



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 9, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: May 9, 2023
MEETING: Following Committee of Adjustment

The May 9, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:19 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:

Dennis O'Connor, Acting Chair
Paul Sadhra
Jeffrey Born

ABSENT:

Councillor John Sepulis
Chris Pickard

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Courtenay Hoytfox, Municipal Clerk
Lisa Madden, Communications & Committee Coordinator
Zachary Prince, Senior Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-040:

Moved by Committee Member Paul Sadhra and



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Seconded by Committee Member Jeff Born

That the Committee approves the May 9, 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 April 11, 2023

Resolution No. 2023-041:

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 April 11, 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 B28-23 (D10-AUG) – Susan and Jerry Auger – Part Lot 10, Concession 10, municipally known as 164 Hume Road, Township of Puslinch. Proposed severance is 1.2 hectares with 16m frontage, vacant land for proposed rural residential use.

Retained parcel is 6.4 hectares with 128m frontage, existing and proposed rural residential use with existing dwelling, septic and well.

- Hugh Handy, agent for the applicant, provided an overview of the application.
- Jeff Born noted that the entrance is narrow and asked if hydro and gas services would be difficult to get to the residence.
- Zachary Prince noted that it isn't too narrow for a driveway and would allow for hydro and gas services.
- Paul Sadhra noted that he would like to have assurance that there is safe entrance to the severed lands.

Resolution No. 2023-042:

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

That the Committee supports Severance Application B28-23 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.
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 reduced lot frontage for the proposed severed 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



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4. That the Environmental Impact Study (EIS) provided by the owner be peer reviewed to the satisfaction of the Township of Puslinch and the County of Wellington, and that the owner shall be responsible for any Township costs associated with the review of the EIS; 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 enters into a Development Agreement with the Township of Puslinch for the purpose of peer review of the Environmental Impact Study to ensure compliance with the EIS including cost recovery, ensuring the building envelope complies with the EIS mitigation for tree loss and other items deemed necessary by 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

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

11.1 Report PDAC-2023-001 – Finance and Budget Training

- Mary Hasan, Director of Finance provided the Committee with an overview of the report.

12. ADJOURNMENT

Resolution No. 2023-043:

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

That the Planning and Development Advisory Committee hereby adjourns at 7:42 p.m.

CARRIED.