell Road and were there noise study requirements for those severances.
- Joanna Salsberg advised that there were requirements in 2008 and 2012 and that a deferral requested for those severances until the noise study was completed.
- Joanna Salsberg also stated that the other option would be the condition for zoning compliance which allows any requirements from the noise assessment to be reflected in the zoning on the property.
- John Sepulis noted that the Committee will ask that the application be deferred at Land Division until the noise study is complete and satisfactorily reviewed by Township staff.
- Dan Kennedy asked if there are there sound limits to what the noise study would consist of.
- John Sepulis stated that the Ministry has established sound level limits for an aggregate operation at certain distances.
- Joanna Salsberg advised that in the past the condition was added that the noise assessment address MOE noise criteria relative to the extractive used in the area to the satisfaction of the Township.
- Paul Sadhra asked for confirmation that there were no other severances in the area since 2012 and noted that there are a number of newer homes in the area and wants to ensure that the Committee is staying consistent.
- Joanna Salsberg advised that there were severances between 2005 and 2012.
- Paul Sadhra asked if a noise study was required for all of the severances between those dates.
- Joanna Salsberg advised that the severances from 2008 and 2012 did require noise studies and that depending on the date that extraction began on the pit across the road some of the older consents may not have required a noise study.
- John Sepulis asked the Committee if they would like to request to the Land Division Committee that the application be deferred until the Noise Study is completed, provided to the Township and that the Township has it peer reviewed prior to Land Division approval of the application.
- 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 the owner confirm that MDS setbacks are met for the severed parcel, and if not, then the Owner must achieve zoning conformity for the reduced MDS setbacks 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 confirm that the retained parcel meets the zoning requirement for the required 120 metre frontage 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 provide a Noise Study, at their expense, to the satisfaction of the Township to be peer reviewed by the Township's consultant; 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.

5. That the owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review of the Noise Study and that the owner shall be responsible for the Township's third party costs associated with the peer review of the Noise Study; 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.

**8(c) Severance application B112-22 (D10-CHR) – Donna and James Christie – Part Lot 20, Concession 4, municipally known as 4652 Sideroad 20 N, Township of Puslinch.**

Proposed severance is 60m fr x 70m = 0.42 hectares, vacant land for proposed rural residential use.

Retained parcel is 6.7 hectares with 168m frontage, existing and proposed agricultural use with existing dwelling and barn.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- 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 the Owner enter into an Agreement with the Township for the purpose of submitting a Tree Preservation Plan to the Township for the proposed severed parcel, at the Owner's expense, which is to be peer reviewed to the satisfaction of the Township and the County of Wellington, and that the Owner shall be responsible for any Township costs associated with the peer review; 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 the owner obtain zoning conformity for any reduced MDS1 setbacks, if required, for all barns 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.

**8(d) Severance application B117-22 (D10-REI) – Lilian and Alexander Reinfels – Part Lot 19, Concession Gore, municipally known as 6975 Concession 1, Township of Puslinch.**

Proposed severance is 70m fr x 75m = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 37.7 hectares with 341m frontage, existing and proposed agricultural use with existing dwelling, horse run-in and old log cabin.



- Jeff Buisman, agent for the applicant, provided an overview of the application and notes that the owner will be applying for a minor variance for the reduced MDS as there are horses and cattle in the barn so the reduced MDS will most likely be for a reduction to 178 meters from the barn at 6995 Concession 1.
- Dennis O'Connor noted that the MDS will be confirmed through the minor variance.
- John Sepulis asked if the County has experts that attend at barn to determine MDS.
- Joanna Salsberg advised that they don't have anyone who attends properties to calculate MDS, but rely on the guidebook to confirm the calculations.
- 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 the owner obtain zoning conformity for the severed parcel for the reduced MDS1 setbacks 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 obtain zoning compliance for 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.

**CARRIED**

**9. OTHER MATTERS**

- None

**10. CLOSED MEETING**

- None

**11. NEXT MEETING**

- Next Regular Meeting will be held on Tuesday, October 11, 2022 @ 7:00 p.m.

**12. ADJOURNMENT**

Moved by: Paul Sadhra

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:12 p.m.

**CARRIED**