THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 14, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

M I N U T E S

DATE: July 14, 2026
MEETING: 7:00 PM

The July 14, 2026 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:
Councilor John Sepulis, Chair
Chris Pickard
Kirolous Attia
Kim McCarthy
Paul Sadhra

ABSENT:

STAFF IN ATTENDANCE:
Monika Farncombe, Planning & Corporate Services Coordinator
Jeremy Tran, Township Planning Consultation – NPG Planning Solutions

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-029: Moved by Committee Member Kim McCarthy and Seconded by Committee Member Paul Sadhra

That the Committee approves the July 14, 2026, PDAC Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes June 9, 2026

Resolution No. 2026-030: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee approves the Minutes from the meeting held June 9, 2026.

CARRIED

7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)
None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

8.1 July 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Township of Puslinch Council Chambers (7404 Wellington Rd 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-MCC – 4539 Victoria Rd S

9 REPORTS

9.1 LAND DIVISION

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 D14-MCC– McCrone, Stephanie – 4539 Victoria Rd S, Township of Puslinch

The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to rezone the lands from an Agriculture (A) and Natural Environment (NE) to Agricultural (A) and Natural Environment (NE) with a site-specific special provision to permit the proposed outdoor storage of recreational vehicles (A(spXX)).

Resolution No. 2026-031: Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard

That Report PDAC-2026-011 entitled Zoning By-law Amendment Application D14/MCC Request for the Committee's review and comments be received; and,

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

1. *The Committee recommends that the specific number and types of RVs, trailers, sheds and storage containers to be stored be provided via a drawing/diagram and be included in the Zoning By-law Amendment*
2. *The Committee recommends that appropriate screening be provided going south on Victoria Rd.*
3. *The Committee recommends no RV sales; RV maintenance and no occupancy be permitted in the trailers on the site.*
4. *The Committee recommends that the Township Fire Department assess the design of the fire route and the hammerhead for accessibility, including through the winter months.*
5. *The Committee recommends that a Fuel Spill Plan should be provided.*
6. *Committee requests that the area to be rezoned be confirmed and accurately represented in the Zoning By-law Amendment.*
7. *The Committee suggests that Council consider approving this application subject to all requirements of the application being met.*
8. *Council should consider how to address standardizing new applications for recreational vehicle storage sites on agricultural zoned lands and possibly address this through a Zoning By-law Housekeeping Amendment or new Township of Puslinch Official Plan. This may require a hold being placed on new applications for this type of zoning amendment.*

CARRIED

9.3. STAFF REPORTS

None

10 CORRESPONDENCE

None

11 NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-032: Moved by Committee Member Paul Sadhra
Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee hereby adjourned at 7:47 p.m.

CARRIED