



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 13, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: August 13, 2024

MEETING: Following Committee of Adjustment

The August 13, 2024 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:32 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:

None

STAFF IN ATTENDANCE:

Justine Brotherston, Interim Clerk
Mehul Safiwala, Junior Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-032:

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

That the Committee approves the August 13, 2024 PDAC Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:



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None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 Approval of the Minutes

May 14, 2024

Resolution No. 2024-033:

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 May 14, 2024.

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 B62-24 (D10-NIC) – Brian Nichols – Part Lot 3, Concession 4, municipally known as 6637 Roszell Rd., Township of Puslinch. ≠

Proposed severance is 0.44 hectares with 47m frontage, existing and proposed rural residential use with existing barn.

Retained parcel is 3.1 hectares with 60m frontage, existing and proposed rural residential use with existing dwelling.

Resolution No. 2024-034:

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



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That the Committee supports Severance Application B62-24 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; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the owner is required to obtain zoning conformity including, but not limited to the following items 2.1 and 2.2; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
 - 2.1 That the owner apply for, and receive approval of, a minor variance to obtain zoning conformity for the severed parcel for the reduced MDS1 setbacks to the satisfaction of the Township.
 - 2.2 That the zoning compliance for the proposed severed parcel be demonstrated to the satisfaction of the Township.
3. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the proposed severed parcel advising any potential purchaser of possible excessive noise from the aggregate operation located at 6618 Roszell Road; 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 owner obtain a building permit to relocate the septic system on to the retained property and decommission the original, 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 any fees incurred by the Township of Puslinch for the review of this application and any supporting materials will be the responsibility of the applicant to be formally outlined through a development agreement as required; and further, that the Township of



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

6. That servicing can be accommodated for both the retained and severed parcels 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.
7. That the barn located on the proposed severed parcel be removed 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.
8. That the owner provide a site plan drawing to the Township for its review, to demonstrate that viable development can occur on the proposed severed parcel 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.

CARRIED

9.1.2 Severance Application B61-24 (D10-FLE) – Philip and Sheila Fletcher – Part Lot 8, Concession 2, municipally known as 6681 Ellis Rd., Township of Puslinch. ≠

Proposed lot line adjustment is 0.34 hectares with no frontage, outdoor storage area with cell tower to be added to abutting parcel - Collaborative Structures Capital Holdings Ltd.

Retained parcel is 0.81 hectares with 70m frontage, existing and proposed rural residential use with existing dwelling & shed.

Resolution No. 2024-035:

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

That the Committee supports Severance Application B61-24 subject to the following condition(s):



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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 approval of a zoning by-law amendment application to rezone the severed parcel to site specific zoning (A [sp-77]), 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 apply for, and receive approval of a site plan agreement amendment to include the storage structure(s) on the proposed severed parcel as part of the current site plan agreement for the property located at 6683 Ellis Road, to the satisfaction of the Township; and
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.

CARRIED

9.1.3 Severance Application B53-24 (D10-SIM) – William and Margaret Sims – Part Lot 29, Concession 1, municipally known as 4238 Concession 7, Township of Puslinch. #

Proposed severance is 0.44 hectares with 53m frontage, existing vacant land for proposed rural residential use.

Retained parcel is 20.1 hectares with 68m frontage, existing and proposed agricultural use with existing dwelling and garage.



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Resolution No. 2024-036:

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

That the Committee supports Severance Application B53-24 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 including, but not limited to item 2.1 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.
3. That servicing can be accommodated for the proposed 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.
4. That any fees incurred by the Township of Puslinch for the review of this application and supporting materials will be the responsibility of the applicant to be formally outlined through a development agreement as required; 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



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None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2024-037

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

That the Planning and Development Advisory Committee hereby adjourns at 8:00 p.m.

CARRIED.