



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 11, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: April 11, 2023
MEETING: Following Committee of Adjustment

The April 11, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 8:00 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
Chris Pickard
Jeffrey Born
Dennis O'Connor

ABSENT:

Paul Sadhra

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Courtenay Hoytfox, Municipal Clerk
Joanna Salsberg, Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-031:

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



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That the Committee approves the April 11, 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 March 14, 2023

Resolution No. 2023-032:

Moved by Committee Member Jeffrey Bornand
Seconded by Committee Member Chris Pickard

That the Planning and Development Advisory Committee approves the Minutes from the meeting held March 14, 2023

CARRIED.

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

Lynne Banks advised that an Open House/Public Meeting will be held in-person and as a virtual meeting on April 18th beginning at 6:00 p.m. for the property known municipally as 128 Brock Rd. S. She further noted that the statutory Public Meeting has already been held.

9. REPORTS

9.1 LAND DIVISION (CONSENTS)



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9.1.1 Severance application B17-23 (D10-JEF) – Jefferson Farms Ltd. c/o Tom and Robert Jefferson – Plan 131, Part Lot 5 West of the Blind Line, municipally known as 86 Farnham Rd, Township of Puslinch.

Proposed severance is 50m fr x 85m = 0.42 hectares, vacant land for proposed rural residential use.

Retained parcel is 32.6 hectares with 286m frontage, existing and proposed agricultural use with existing dwelling, pool, old barn and various accessory buildings.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- John Sepulis asked if it would be a problem the Committee requests that the application be deferred until a Noise/Vibration Study is completed.
- Joanna Salsberg advised that the railway did provide comments but did not request any conditions for a Noise/Vibration Study. She further noted that County Planning staff have reached out to the Guelph Junction Railway to see if the study is something they might require.
- Courtenay Hoytfox advised that since the property is beyond the distance required for a Noise/Vibration Study, however the railway did provide warning clauses for any potential owner.
- Lynne Banks read the draft conditions for the Committee's information.

Resolution No. 2023-033

Moved by Committee Member Jeffrey Born and
Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B17-23 subject to the following conditions:

- 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.**



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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 compliance for the multiple accessory buildings located on the retained lands to prohibit livestock, 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.
4. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the severed lands, regarding the Guelph Junction Railway located near the property, advising any potential purchaser of 24 hour and weekend railway operations, no whistle cessation in place, possible early morning maintenance and capital projects occurring pending freight train schedule and advise of no trespassing on railway property.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2023-034:

Moved by Committee Member Jeffrey Born and
Seconded by Committee Member Dennis O'Connor

That the Planning and Development Advisory Committee hereby adjourns at 8:13 p.m.

CARRIED.