



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:

<https://us02web.zoom.us/j/86251734298?pwd=Di5SyFaDsibBpkzd9SkFugKgVh1P1U.1>

Meeting ID: 862 5173 4298
Passcode: 073320

Dial by your location
1 613 209 3054 Canada
1 647 374 4685 Canada
1 647 558 0588 Canada
1 778 907 2071 Canada
1 438 809 7799 Canada
1 587 328 1099 Canada

Meeting ID: 862 5173 4298
Passcode: 073320

Find your local number: <https://us02web.zoom.us/j/86251734298?pwd=Di5SyFaDsibBpkzd9SkFugKgVh1P1U.1>

A G E N D A

DATE: February 11, 2025
MEETING: 7:00 PM

≠ Denotes resolution prepared

1. Call the Meeting to Order
2. Roll Call
3. Moment of Reflection
4. Confirmation of the Agenda ≠
5. Disclosure of Conflict of Interest
6. Consent Agenda ≠
 - 6.1. January 14, 2025 Planning and Development Advisory Committee Minutes



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

7. Delegations

7.1. Specific Interest (Items Listed on the Meeting Agenda)

7.1.1. None

7.2. General Interest (Items Not Listed on the Meeting Agenda)

7.2.1. None

8. Notice of Public Meetings/Hearings

8.1. None

9. Reports

9.1. Land Division (Consents)

9.1.1. None

9.2. Zoning By-law Amendment Applications

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

The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone the lands from Urban Residential (UR), Future Development 2 (FD2) and Natural Environmental (NE) Zone to Urban Residential Site-Specific Special Provisions (UR-spXX) Zone and Natural Environment (NE) Zone with an Environmental Protection (EP) overlay.

RECOMMENDATION:

That Report PDAC-2024-002 entitled Zoning By-law Amendment Application D14/WDD Request for the Committee's review and comments be received;

That the Committee provide the following comments for Council's consideration:

9.3. Staff Reports

9.3.1. None

10. Correspondence

10.1. None

11. New Business



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

12. Adjournment ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 14, 2025 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: January 14, 2025

MEETING: 7:00 p.m.

The January 14, 2025 Planning and Development Advisory Committee Meeting 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

ABSENT:

Kim McCarthy
Amanda Knight

STAFF IN ATTENDANCE:

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

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-001:

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

That the Committee approves the January 14, 2025 PDAC Agenda as circulated.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 14, 2025 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

**7.1 Approval of the Minutes
December 10, 2024**

Resolution No. 2024-002:

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 December 10, 2024.

CARRIED

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

Public Meeting – January 22, 2025 at 7:00 p.m.

9. REPORTS

9.1. LAND DIVISION (Consents)

9.1.1 Severance Application B105-24– Ritter, Cheryl - 7726 Maltby Road East Part of Lot 15,

Concession 10, Township of Puslinch.

Proposed lot line adjustment is 901 square metres with 7.62 meters frontage (Part 3 on sketch), vacant land to be added to abutting rural residential parcel – Cheryl Ritter (Part 1 on sketch).



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 14, 2025 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Retained parcel is 1.3893 square metres with 70.03 meters frontage, existing and proposed rural residential.

Resolution No. 2025-003:

Moved by Committee Member Chris Pickard 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 (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 the Owner obtain zoning compliance for the proposed merged parcel, and zoning compliance for the proposed retained parcel 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.
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.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

9.3 Staff Reports

- 9.3.1 REPORT PDAC-2025-001: Revised Alternate Chair Schedule in the event of the Chair's absence or vacancy

Resolution No. 2025-004:

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 14, 2025 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

That Report CofA 2025-001 be approved by the Committee

CARRIED

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-005

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

That the Planning and Development Advisory Committee hereby adjourned at 7:10 p.m.

CARRIED.



REPORT PDAC-2025-002

TO: Planning and Development Advisory Committee Members

PREPARED BY: Lynne Banks, Development & Legislative Coordinator

PRESENTED BY: Lynne Banks, Development & Legislative Coordinator

MEETING DATE: February 11, 2025

SUBJECT: Zoning By-law Amendment Application
WDD Main Street Inc.
11 Main Street
Request for Committee Review and Comments
File: D14/WDD

RECOMMENDATION

That Report PDAC-2024-002 entitled Zoning By-law Amendment Application D14/WDD Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Site Specific Zoning By-law Amendment for the property described as Part Lot 31, Concession 8, as in RO722846 & MS8894; Lots 7 & 8, Plan 135, Donald McEdwards Portion, North of Queen Street, save and except MCS53965; S/T the rights of owner of adjoining parcel, if any under IS13908 & ROS585925; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands from Urban Residential (UR), Future Development 2 (FD2) and Natural Environmental (NE) Zone to Urban Residential Site-Specific Special Provisions (UR-spXX) Zone and Natural Environment (NE) Zone with an Environmental Protection (EP) overlay; and

2. Seek comments from the Committee prior to the Public Meeting tentatively scheduled for March 5, 2025.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone a portion of the property from Urban Residential (UR), Future Development 2 (FD2) and Natural Environmental (NE) Zone to Urban Residential Site-Specific Special Provisions (UR-spXX) Zone and Natural Environment (NE) Zone with an Environmental Protection (EP) overlay to permit a residential subdivision and conserve the natural features.

The application required four submissions in order to address all application requirements from Township Staff and consultants in order to deem the application complete. Each further submission addressed outstanding comments provided to the applicant by Township staff and consultants.

Consultation:

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on December 20, 2021 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington, and external agencies.

The following reports and plans were submitted with the pre-consultation application on December 20, 2021:

- Preliminary Official Plan & Zoning By-law Policies – Morrison Property – Weston Consulting – October 21, 2021;
- Development Concept – Weston Consulting – December 16, 2021

2. First Submission

Comments

The Zoning By-law Amendment Application including the prescribed fee was submitted to the Township on March 1, 2023. There were 3 subsequent submissions to address outstanding requirements before the review of the Zoning By-law Amendment Application was circulated on November 22, 2024 to Township staff, consultants, County of Wellington Staff and external

agencies at which time all deficiencies to deem the application complete were addressed as outlined in Schedule “B”.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – March 1, 2023:

- Zoning By-law Amendment Application Form – February 23, 2023
- Draft Plan of Subdivision Application form – March 1, 2023
- Draft Plan of Subdivision – Weston Consulting – February 23, 2023
- Draft Zoning By-law Amendment Text and Schedule
- Planning Justification Report – Weston Consulting – March 2023
- Hydrogeological Assessment – Terraprobe Consulting – February 23, 2023
- Nitrate Loading Impact Assessment Letter - Terraprobe Consulting – February 23, 2023
- Geotechnical Investigation - Terraprobe Consulting – October 3, 2022
- Fluvial Geomorphological and Meander Belt Assessment – GEO Morphix – February 17, 2023
- Environmental Impact Study – Colville Consulting Inc. – February 2023
- Tree Preservation Plan – Colville Consulting Inc. – February 28, 2023
- Functional Servicing and Preliminary Stormwater Management Report – C.F. Crozier & Associates Inc. – February 2023
- Civil Engineering Plans – C.F. Crozier & Associates Inc. – February 17, 2023
- Legal Survey – J.D. Barnes Limited – September 20, 2022
- Topographic Survey – J.D. Barnes Limited – September 16, 2022
- Traffic Impact Study – GHD – February 16, 2023
- Stage 2 Archaeological Property Assessment – Amick Consultants Limited – February 12, 2023
- Phase One Environmental Site Assessment – Niagara Soils Solutions Ltd. – March 10, 2022
- 11 Main Street Morriston Cover Letter – Weston Consulting – March 1, 2023

2nd Submission – January 10, 2024

- Second Submission Letter - ZBA and Draft Plan of Subdivision – Weston Consulting - January 10, 2024
- Comment Response Matrix – Weston Consulting – January 2024
- Draft Plan of Subdivision – Weston Consulting – December 20, 2023
- PJR Addendum – Weston Consulting – December 21, 2023
- Hydrogeological Assessment Addendum – Terraprobe – December 21, 2023

- Environmental Impact Study – Colville Consulting Inc. – December 2023
- Tree Preservation Plan – Colville Consulting Inc. – January 8, 2024
- Meander Belt Cover Letter – GEO Morphix Ltd. – December 21, 2023
- Meander Belt Width Report – GEO Morphix Ltd. – February 17, 2023
- Functional Servicing and Preliminary Stormwater Management Report – C.F. Crozier – December 2023
- Engineering Plans – C.F. Crozier – December 2023
- Traffic Impact Study - GHD – December 2023

3rd Submission – September 5, 2024

- Third Submission Draft Plan of Subdivision and Zoning Amendment Application Cover Letter – Weston Consulting – September 5, 2024
- Draft Plan of Subdivision (signed) – Weston Consulting - September 3, 2024
- Draft Plan of Subdivision (not signed) – Weston Consulting – September 3, 2024
- Zoning By-law Amendment Text & Schedule
- Planning Justification Report – Weston Consulting – September 2024
- Legal Survey – J.D. Barnes Limited – September 20, 2022
- Hydrogeological Assessment – Englobe – August 28, 2024
- Hydrogeologist Response Letter – Englobe – August 28, 2024
- Geotechnical Investigation – Terraprobe – October 3, 2022
- Environment Impact Study – Colville Consulting Inc. – August 2024
- Tree Preservation Plan - Colville Consulting Inc. – August 23, 2024
- Fluvial Geomorphological and Meander Belt Assessment – GEO Morphix – February 17, 2023
- Bronte Creek Meander Belt Cover Letter – GEO Morphix – December 21, 2023
- Functional Servicing and Stormwater Management – C. F. Crozier – September 2024
- Civil Engineering Drawing Package – Crozier Consulting Engineers – August 29, 2024
- Traffic Impact Study – GHD – June 28, 2024
- Stage 2 Archeological Property Assessment – Amick Consultants Limited – February 12, 2023
- Phase 1 Environmental Site Assessment – Niagara Soils Solutions Ltd. – August 14, 2024
- Comments-Response Matrix (2nd Submission) – August 14, 2024

4th Submission – November 21, 2024

- 4th Submission DPS and ZBA Amendment Application Letter – Weston Consulting – November 20, 2024

- Draft Plan of Subdivision (not signed) – Weston Consulting – September 3, 2024
- Draft Plan of Subdivision (signed) – Weston Consulting – September 3, 2024
- Draft Zoning By-law 11 Main Street Text and Schedule
- PJR Addendum Letter 11 Main Street – Weston Consulting – November 20, 2024
- Hydrogeological Letter – Results of Test Well Drilling – Englobe – November 19, 2024
- Well Record - Test Well 1_0 Main Street Morriston – October 16, 2024
- Well Record - Test Well 2_0 Main Street Morriston – October 16, 2024
- Well Record - Test Well 3_0 Main Street Morriston – October 16, 2024
- Environmental Impact Study Addendum Letter – Colville Consulting Inc. – November 14, 2024
- Functional Servicing and Stormwater Management Report – C.F. Crozier – November 2024
- Civil Engineering Drawing Package – C.F. Crozier – November 15, 2024
- Servicing Review Letter for ADU and HBB - C.F. Crozier – November 15, 2024
- Traffic Review Letter for ADU's and HBB – GHD – November 13, 2024
- Hydrogeological Letter for ADU and HBB – Englobe – November 19, 2024
- Addendum to Hydrogeological Investigation Results of O.Reg. 169/03 Schedule 2 Sampling – Englobe – December 2, 2024
- Comment-Response Matrix – 3rd Submission ZBA Submission Comments – November 2024

Council, subject to staff's recommendation, deemed the application to be complete on January 22, 2025 and the timelines in the Planning Act stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (February 11, 2025);
- Schedule and conduct at least one public meeting (tentatively scheduled for March 5, 2025);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and

- Provide Council with a planning recommendation report and proposed by-law (date to be determined).

Financial Implications

None

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Attachments

Schedule “A” – Key Map

Schedule “B” – Pre-consultation Submission and Comment Summary

Schedule “C” – 1st Submission and comment summary (Uploaded separately due to website document size limitations)

Schedule “D” – 2nd Submission and comment summary (Uploaded separately due to website document size limitations)

Schedule “E” – 3rd Submission and comment summary (Uploaded separately due to website document size limitations)

Schedule “F” – 4th Submission and comment summary (Uploaded separately due to website document size limitations)

Schedule "A"

KEY MAP



Schedule "B"

Comment Summary(s)