



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: October 8, 2024
MEETING: Following Committee of Adjustment

The October 8, 2024 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:30 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
Paul Sadhra
Kim McCarthy
Amanda Knight
Chris Pickard

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications & Committee Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-038:

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

That the Committee approves the October 8, 2024 PDAC Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 Approval of the Minutes

August 13, 2024

Resolution No. 2024-039:

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 August 13, 2024.

CARRIED

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (CONSENTS)

None

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2 Zoning By-law Amendment Applications

9.2.1 Zoning By-law Amendment Application D14-JEF – Jefferson Farms – 86 Farnham Rd., Township of Puslinch.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

- Hailey Keast, agent for the applicant provided an overview of the application.
- There were no questions or comments from the public.

Resolution No. 2024-040:

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

That the Committee provides the following comments to Council with respect to the Zoning By-law Amendment Application:

The Committee supports the zoning by-law application.

9.2.2 Zoning By-law Amendment Application D14-SCR – Scrivener, Wythe – 4438
Watson Rd South, Township of Puslinch.

- Tom Woodcock, agent for the applicant provided an overview of the application.
- There were no questions or comments from the public.
- Amanda Knight asked what type of scientific research will be done on the property.
- Tom Woodcock advised that the research is for environmental and ecological in nature such as soil, archeological and restoration research.
- There were no further questions or comments from the Committee.

Resolution No. 2024-041:

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

That the Committee provides the following comments to Council with respect to the Zoning By-law Amendment Application:

The Committee supports the zoning by-law amendment application.

9.2.3 Zoning By-law Amendment Application D14-QUI – Quinnell, Dan – 1873 Townline
Rd., Township of Puslinch.

- Dave Aston, agent for the applicant, provided an overview of the application.
- Paul Sadhra asked what is being parked on the property, and if there any substances that can impact the environment.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

- Dave Aston advised that they are all tow-behind trailers, there may be some propane tanks attached but no gas, oil or other substances.
- Kim McCarthy asked what is to prevent future trailers being parked on the property that could have substances that will impact the environment.
- Dave Aston noted that the proposed by-law speaks to what will be permitted.
- John Sepulis commented that within the permitted uses, the outdoor storage definition does not include recreational vehicles. Outdoor storage shall not include the sale or repair of recreational trailers. No overnight accommodations shall be permitted.
- Amanda Knight asked if this was established in 2006, and at that time what was communicated.
- Dave Aston advised that that was how it was understood at the time, through discussions with the Building Official, whether outdoor storage was something that was permitted.
- Amanda Knight asked if there was a site plan to recognize what was being stored at the time when the use started.
- Dave Aston advised that there was not a site plan and also no permits were issued.
- Amanda Knight asked what is the use to the scale and was it contemplated that it would expand over the years.
- Dave Aston advised that if it was considered legal non-conforming the outdoor storage would have been permitted on the entire property, and that at the time it wasn't specified where it would be on the property. He further noted that it was expanded over the years and was not considered legal non-conforming.
- Dave Aston further advised that they looked at legal non-conforming but it might have been a long adjudicated process and felt that the zoning by-law amendment is a better process as it looks at environmental, zoning, etc.
- Amanda Knight advised that the County expressed concerns in 2022 and asked if this does conform with the Official Plan and that an OPA would not be required.
- Dave Aston advised that they consulted with the County and were not advised throughout the preconsultation process that an Official Plan Amendment would be required.
- Amanda Knight asked if there were any issues with the neighbouring properties regarding traffic and vehicles coming in and out.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

- Dave Aston advised that to his knowledge there have been no complaints associated with the use and further advised that Regional Transportation staff were circulated and had no concerns.
- Chris Pickard noted that the use was in place when the current by-law came into effect and that the parking area has grown without obtaining permissions.
- Dave Aston advised that they recognize that this should not be permitted as of right, but instead the purpose of the application is to recognize what exists today.
- Chris Pickard asked if there were any permits obtained in the past to expand, as an example, for tree removal as it seems that the parking area has grown.
- Dave Aston advised that a permit wasn't required as there was no construction involved on the property.
- Chris Pickard suggested that the by-law be amended to remove the word "impervious" and add "permeable or gravel" in the draft by-law, and further suggested that the wording in the draft by-law that currently states that no permanent structures in NE zone, should be changed to no structures in the NE zone.
- Chris Pickard would like to have an EIS done to reflect what damage was done as there is no buffer zone.
- Dave Aston advised there was an EIS required but that through conversation with the GRCA, the Township and the Township's ecologist it was concluded that it would not be necessary subject to the delineation of the storage area. He further noted that there is a buffer zone of 5 meters
- Paul Sadhra noted that this type of storage could exist anywhere in Township and further noted that wording should be inserted in the by-law that only recreational trailers are permitted.
- John Sepulis asked for what period of time will the trailers be allowed on the property and suggested that the by-law should limit how many trailers are on the property.
- Dave Aston advised that it would continue as long as it's an opportunity for the owners to continue.
- John Sepulis asked how many trailers are to be stored on the property and noted that there should be a limit as to how many can be stored on the property.
- Dave Aston noted that they can do that and also prohibit transport trailers in the by-law.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Resolution No. 2024-042:

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

That the Committee provides the following comments to Council with respect to the Zoning By-law Amendment Application:

Comments:

The majority of the Committee has the following comments:

- Consideration for the number of tow-behind trailers will be permitted, based on allowing a certain amount of square footage per trailer and associated access roads.
- Condition of approval of the draft by-law is the requirement for site plan approval.
- Confirmation that a County OPA is not required.
- Provide a basis of the permitted storage in 2005 and the expanded growth to date, and whether or not there should be consideration to accept either the entire expanded growth or just a portion thereof.
- By-law should be reworded to prohibit structures on the property and the wording be changed from “impervious” to permeable materials.
- Township should consider the need for an EIS to ensure the environmental requirements are being met, especially as it is related to the wetlands on the property.

CARRIED

9.3 Staff Reports

Report PDAC-2024-004 – Proposed 2025 PDAC Meeting Dates

Resolution No. 2024-043:

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

That Report CofA 2024-005 be approved by the Committee.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2024 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

10. CORRESPONDENCE

None

11. NEW BUSINESS

The Committee welcomed its newest member, Kim McCarthy.

12. ADJOURNMENT

Resolution No. 2024-045

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

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

CARRIED.