



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: June 9, 2026

MEETING: 7:35 PM

The June 9, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:35 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, NPG Planning Solutions – Township Planning Consultant
Justine Brotherston, Director of Corporate Services & Municipal Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-021:

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

That the Committee approves the June 9, 2026, PDAC Agenda as circulated; and

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

- **Consent Item 6.2 Questions received from Committee seeking additional information and the corresponding responses provided by staff regarding the June 9, 2026 Planning and Development Advisory Committee Meeting agenda.**
- **That Committee moves to do the Land Division application B12-26 before the Zoning By-law Amendment applications.**

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes April 14, 2026

6.2 Questions received from Committee and Staff Responses

Resolution No. 2026-022:

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

That the Planning and Development Advisory Committee approves the Minutes from the meeting held April 14, 2026 and acknowledges receipt of Consent item 6.2. Questions received from Committee and Staff Responses.

CARRIED

7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

- 8.1 June 17, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-COL – 6683 Ellis Rd



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

- 8.2 June 17, 2026 at 8:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-CUL – 2781-2809 Townline Rd
- 8.3 June 18, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Puslinch Community Centre (23 Brock Rd S) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-CBM – 6947 Concession 2

9 **REPORTS**

9.1 **LAND DIVISION**

9.1.1 B12-26 – Guthrie, Lorna – 857 Watson Rd S, Township of Puslinch

Proposed severance is 51m fr x79m = 0.40 hectares, vacant land for proposed urban residential use.

Retained parcel is 5.8 hectares with 29m frontage, existing and proposed agricultural use with existing accessory buildings/barns.

Resolution No. 2026-023:

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

That the Committee supports Severance Application B12-26 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 severed and retained parcels including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch;*



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

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 lot frontage for the retained lot 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.

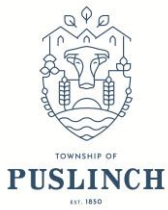
- 3 That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, 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 for the severed parcel 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.*

CARRIED

9.1.3 B14-26 –Domingues, Michael - 98 Gilmour Rd, Township of Puslinch

Proposed severance is 40m fr x 97.3m = 0.40 hectares, existing vacant land for proposed rural residential use.

Retained parcel is 40m x 96m = 0.38 hectares, existing vacant land for proposed rural residential use.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

Resolution No. 2026-024:

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

That the Committee supports Severance Application B14-26 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 severed and retained parcels including but not limited to items 2.1 and 2.2 to be demonstrated 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, including but not limited to the barn located at the property municipally known as 4407 Victoria Road for both the severed and retained parcels, 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 area for the retained 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, 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.*



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

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 current and any future Aggregate operations located adjacent to the property, advising any potential purchaser of daytime and after hours operations, including potential noise of the aggregate property; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*

CARRIED

9.1.3 B62-25 –Syed, Ali - 7061 Concession 1, Township of Puslinch

Proposed severance for the creation of a new residential parcel with an area of approximately 0.40 hectares, with approximately 34.2 metres of frontage along Concession 1 Road, and an approximate depth of 116.18 metres.

The retained parcel is proposed to have an area of approximately 5.0 hectares with approximately 148.18 metres of frontage along Concession 1 Road with approximately 252.07 metres of depth. The existing single detached dwelling and four accessory structures are proposed to remain on the retained lands.

Resolution No. 2026-025:

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

That the Committee supports Severance Application B62-25 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.*



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

2. *That the Owner obtain zoning compliance for both the severed and retained parcels including but not limited to item 2.1, to be demonstrated 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 obtain approval of a Zoning By-law Amendment, to the satisfaction of the Township of Puslinch, implementing all measures necessary to ensure compliance with the Minimum Distance Separation (MDS) Guidelines for the retained parcel. Such amendment may include site specific provisions, but is not limited to, the reclassification of detached structures to accessory structures (storage) to achieve MDS calculations and the prohibition of any existing livestock facilities and manure storage on the retained parcel, or other zoning provisions deemed necessary to achieve MDS compliance. MDS calculations will be required for any new buildings constructed on the retained lands after the passing of the Zoning By-law Amendment that contain livestock and/or manure storage areas, in accordance with Section 4.16 of the Township Zoning By-law, as amended. Upon approval, the Township shall provide written confirmation to the Secretary-Treasurer that this condition has been fulfilled.*
3. *That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, 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 for the severed parcel 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 submit a grading plan prior to building permit issuance to demonstrate that the development will not create an adverse effect on the neighbouring property to the satisfaction of the Township's Building Department; 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.*



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

6. *That the owner enters into a development agreement to cover the costs of the Township's review of the grading plan; 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

9.2.1 D14-COL– Collaborative Structures Ltd. 6683 Ellis Rd, Township of Puslinch

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law to rezone the lands municipally referred to 6683 Ellis Rd from an Agriculture (A) with Site Specific 77 (SP-77) to Agricultural (A) with a site-specific special provision to permit a building contractor's office which may include administration offices, workshop and storage buildings, Buildings, structures and uses accessory to the above uses, including outdoor storage area, (A) (spXX). This Zoning By-law Amendment Application is associated with an approved consent application (B61-24), which permits a lot line adjustment of 0.34 hectares with no frontage, outdoor storage area with cell tower to be added to the abutting parcel Collaborative Structures Capital Holdings Ltd. The adjustment would align the legal lot boundaries with the operational footprint on the business.

Resolution No. 2026-026:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kim McCarthy

That Report PDAC-2026-009 entitled Zoning By-law Amendment Application D14/COL

Request for the Committee's review and comments be received; and,

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

- 1. Need to ensure that this is a small-scale commercial operation in accordance with the County's Official Plan.*
- 2. Encourage Council to consider that the landscape area be retained at 25% and lot coverage be increased to 15%.*
- 3. Suggest that Council have an understanding as to why ten shipping containers would be required.*
- 4. The Planning & Development Advisory Committee would accept both planting and/or fencing as adequate outdoor storage screening.*



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

9.2.2 D14-CUL– Cullen, Todd & Fieldgate Properties - 2781-2809 Townline Rd, 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 rezoning the lands municipally referred to as 2781-2809 Townline Rd from an Agriculture (A) is to Industrial (IND) with a site-specific special provision to permit the proposed retail store and gas bar use (IND(spXX)).

Resolution No. 2026-027:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kiro Attia

That Report PDAC-2026-010 entitled Zoning By-law Amendment Application D14/CUL

Request for the Committee's review and comments be received; and,

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

- 1. In principle, subject to meeting all the necessary application requirements and conditions, the Committee supports the application. The Committee is supportive of the approximately 600-700 local jobs that could be created by way of this development.*
- 2. That the Committee supports the use of on-site private services.*
- 3. The proponent should work to refine the proposal to ensure that it conforms with Class 1 and Class 2 definitions in the Wellington County Official Plan.*
- 4. That the Committee requests that noise impacts are worked out.*
- 5. That the Committee requests that a Well Protection Protocol be provided.*
- 6. The Committee requests that a cumulative water taking study be provided.*

CARRIED

9.3. STAFF REPORTS

None

10 CORRESPONDENCE

None

11 NEW BUSINESS

None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

12. ADJOURNMENT

Resolution No. 2026-028:

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

That the Planning and Development Advisory Committee hereby adjourned at 8:59 p.m.

CARRIED