



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
OCTOBER 10, 2023 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**MINUTES**

**DATE:** October 10, 2023  
**MEETING:** Following Committee of Adjustment

The October 10, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:10 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:**

Chris Pickard, Acting Chair  
Dennis O'Connor  
Paul Sadhra  
Jeffrey Born

**ABSENT:**

Councillor John Sepulis

**STAFF IN ATTENDANCE:**

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

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2023-089:**

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



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**That the Committee approves the October 10, 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. 2023-090:**

Moved by Committee Member Paul Sadhra and  
Seconded by Committee Member Dennis O'Connor

**That the Planning and Development Advisory Committee approves the Minutes from the meeting held September 12, 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 B28-23 - REVISED (D10-AUG) – Susan & Jerry Auger – Part Lot 10, Concession 10, municipally known as 164 Hume Road, RR#1, Township of**



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Puslinch.≠

Proposed severance is 1.18 hectares with 16 meters frontage, vacant land for proposed rural residential use.

Retained parcel is 6.49 hectares with 128 meters frontage, existing and proposed rural residential use with existing dwelling, septic and well.

**Resolution No. 2023-091:** Moved by Committee Member Jeff Born and  
Seconded by Committee Member Paul Sadhra

**That the Committee supports Severance Application B28-23 (Revised) 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 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.
4. That the Owner obtain zoning compliance for the reduced MDS setback from the severed lot; 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



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**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

11.1. Committee Memo – Training Opportunity – Property Standards Appeals

- Lynne Banks provided an overview of the Property Standards Appeals training course that several of the Committee Members and Township Staff attended on September 14, 2023 at Guelph Eramosa.

**13. ADJOURNMENT**

**Resolution No. 2023-092**

Moved by Committee Member Dennis O'Connor and  
Seconded by Committee Member Paul Sadhra

**That the Planning and Development Advisory Committee hereby adjourns at 7:34 p.m.**

**CARRIED.**