



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

MINUTES

DATE: April 14, 2026

MEETING: 7:24 PM

The April 14, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:24 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
Rob Stovel, Stovel & Associates
Stan Denhoed, Harden Environmental

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-014:

Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard



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That the Committee approves the April 14, 2026, PDAC Agenda as circulated; and

That the Committee approved the additions to the agenda as follows:

- **Consent Item 6.3 Questions received from Committee seeking additional information and the corresponding responses provided by staff regarding the April 14, 2026 Planning and Development Advisory Committee Meeting agenda.**
- **That Committee moves to do the Land Division application B6-26 before the Zoning By-law Amendment applications.**

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes March 10, 2026

6.2 2025 Council Committee Year in Review

6.3 Questions received from Committee and Staff Responses

Resolution No. 2026-015:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Kiro Attia

That the Planning and Development Advisory Committee approves the Minutes from the meeting held March 10, 2026 and acknowledges receipt of Consent item 6.2. 2025 Council Committee Year in Review and Consent Item 6.3 Questions received from Committee and Staff Responses.

CARRIED

7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)

**7.1.1 Delegation by CBM regarding D14-CBM – Aberfoyle South Lake Pit – 6947
Concession 2, Township of Puslinch**

Resolution No. 2025-016:

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



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That the delegation by CBM regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch be received for information.

CARRIED

7.1.2. Delegation by John McNie regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch.

Resolution No. 2025-017:

Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard

That the delegation by John McNie regarding D14-CBM – Aberfoyle South Lake Pit – 6947 Concession 2, Township of Puslinch be received for information.

CARRIED

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

- 8.1 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-BAR (Bardwell) 6759 Laird Road West
- 8.2 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Community Improvement Plan

9. REPORTS

9.1 LAND DIVISION

9.1.1 B6-26 – McDonald, Mark – Part Lot 6, East of Blind Line, 111 Carter Rd Township of Puslinch

Proposed severance is 1.21 hectares with 13m frontage, existing and proposed rural residential use. Existing shed to be removed.



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Retained parcel is 50m fr x 80m = 0.4 hectares, existing and proposed rural residential use with existing dwelling.

Resolution No. 2026-018: Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B6-26 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to items 2.1 and 2.2 to be demonstration to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
 - 2.1 That the Owner obtains zoning compliance for MDS I for the barn located at the property municipally known as 83 Carter Road; and further proposed severed parcel, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
 - 2.2 That the Owner obtains zoning compliance for reduced lot frontage for the severed parcel, and show zoning compliance that the Township of Puslinch 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, including costs associated with the retention of subconsultants,



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will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

4. That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.
5. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the severed lands, regarding the Guelph Junction Railway located near the property, advising any potential purchaser of 24 hour and weekend railway operations, no whistle cessation in place, possible early morning maintenance and capital projects occurring pending freight train schedule.
6. The driveway for the retained parcel be relocated from the severed parcel.
7. That the driveway on the severed parcel be reviewed to the satisfaction of the Township Fire Department.
8. That a review of the septic location be done by the Chief Building Official to the satisfaction of the Township.

CARRIED

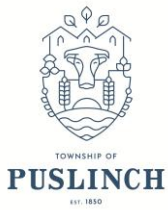
9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 PDAC-2026-006 – D14-CBM – Aberfoyle South Lake Pit, 6947 Concession 2, Township of Puslinch

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to Site Specific rezoning the lands municipally referred to as 6947 Concession 2 also known as Aberfoyle South Lake Pit from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE) with site specific zoning (sp##).

Resolution No. 2026-019:

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



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That Report PDAC-2026-005 entitled Zoning By-law Amendment Application D14/CBM Request for the Committee's review and comments be received; and

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

- Quality of aggregate must be determined by technical means and not by visual assessment to justify the project.
- Destination pit for the processing should address the details on the deposition of silt.
- The committee is concerned with the history of non-compliance with CBM.
- The Planning & Development Advisory Committee does not support this application being in a Natural Environment Zone and want to endorse the CAO letter dated March 16, 2026 which outlines ecological, environmental and hydrogeological concerns that have yet to be addressed.

CARRIED

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-020:

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

That the Planning and Development Advisory Committee hereby adjourned at 8:26 p.m.

CARRIED