



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
AUGUST 12, 2025  
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
7404 WELLINGTON RD. 34

**MINUTES**

**DATE:** August 12, 2025  
**MEETING:** Following Committee of Adjustment

The August 12, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:39 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:**

Councilor John Sepulis, Chair  
Paul Sadhra  
Kim McCarthy  
Chris Pickard  
Amanda Knight

**ABSENT:**

None

**STAFF IN ATTENDANCE:**

Lynne Banks, Secretary/Treasurer  
Mehul Safiwala, Jr. Planner  
Monika Farncombe, Planning and Corporate Services Coordinator

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2025-033:**

Moved by Committee Member Kim McCarthy and  
Seconded by Committee Member Paul Sadhra



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That the Committee approves the August 12, 2025, PDAC Agenda as circulated.

**CARRIED**

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

None

**6. DELEGATIONS**

None

**7. CONSENT AGENDA**

**7.1 Approval of the Minutes July 8, 2025**

**Resolution No. 2025-034:**

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 July 8, 2025.**

**CARRIED**

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

None

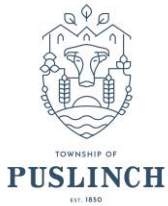
**9. REPORTS**

None

**9.1. LAND DIVISION (Consents)**

**9.1.1 B27-25 (REI) – Reid, Raymond on behalf of Reid, Leona L – 6852 Laird Rd. W.,  
Township of Puslinch (Severed #1)**

Proposed severance lot line adjustment is 2.8 hectares with no frontage, agricultural use (Severed #1 on sketch) to be added to abutting agricultural parcel – Cedar Mill Homes Ltd. (Lands to be added to #1 on sketch) Note: mink sheds to be removed.



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Retained parcel is 88m fr x 106m = 1.0 hectares, existing and proposed rural residential use with existing dwelling shop. Carport to removed.

**Resolution No. 2025-035:**

Moved by Committee Member Paul Sadhra and  
Seconded by Committee Member Kim McCarthy

**That the Committee supports Severance Application B27-25 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.
2. That the Owner obtain zoning compliance for the proposed merged parcel and proposed retained parcel including and not limited to item 2.1 to 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.
  - 2.1 Apply for, and receive approval of, a Zoning by-law amendment for the merged parcel to prohibit kennel use, or some other mechanism that achieves the same such as a letter or affidavit.
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 all buildings be removed from 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.

**CARRIED.**

**9.1.2. B28-25 (REI) – Reid, Raymond on behalf of Reid, Leona L – 6852 Laird Rd. W.,**



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**Township of Puslinch (Severed #2)**

Proposed lot line adjustment is 67m fr x 106m = 0.7 hectares, agricultural use (severed #2 on sketch) to be added to abutting residential parcel – Raymond Reid (lands to be added to #2 on sketch)

Retained parcel is 88m fr x 106m – 1.0 hectares, existing and proposed rural residential use with existing dwelling and shop. Carport to be removed.

**Resolution No. 2025-036:**

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

**That the Committee supports Severance Application B28-25 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.
2. That the Owner obtain zoning compliance for the proposed merged parcel and proposed retained parcel including and not limited to item 2.1 to 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.
  - 2.1 Apply for, and receive approval of, a Zoning by-law amendment for the merged parcel to prohibit kennel use, or some other mechanism that achieves the same such as a letter or affidavit.
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.



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4. 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.

**CARRIED.**

**9.1.3. B30-25 (MAS) – Mast, Deborah & Richard – 4225 Sideroad 25 S., Township of Puslinch**

Proposed severance is 58m fr x 135m = 0.78 hectares, existing and proposed rural residential use with existing dwelling.

Retained parcel is 2.4 hectares with 20m frontage, vacant land for proposed rural residential use.

**Resolution No. 2025-037:**

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

**That the Committee supports Severance Application B30-25 subject to the following condition(s):**

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; 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 proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; 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.

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 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.
5. That the Owner provide the Township with an Environmental Impact Study prepared by a Qualified Professional for the retained parcel to be peer reviewed by the Township's Ecology Consultant; 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 provide the Township with a Noise Study prepared by a Qualified Professional for the retained parcel, to be peer reviewed by the Township's Noise Consultant; 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 shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the retained lands, regarding the current and any future Aggregate operations located adjacent to, and across the road from, the property, advising any potential purchaser of daytime and after hours operations, including potential noise and dust, and advise of no trespassing on the aggregate property. And further, that the owner provide the potential purchaser with a copy of the noise study; 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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8. That the owner apply for and receive approval of, an entrance permit for the retained parcel with the existing home 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

**9.3. STAFF REPORTS**

None

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

None

**12. ADJOURNMENT**

**Resolution No. 2025-038**

Moved by Committee Member Kim McCarthy and  
Seconded by Committee Member Paul Sadhra

**That the Planning and Development Advisory Committee hereby adjourned at 8:15 p.m.**

**CARRIED.**