



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
JANUARY 10, 2023
7:00 p.m

MINUTES

1. CALL THE MEETING TO ORDER

The January 10, 2023 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:02 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
Deep Basi
Paul Sadhra

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 CONFLICT OF INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, December 13, 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 B143-22 (D10-GEI) – Audrey Geier – Part Lot 1, Concession 3, municipally known as 4851 Townline Rd, Township of Puslinch.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
JANUARY 10, 2023
7:00 p.m

Proposed severance is 0.64 hectares with 37.5m frontage, vacant land for proposed rural residential use.

Retained parcel is 0.4 hectares with 33.7m frontage, existing and proposed rural residential use with existing dwelling and garage.

- Jennifer Voss, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked if there are any concerns or comments from agencies regarding the overhead hydro lines shown on the severed parcel on the sketch provided by the applicant.
- Jennifer Voss advised that she is not aware of any issues with the hydro lines.
- Dan Kennedy asked if there were any flooding issues with respect to the 30 metre buffer from the wetlands located on the property.
- Jennifer Voss advised that the wetland is considered a provincially significant wetland that requires a 30 meter buffer to protect the wetland feature.
- Dan Kennedy if the lot's proximity to the City of Cambridge would require consultation with the City of Cambridge.
- Joanna Salsberg advised the Committee that the City of Cambridge would be included in the circulation of the consent application by the County of Wellington for any comments they might have regarding the application.
- Dennis O'Connor asked if there is an easement in place for the overhead hydro lines.
- Jennifer Voss advised that there is currently no easement in place and she is not sure who the owner is for the lines.
- Joanna Salsberg advised that Hydro One is usually the owner of the lines but she will confirm who was circulated and if there were any comments or concerns received that would impact the lines.
- John Sepulis stated that a condition be added to the comments that the owner provide confirmation that Hydro One or the current owner of the hydro has no concerns.
- Paul Sadhra asked if the County planning has any concerns regarding the irregular shape of the proposed severed and retained lot lines.
- Joanna Salsberg advised that there are certain criteria that is looked at for a severance and that the County will be recommending a regularized lot line.
- Paul Sadhra asked that a condition be added with respect to the lot lines.
- John Sepulis asked if there are any shipping containers on the property.
- Jennifer Voss advised that the owner has indicated that there are storage bins on the property.
- Lynne Banks advised that the owner has confirmed in an email that there are 2 sea cans located on the back of the property.
- John Sepulis asked if the containers were in compliance with the Township's zoning by-law.
- Lynne Banks advised that this would be confirmed when a zoning review is done for the property.
- Joanna Salsberg noted that the County would ask the applicant to confirm the information for the zoning compliance and that a condition can be added to confirm zoning compliance for the shipping containers.
- 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.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
JANUARY 10, 2023
7:00 p.m

2. If the County of Wellington Land Division Committee requires the lot line between the severed and retained lands to be regularized, the Owner will need to obtain zoning compliance for the reduced lot area of the retained parcel; 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. If the County of Wellington Land Division Committee requires the lot line between the severed and retained lands to be regularized, the Owner will be required to provide a Hydrogeological Study, at the Owner's expense, to the Township of Puslinch for the purpose of a peer review by the Township's Hydrogeologist; 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 shall be required to enter into an agreement with the Township for the purpose of having the Hydrogeological Study peer reviewed to the satisfaction of the Township of Puslinch and that the owner shall be responsible for any Township costs associated with the review of the Hydrogeological Study; 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.
5. That the Owner obtain zoning compliance for the garage located on the retained parcel to ensure that it meets the maximum permitted lot coverage for accessory buildings to the satisfaction of the 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.
6. That the owner obtain zoning compliance for the shipping containers located on the retained lands to the satisfaction of the 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.
7. That the owner confirm the well type (drilled/dug) on the lands to be retained to the satisfaction of the 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.
8. That the owner confirm that Hydro One or the owner of the hydro lines has no concerns with the overhead hydro lines on the severed lands, and/or if there is an existing easement to the satisfaction of the 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.
- 9.. That the owner confirm the soil permeability in the area of the future septic bed to ensure it can be serviced by septic within the envelope proposed to the satisfaction of the 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

8(b) Severance application B146-22 (D10-KAN) – Baljit, Harbir and Gurmukh Kang – Part Lot 9, Concession 1, municipally known as 6705 Concession 2, Township of Puslinch.

Proposed severance is 70m fr x 127 m = 0.9 hectares, vacant land for rural residential use.

Retained parcel is 39.5 hectares with 175m frontage, existing and proposed agricultural use with existing dwelling, garage and shed. Drive shed and barn to be removed.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or concerns from the Committee.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
JANUARY 10, 2023
7:00 p.m

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 barn and driveshed located on the retained parcel be removed 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, February 14, 2023 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 7:27 p.m.

CARRIED