



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
SEPTEMBER 12, 2023 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**MINUTES**

**DATE:** September 12, 2023  
**MEETING:** Following Committee of Adjustment

The September 12, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:16 p.m. via electronic participation and in-person at 23 Brock Rd S, Puslinch.

**1. CALL THE MEETING TO ORDER**

**2. ROLL CALL**

**ATTENDANCE:**

**PRESENT:**

Councillor John Sepulis, Chair  
Jeffrey Born  
Dennis O'Connor  
Chris Pickard  
Paul Sadhra

**ABSENT:**

None

**STAFF IN ATTENDANCE:**

Lynne Banks, Secretary/Treasurer  
Laura Emery, Communications and Committee Coordinator  
Zachary Prince, Senior Planner, County of Wellington  
Asavari Jadhav, Planner, County of Wellington

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**



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**Resolution No. 2023-082:**

Moved by Committee Member Dennis O'Connor and  
Seconded by Committee Member Chris Pickard

**That the Committee approves the September 12, 2023 Agenda as circulated.**

**CARRIED.**

**5. DISCLOSURE OF CONFLICT OF INTEREST:**

None

**6. DELEGATIONS**

None

**7. CONSENT AGENDA**

**7.1 Approval of the Minutes**

7.1.1 September 12, 2023

**Resolution No. 2023-083:**

Moved by Committee Member Paul Sadhra and  
Seconded by Committee Member Jeff Born

**That the Planning and Development Advisory Committee approves the Minutes from the meeting held August 9, 2023**

**CARRIED.**

**7.2 Other Consent Items**

None

**8. NOTICE OF PUBLIC MEETINGS/HEARINGS**

None

**9. REPORTS**

**9.1. LAND DIVISION (CONSENTS)**



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**9.1.1 Severance Application B62-23 (D10-DAM) – Flavia Damaren – Part Lot 10, Concession 10, municipally known as 218 Hume Road, Township of Puslinch. #**

Proposed severance is 45 meters frontage x 180 meters = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.3 hectares with 55.58 meters frontage, existing and proposed rural residential use with existing house, shop and pool.

**Resolution No. 2023-084:** Moved by Committee Member Paul Sadhra and  
Seconded by Committee Member Jeff Born

**That the Committee supports Severance Application B62-23 subject to the following condition(s):**

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 an EIS is provided to the Township for the purpose of a peer review 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.
3. That the Owner enter into a Development Agreement with the Township of Puslinch for the purpose of the peer review of the EIS to include third party cost recovery; 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**

**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**

None



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**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

None

**13. ADJOURNMENT**

**Resolution No. 2023-085**

Moved by Committee Member Dennis O'Connor and  
Seconded by Committee Member Chris Pickard

**That the Planning and Development Advisory Committee hereby adjourns at 7:27 p.m.**

**CARRIED.**