

MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Zachary Prince, Planner, County of Wellington
Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited

1 - 6. COMMITTEE OF ADJUSTMENT

- See December 10, 2019 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:03 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

8. DISCLOSURE OF PECUNIARY INTEREST

- None

9. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, November 12, 2019, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

- None

12. LAND DIVISION

12(a) Severance Application B76/19 (D10/RAS) – Rasmussen, Frank and Eaglesham, Dora, Part Lot 27, Concession Gore, municipally known as 7189 Concession 1, Puslinch.

Proposed severance is 44.2 metres frontage x 95 metres = 0.419 hectares, vacant land for proposed rural residential use.

Retained parcel is 16.63 hectares with 28.79 metres frontage, existing and proposed rural residential use with existing house and two storage sheds.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application and noted that the proposed severance is not impacted by the natural environment features, and further advised that the remainder of the property is impacted by the natural environment features. She also confirmed with the Township roads department that the site lines are appropriate and that Hamilton Conservation has no concerns with the proposed severance. She also advised that there is no opportunity for active agricultural activity on the property.
- Dennis O'Connor asked if MDS calculations were done, and if so, why there were not provided with the application.
- Nancy Shoemaker advised that with respect to the barn on the abutting property to the west, there was a previous severance affecting that property and it was shown that the barn was not capable of holding any animals and that there were no stalls for any animals. She further advised that the other barn had previous MDS calculations done and they were 113 meters and that the owner is over 228 metres from the barn as shown on the plan attached to the severance application.
- Zach Prince noted that the MDS calculation sheets are with the County for the severance and are approved by the County.
- John Sepulis asked that the County send the MDS sheets to the Township for this and all applicable applications.
- John Sepulis further inquired why the property wasn't "squared off" on the sketch.
- Nancy Shoemaker advised that she has been told not to exceed 0.4 metres as per the Township's Zoning By-law for previous severances so she tried to keep it at 0.4 metres.
- John Sepulis asked what the clearances are to the septic bed setbacks.
- Nancy Shoemaker advised that the setbacks are 10.6 meters and 56.0 metres, so the tile bed is at least 25.0 metres from the lot line.
- There were no further questions or comments.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

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; 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 the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; 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

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
DECEMBER 10, 2019
7:00 PM
COUNCIL CHAMBERS

- Next Regular Meeting Tuesday, January 14, 2020 @ 7:00 p.m.

16. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:12 p.m.

CARRIED