



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 12, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: November 12, 2024
MEETING: Following Committee of Adjustment

The November 12, 2024 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:00 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
Amanda Knight
Chris Pickard
Paul Sadhra

ABSENT:

Kim McCarthy

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-046:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Amanda Knight

That the Committee approves the November 12, 2024 PDAC Agenda as circulated.



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CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

**7.1 Approval of the Minutes
October 8, 2024**

Resolution No. 2024-047:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Amanda Knight

That the Planning and Development Advisory Committee approves the Minutes from the meeting held October 8, 2024.

CARRIED

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

Public Meeting – November 27, 2024:

Zoning By-law Amendment – 86 Farnham Road

Zoning By-law Amendment - 1873 Townline Road

Zoning By-law Amendment - 4438 Watson Road South

9. REPORTS

9.1. LAND DIVISION (CONSENTS)

9.1.1 Severance Application B95-24 (D10-SNY) Estate of Stanford Snyder – Part Lot 16, Concession 2, municipally known as 4429 Wellington Rd. 35., Township of Puslinch. ≠

Proposed severance is 40.2 meter frontage x 106 meters = 0.4 hectares, vacant land for proposed rural residential use.



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Retained parcel is 38 hectares with 286 meter frontage, existing and proposed agricultural use with existing house, barn & 3 outbuildings.

Resolution No. 2024-048:

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

That the Committee supports Severance Application B95-24 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 obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; 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 any fees incurred by the Township of Puslinch 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.
4. That the applicant provides a predevelopment site plan denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence and also provide dimensions to illustrate compliance with setback requirements, 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.



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5. That the dimensions of the septic beds and wells located on the neighbouring properties be identified on the plans, to the satisfaction of the Township, to ensure there is no future conflict with any proposed development of the retained and/or severed parcel; 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

9.1.2 Severance Application B90-24 (D10-CRA) – Brian Crawley – Part Lot 16, Concession 4, municipally known as 6890 Concession 4., Township of Puslinch. ≠

Proposed severance is 59.75 meters frontage x 67 meters = 4000.7 square meters (Part 1 on sketch), existing vacant land for proposed rural residential use.

Retained parcel is 10.55 hectares with 206.63 meters frontage, existing and proposed poultry operation and residence with existing chicken barn, Quonset building and dwelling (Part 2 on sketch)

Resolution No. 2024-049:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Amanda Knight

That the Committee supports Severance Application B90-24 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 any fees incurred by the Township of Puslinch 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 letter of clearance of this condition.



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3. That the owner obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; 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 applicant provides a predevelopment site plan denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence and also provide dimensions to illustrate compliance with setback requirements, 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.
5. That the dimensions of the septic beds and wells located on the neighbouring properties be identified on the plans, to the satisfaction of the Township, to ensure there is no future conflict with any proposed development of the retained and/or severed parcel; 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

9.1.3 Severance Application B97-24 (D10-BRE) – Elizabeth Brenchley – Part Lot 7, Concession 10, municipally known as 603 Arkell Road, Township of Puslinch. ≠

Proposed severance is 44 meters frontage x 45 meters = 0.19 hectares, existing and proposed rural residential use. Existing garage and pool to be removed.

Retained parcel is 0.36 hectares with 20 meters frontage, existing and proposed rural residential use with existing dwelling. Existing shed to be removed.

Resolution No. 2024-050:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Amanda Knight



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That the Committee supports Severance Application B97-24 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 obtains zoning conformity for both the retained and severed parcels including but not limited to items 2.1, 2.2 and 2.3 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.
 - 2.1 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot frontage.
 - 2.2 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot area.
 - 2.3 Apply for, and receive approval of, a minor variance for the severed parcel for the reduced lot area.
3. That the owner apply for, and receive approval of, a demolition permit to remove the garage and pool on the severed lands 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 any fees incurred by the Township of Puslinch 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.
5. That the applicant convey a 3 meter road widening along the frontage of the severed parcel on Watson Rd. S. to the Township, and to the satisfaction of the



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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.

6. That the applicant provides a predevelopment site plan denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence and also provide dimensions to illustrate compliance with setback requirements, 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 dimensions of the septic beds and wells located on the neighbouring properties be identified on the plans, to the satisfaction of the Township, to ensure there is no future conflict with any proposed development of the retained and/or severed parcel; 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.

That the applicant provide confirmation that the water quantity and quality are sufficient for development of the proposed retained, and/or severed, property 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

CARRIED

9.1.4 Severance Application B94-24 (D10-SNY) – Estate of Stanford Snyder – Part Lot 15, Concession 5, municipally known as 339 Downey Road, Township of Puslinch. ≠

Proposed severance is 1.6 hectares with 14 meters frontage, existing and proposed rural residential use with 2 existing dwelling units.

Retained parcel is 46.8 hectares with 1012 meters frontage, existing and proposed agricultural use.



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Resolution No. 2024-051:

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

That the Committee supports Severance Application B94-24 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 obtain zoning conformity for both the retained and severed parcels including, but not limited to, items 2.1 and 2.2 and 2.3 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.
 - 2.1 Apply for, and receive approval of, a minor variance for the severed parcel for the reduced lot frontage.
 - 2.2 Apply for, and receive approval of, to rezone the retained parcel to prohibit a residential use.
 - 2.3 Apply and receive approval for the severed parcel to permit two dwelling units.
3. That the owner obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; 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 any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch



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file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

5. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements; 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.
6. That the owner apply for, and receive approval of, a demolition permit to remove the barn and driveshed located on the proposed retained lands 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 dimensions and distances of the septic beds and wells located on the neighbouring properties, if applicable, be identified on the plans to ensure there is no future conflict with any proposed development of the retained and/or severed parcel 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.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

9.3 Staff Reports

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT



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Resolution No. 2024-052

Moved by Committee Member Amand Knight and
Seconded by Committee Member Chris Pickard

That the Planning and Development Advisory Committee hereby adjourns at 7:46 p.m.

CARRIED.