



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
NOVEMBER 14, 2023 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**MINUTES**

**DATE:** November 14, 2023  
**MEETING:** Following Committee of Adjustment

The November 14, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order was held on the above date and called to order at 7:38 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

**1. CALL THE MEETING TO ORDER**

**2. ROLL CALL**

**ATTENDANCE:**

**PRESENT:**

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

**ABSENT:**

None

**STAFF IN ATTENDANCE:**

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

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2023-098:**

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



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**That the Committee approves the November 14, 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 October 10, 2023

**Resolution No. 2023-099:**

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 October 10, 2023.**

**CARRIED.**

**7.2 Other Consent Items**

None

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

None

**9. REPORTS**

**9.1. LAND DIVISION (CONSENTS)**

**9.1.1 Severance Application B65-23 (D10-PIC) – Picard Peanuts Ltd. – c/o James Picard**  
– Part Lot 30, Concession 7, municipally known as 22 Queen St., Township of Puslinch. ≠  
Proposed lot line adjustment is 1878.87 square meters with no frontage (Part 1 on  
sketch), vacant land to be added to abutting commercial property – 20 Queen St.; Pang-  
Yu Holding Company Inc. (Part 3 on sketch).



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Retained parcel is 6256.57 square meters with 43.4 meters frontage, existing and proposed commercial use with existing retail store (Part 2 on sketch).

**Resolution No. 2023-100:**

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

**That the Committee supports Severance Application B65-23 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.

**CARRIED**

**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**

None

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

None

**12. ADJOURNMENT**

**Resolution No. 2023-101**

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

**That the Planning and Development Advisory Committee hereby adjourns at 7:54 p.m.**

**CARRIED.**