



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

**MINUTES**

**DATE:** February 13, 2024  
**MEETING:** Following Committee of Adjustment

The February 13, 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  
Chris Pickard  
Paul Sadhra

**ABSENT:**

Jeffrey Born

**STAFF IN ATTENDANCE:**

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

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2024-007:**

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



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**That the Committee approves the February 13, 2024 Agenda and receives the reports as corrected and circulated; and**

**That the Committee approves the addition to the agenda as follows:**

**Consent Item 7.2 Committee questions and staff responses regarding the February 13, 2024 PDAC Agenda.**

**CARRIED**

**5. DISCLOSURE OF CONFLICT OF INTEREST:**

None

**6. DELEGATIONS**

None

**7. CONSENT AGENDA**

**7.1 Approval of the Minutes**

7.1.1 January 9, 2024

**Resolution No. 2024-008:**

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

**That the Planning and Development Advisory Committee approves the Minutes from the meeting held January 9, 2024.**

**CARRIED**

**7.2 Other Consent Items**

None

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

None

**9. REPORTS**



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**9.1. LAND DIVISION (CONSENTS)**

**9.1.1 Severance Application B62-23 (revised) (D10-DEM) – Flavia Demaren – Part Lot 10, Concession 10, municipally known as 218 Hume Rd., Township of Puslinch. ≠**

Proposed severance is 45 meters frontage x 95 meters = 0.43 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 56 meters frontage, existing and proposed rural residential use with existing house, shop and pool.

**Resolution No. 2024-009:**

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

**That the Committee supports (revised) Severance Application B62-23 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 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 enter into a Development Agreement with the Township of Puslinch for the purpose of recovery of the Township's third party costs in relation to any of the Township's conditions, including the peer review of the submitted EIS Brief; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.



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4. That the EIS Brief prepared by Aboud & Associates Inc. that was provided to the Township be peer reviewed by one of the Township of Puslinch consultant ecologists to the satisfaction of the Township of Puslinch and the County of Wellington; 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 B109-23 (D10-HUS) - Lorraine & Kurt Huschka – Part Lot 6, Concession 3, municipally know as 4487 Wellington Rd. 32, Township of Puslinch. ≠**

Proposed severance is 0.56 hectares with 80m frontage, existing vacant land for proposed rural residential use.

Retained parcel is 19.2 hectares with 500m frontage, existing and proposed agricultural use with existing dwelling, old barns, garage and sheds.

**Resolution No. 2024-010:**

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

**That the Committee supports Severance Application B109-23 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 enter into a Development Agreement with the Township of Puslinch for the purpose of recovery of the Township's third party costs in relation to any of the Township's conditions; and further that the Township file with the



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

**CARRIED**

**9.1.3 Severance Application B1-24 (D10-GAL) – Gallo Contracting Limited – c/o Joseph Gallo – Part Lot 30, Concession Gore, municipally known as 4010 Concession 7, Township of Puslinch. ≠**

Proposed severance is 45m fr x 90m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 8.4 hectares with 136m frontage, existing and proposed residential and business use with existing dwelling/shop, office and various bins and storage containers.

**Resolution No. 2024-011:**

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

**That the Committee supports Severance Application B1-24 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 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 enter into a Development Agreement with the Township of Puslinch for the purpose of recovery of the Township's third party costs in relation



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to any of the Township's conditions; 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 site plan agreement registered as Instrument Number WC675759 is to be deleted from the title for the 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.
5. That the owner provide a new site plan drawing to include only the retained 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.
6. That the owner apply for an amendment to the site plan agreement to amend the site plan agreement registered as Instrument Number WC675759 on June 10, 2022 to remove the site plan drawing approved by the Township's consultant engineers on April 25, 2022; 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 owner provide an EIS due to the Life Science ANSI located on the severed parcel to be peer reviewed 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**

**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**

None

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

None

**12. ADJOURNMENT**



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**Resolution No. 2024-012**

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

**That the Planning and Development Advisory Committee hereby adjourns at 8:09 p.m.**

**CARRIED.**