



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
MAY 13, 2025  
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**MINUTES**

**DATE:** May 13, 2025  
**MEETING:** Following Committee of Adjustment

The May 13, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:18 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  
Chris Pickard  
Paul Sadhra  
Kim McCarthy  
Amanda Knight

**ABSENT:**

None

**STAFF IN ATTENDANCE:**

Lynne Banks, Secretary/Treasurer  
Mehul Safiwala, Jr. Planner

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2025-014:**

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



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That the Committee approves the May 13, 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  
April 8, 2025**

**Resolution No. 2025-015:**

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

**That the Planning and Development Advisory Committee approves the Minutes from the meeting held April 8, 2025.**

**CARRIED**

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

None

**9. REPORTS**

None

**9.1. LAND DIVISION (Consents)**

**9.1.1 Severance Application B11-25 – (KUR) – Kuruvilla, Jacob – 4059 Sideroad 20 S,  
Township of Puslinch ≠**

Proposed severance is 56m fr x 150m = 0.84 hectares, existing agricultural use for proposed rural residential use.



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Retained parcel is 29.4 hectares with 468m frontage, existing and proposed agricultural use with existing dwelling and barn.

**Resolution No. 2025-016:**

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

**That the Committee supports Severance Application B95-24 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 Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
  - 2.1 That the Owner demonstrates MDS I compliance for barn located at the property municipally known as 4048 Sideroad 20 South; 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 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 Owner 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



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accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

**CARRIED**

**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**

None

**9.3. STAFF REPORTS**

**9.3.1 PDAC-2025-001- Minor Variance Questionnaire**

**Resolution No. 2025-017**

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

That Report PDAC-2025-001 – Minor Variance Questionnaire be received for information and that the Sub-Committee's recommendations be provided to Council.

**CARRIED.**

**9.3.2 PDAC-2025-003 – Finance and Budget Training**

**Resolution No. 2025-018**

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

That Reports CofA-2025-002 and PDAC-2025-003 – Finance and Budget Training be received for information.

**CARRIED.**

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

None

**12. ADJOURNMENT**

**Resolution No. 2025-019**

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

**That the Planning and Development Advisory Committee hereby adjourned at 7:46 p.m.**

**CARRIED.**