



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: February 11, 2025

MEETING: 7:00 p.m.

The February 11, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:40 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
Kim McCarthy
Amanda Knight
Chris Pickard
Paul Sadhra

ABSENT:

None

STAFF IN ATTENDANCE:

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

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-006:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy



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That the Committee approves the February 11, 2025 PDAC Agenda as circulated; and

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

Consent Item 7.2 - Questions received from the Committee Members seeking additional information and the corresponding responses provided by staff regarding the February 11, 2025 Planning and Development Advisory Committee agenda.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

**7.1 Approval of the Minutes
January 14, 2025**

Resolution No. 2025-007:

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 January 14, 2025.

CARRIED

7.2 Other Consent Items

Questions received from the Committee Members seeking additional information and the corresponding responses provided by staff regarding the February 11, 2025 Planning and Development Advisory Committee agenda.



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8. NOTICE OF PUBLIC MEETINGS/HEARINGS

Public Meeting – March 5, 2025 at 7:00 p.m.

9. REPORTS

None

9.1. LAND DIVISION (Consents)

None

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 – WDD Main Street Zoning By-law Amendment Application D14-WDD – 11 Main St, Township of Puslinch.

- **Kayly Robbins, Senior Planner, Weston Consulting, for the Applicant provided a presentation and overview of the application.**

Resolution No. 2025-008:

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

That report PDAC-2025-002 entitled Zoning By-law Amendment Application D14/WDD Request for the Committee's review and comments be received; and

That the Committee supports the application and provides the following comments for Council's consideration:

1. Land Use & Zoning Compliance

- **Township development standards are to be used during detail design plans**

2. Infrastructure & Services

- **How will the presence of ARUs & home businesses affect parking provisions in the future?**
- **Township consultant comments regarding water quality/quantity are to be addressed**
- **Fibre internet should be required for all homes in the subdivision**



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3. Environmental Considerations

- What is the most appropriate zoning of the Greenlands?
- Ensure existing fill meets quality for a residential development

4. Housing & Density

- School Boards are to be consulted to ensure space availability for children of families living in the area

5. Transportation & Walkability

- Proper sight lines be provided at Badenoch & Ochs Streets
- Clarify sidewalk requirements and who will be responsible to maintain
- Council to consider on-street parking and it should be planned for now

6. Public Spaces & Amenities

- Access to be provided to the wooded area to the south for recreation, hiking etc.
- Easy access from the development to the ball diamond area

7. Economic & Fiscal Impact

- Ensure taxes cover staff and maintenance

8. Community Input & Stakeholder Engagement

- Additional public meeting prior to subdivision approval

9. Legal & Procedural Compliance

- Support expanding the public notification area to 500m

10. Other

- Impact of construction on current residents and the road systems
- Ensure that any public comments/concerns are addressed prior to approval
- ARUs – ensure ARUs can be accommodated at the time of house purchase by ensuring facilities such window sizes, 2nd entrances, parking and septic options are available
- Township should consider renaming street(s) to a name with historical significance

CARRIED



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9.3 Staff Reports

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-009

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee hereby adjourned at 8:33 p.m.

CARRIED.