



September 9, 2025 PDAC Meeting

9. Reports

9.1. Land Division (Consents)

9.1.1. B36-25 (CRO) – Cross, Larry – Part Lots 17, 19 & 20, Concession 9

The Recommendation recommends approval of the application whereas the Conclusion recommends deferral. Please explain. **This was an administrative error, and the report was amended through the addendum issued on September 4th, 2025.**

Why is the severance application 10 times the size of what is typical?

Per Applicant - The proposed lot size is based on the zoning considerations for lots within the Agricultural area.

The Township's Zoning By-law does not contemplate a maximum property size for Agriculturally Zoned Properties, and rather has minimum lot size requirements. Section 11.0 Agricultural Zone of the Township's Zoning By-law states the permitted uses and requirements.

No MDS calculation provided but indicated by the proponent that it was submitted. Staff have not received any farm data sheet as part of the notice package from the County. Staff have requested this information and it has not been received to date. Staff recommend that the Zoning Condition be amended as follows:

2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including but 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 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16 Minimum Distance Separation – MDS I AND II of the Township's Zoning By-law.



9.1.2. B37-25 (CRO) – Cross, Larry – Part Lot 18, Concession 9

The Recommendation recommends approval of the application whereas the Conclusion recommends deferral. Please explain. **This was an administrative error, and the report was amended through the addendum issued on September 4th, 2025.**

Why is the severance application 2 times the size of what is typical?

Per applicant - The proposed lot size is based on the zoning considerations for lots within the Agricultural area.

No MDS calculation provided but indicated by the proponent that it was submitted. **Staff have not received any farm data sheet as part of the notice package from the County. Staff have requested this information and it has not been received to date. Staff recommend that the Zoning Condition be amended as follows:**

2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including but 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 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16 Minimum Distance Separation – MDS I AND II of the Township's Zoning By-law.