



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

MINUTES

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

The March 12, 2024 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 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Chris Pickard
Paul Sadhra
Amanda Knight

ABSENT:

Jeffrey Born

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Sarah Huether, Interim Deputy Clerk
Mehul Safiwala, Junior Planner
Zachary Prince, Senior Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-013:

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



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That the Committee approves the March 12, 2024 Agenda and receives the reports 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 February 13, 2024

Resolution No. 2024-014:

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

That the Planning and Development Advisory Committee approves the Minutes from the meeting held February 13, 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 B7-24 (D10-BRU) – Mary & John Brunsveld – Part Lot 15, Concession 1, municipally known as 4120 Wellington Rd. 35, Township of Puslinch. #

Proposed severance is 1.35 hectares with 78m frontage, existing and proposed rural residential use with existing dwelling, barn for storage, drive shed & silos.



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Retained parcel is 47.7 hectares with 385m frontage, existing and proposed agricultural use with existing farm equipment shop.

Resolution No. 2024-015:

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

That the Committee supports Severance Application B7-24 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 to prohibit livestock in the barn located on the property; 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 proposed retained parcel to prohibit a main residence to be built on the property; 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 building code compliance for the both the proposed retained and severed parcels and obtain all required studies and building permits; 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. 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.

CARRIED



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9.1.2 Severance Application B8-24 (D10-COX) - Brian and Janice Cox – Part Lot 19, Concession 9, municipally know as 4501 Victoria Rd. S., Township of Puslinch. ≠

Proposed lot line adjustment is 0.38 hectares with no frontage, vacant land to be added to abutting rural residential lot - Troy & Elspeth Cox.

Retained parcel is 38.5 hectares with 338m frontage, existing and proposed agricultural use with existing dwelling, shop & shed.

Resolution No. 2024-016: Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Committee supports (revised) Severance Application B8-24 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 and compliance with all other Township regulatory By-laws, for the proposed merged 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.
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.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None



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10. CORRESPONDENCE

None

11. NEW BUSINESS

**11.1 Planning and Development Advisory Committee Report 2024-001 - 2022-2026
Planning and Development Advisory Committee Goals and Objectives - Update #**

Resolution No. 2024-017:

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

That Report 2024-001 be approved.

CARRIED.

12. ADJOURNMENT

Resolution No. 2024-018

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

That the Planning and Development Advisory Committee hereby adjourns at 7:38 p.m.

CARRIED.