



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 9, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: January 9, 2024

MEETING: Following Committee of Adjustment

The January 9, 2024 Planning and Development Advisory Committee Meeting was held on the above date and called to order 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
Jeffrey Born

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications and Committee Coordinator
Mehul Safiwala, Junior Planner
Asavari Jadhav, Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-001:

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



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That the Committee approves the January 9, 2024 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 November 14, 2023

Resolution No. 2023-002:

Moved by Committee Member Jeffrey Born and
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee approves the Minutes from the meeting held November 14, 2023.

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

9.1.1 Severance Application B110-22 - REVISED (D10-LAN) – Robert Land – Part Lot 14, Concession 4, municipally known as 6841 Forestell Road, Township of Puslinch. ≠



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Proposed severance is 53 metres frontage x 76 metres = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 17.2 hectares with 121 meters frontage, existing and proposed agricultural use with existing dwelling and Quonset hut.

Resolution No. 2023-003:

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

That the Committee supports Severance Application B110-22 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 implement the recommendations of the Noise Study prepared by SLR Consulting (Canada) Ltd. dated May 25, 2023, as well as the recommendations in the Township's peer review by Valcoustics Canada Ltd. dated August 15, 2023, 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.



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

CARRIED

9.1.2 Severance Application B102-23 (D10) – Lisa & Terrence MacDonald – Part Lot 23, Concession Gore, municipally know as 7094 Gore Road, Township of Puslinch. ≠

Proposed severance is 0.9 hectares with 18 metres frontage, vacant land for propose rural residential use with existing field, driveway and hydro line. Together with a proposed hydro easement over severed parcel in favour of the retained.

Retained parcel is 1.6 hectares with 10 metres frontage, existing and proposed rural residential use with existing dwelling and cell towers.

Resolution No. 2023-004:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Jeffrey Born

That the Committee supports Severance Application B102-23 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 severed parcel 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.



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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; 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 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.
5. That the Owner enter into an easement agreement for the Hydro pole located on the severed parcel in favour of the retained parcel, and that the easement agreement be registered on title to both parcels to the satisfaction of the Township of Puslinch; 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 B35-23 (D10-MCQ) – Beverly McQuain – Part Lot 32, Concession 8, 107 Queen Street, Morriston, NOB 2C0. ≠

Proposed lot line adjustment is 4980 square metres with 60 metres frontage, existing and proposed urban residential use with existing dwelling.

Resolution No. 2023-005:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Jeffrey Born

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



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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 implement the recommendations of the Hydrogeological Investigation prepared by Chung & Vander Doelen Engineering Ltd. and dated August 28, 2023, as well as the recommendations in the Township's peer review by Harden Environmental Services Ltd. dated November 3, 2023, 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.
4. That the existing septic system be relocated to within the limits of the retained 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.
5. That the owner enter into an agreement related to the relocation of the existing septic system within the limits of 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.
6. 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 Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7. 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.
8. That the Owner provide confirmation to the Township that there is approved



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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

None

12. ADJOURNMENT

Resolution No. 2023-006

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Jeffrey Born

That the Planning and Development Advisory Committee hereby adjourns at 7:33 p.m.

CARRIED.