



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
JULY 11, 2023
7:00 p.m.

Register in advance:

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AGENDA

PLANNING & DEVELOPMENT ADVISORY COMMITTEE:

≠ Denotes resolution prepared

- 1. Call the Meeting to Order (Opening Remarks)**
- 2. Roll Call**
- 3. Moment of Reflection**
- 4. Confirmation of Agenda ≠**
- 5. Disclosure of Conflict of Interest**
- 6. Delegations**
 - 6.1 Specific Interest (Items Listed on the Meeting Agenda)**
 - 6.2 General Interest (Items Not Listed on the Meeting Agenda)**
- 7. Consent Agenda**
 - 7.1 Approval of Minutes ≠**
 - 7.1.1 June 13, 2023**



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23 BROCK RD S, PUSLINCH
JULY 11, 2023
7:00 p.m.

- 7.2 Other Consent Items**
- 8. Notice of Public Meetings/Hearings**
- 9. Reports**
 - 9.1 Land Division (Consents)**
 - 9.2 Zoning By-Law Amendment Applications**
- 10. Correspondence**
 - 10.1 (Items Referred by Council for Committee Comments)**
- 11. New Business**
 - 11.1 Planning and Development Committee Report 2023-002 – Proposed 2024 Meeting Dates**
- 12. Adjournment #**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 13, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: June 13, 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:

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

ABSENT:

Jeffrey Born

STAFF IN ATTENDANCE:

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

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-049:

Moved by Committee Member Dennis O'Connor and



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Seconded by Committee Member Chris Pickard

That the Committee approves the June 13, 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 May 9, 2023

Resolution No. 2023-050:

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

That the Planning and Development Advisory Committee approves the Minutes from the meeting held May 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 B35-23 (D10-MCQ) – Beverly McQuain – Part Lot 321, Concession 8, municipally known as 107 Queen Street, Township of Puslinch.

Proposed lot line adjustment is 4980 square meters with 60 meter frontage, existing urban residential land to be added to abutting parcel for future development – Tiffany Development Corp.

Retained parcel is 2716 square meters with 37 meters frontage, existing and proposed urban residential use with existing dwelling.

Resolution No. 2023-051:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B35-23 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 the Owner apply for, and receive, a minor variance for the lands to be retained for the reduced lot frontage; 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 demonstrate to the satisfaction of the Township that there will be no negative impact on the woodland or its ecological functions; 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 severed parcel be reduced from 0.4 ha (1 acre) to 0.30 ha (0.75 acre) to protect any future use of the woodlot; and further that the Township file with the Secretary-



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Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9.1.2 Severance application B40-23 (D10-BED) – Mher Bedirian & Niki Symeonidou –
Part Lot 5, Concession 3, municipally known as 6598 Wellington Rd. 34, Cambridge.

Proposed lot line adjustment is 46 meters frontage x 90 meters = 0.4 hectares, vacant land to be added to abutting rural residential lot – Steven & Lisa Mai.

Retained parcel is 7.6 hectares with 381 meters frontage, existing and proposed rural residential use agricultural use with existing dwelling.

Resolution No. 2023-052: Moved by Committee Member Dennis O'Connor and
Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B40-23 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 the existing accessory structures located on both the retained and severed parcels be removed 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 identify the location of the existing septic system located on the retained lot to ensure that the new property line is at least 3 meters from the existing septic



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system; 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 a Hydrogeological Study for the retained parcel be provided to the Township by the owner for the purpose to 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 Hydrogeological Study; 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 enter into a Development Agreement with the Township of Puslinch for the purpose of the peer review of the Hydrogeological Study to include third party cost recovery; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6. That the Owner obtain zoning compliance for both the retained and severed parcels 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.
7. That the Owner provide confirmation to the Township that there is approved access to the retained 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.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

- 8.1 **Planning and Development Advisory Committee Report 2023-002 - 2022-2026
Planning and Development Advisory Committee Goals and
Objectives #**



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- Courtenay Hoytfox, Municipal Clerk, provided an overview of the Report
- The Committee members asked for the following to be added to the goals/objectives:
 - That a training schedule for by-laws and include “and associated indexing”.
 - That the Committee mainin a list of any issues that can be included in any housekeeping by-law amendments.
 - There are two Sub-Committees required and Committee members Chris Pickard and Dennis O’Connor will form the first Sub-Committee, and Committee members Paul Sadhra and Jeff Born will form the second Sub-Committee.

Resolution No. 2023-053:

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

That Report 2023-003 be approved and the new Sub-Committees will consist of Chris Pickard and Dennis O’Connor as the first Sub-committee and Paul Sadhra and Jeff Born will be the second Sub-Committee.

CARRIED.

12. ADJOURNMENT

Resolution No. 2023-054:

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

That the Planning and Development Advisory Committee hereby adjourns at 8:14 p.m.

CARRIED.



REPORT PDAC - 2023-002

TO: Planning and Development Advisory Committee

PREPARED BY: Lynne Banks, Development and Legislative Coordinator

PRESENTED BY: Lynne Banks, Development and Legislative Coordinator

MEETING DATE: July 11, 2023

SUBJECT: Proposed 2024 Planning and Development Advisory Committee Meeting Schedule

RECOMMENDATIONS

That staff report PDAC-2023-002 regarding the Proposed 2024 Planning and Development Advisory Committee Meeting Schedule be received for information; and further,

That the 2024 Planning and Development Advisory Committee Meeting Schedule be approved as presented.

Purpose

The purpose of this report is to provide the Planning and Development Advisory Committee (PDAC) with the proposed 2024 Committee Meeting Date Schedule.

Background

The PDAC Committee Terms of Reference state that the Committees meet monthly on the second Tuesday of each month at 7:00 p.m., or another time mutually agreed upon by the Committees, and as many additional times as the Committees deem necessary.

Comments

Below are the proposed dates for the 2024 PDAC Committee Meetings:

2024 Meeting Dates
Tuesday January 9, 2024 @7p.m.
Tuesday February 13, 2024 @7p.m.
Tuesday March 12, 2024 @7p.m

Tuesday April 9, 2024 @7p.m.
Tuesday May 14, 2024 @7p.m.
Tuesday June 11, 2024 @7p.m.
Tuesday July 9, 2024 @7p.m.
Tuesday August 13, 2024 @7p.m.
Tuesday September 10, 2024 @7p.m.
Tuesday October 8, 2024 @7p.m.
Tuesday November 12, 2024 @7p.m.
Tuesday December 10, 2024 @7p.m.

Financial Implications

None

Applicable Legislation and Requirements

None

Attachments

None