



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: October 14, 2025
MEETING: Following Committee of Adjustment

The October 14, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 8:54 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
Kim McCarthy
Chris Pickard
Kiro Attia
Paul Sadhra

ABSENT:

None

STAFF IN ATTENDANCE:

Justine Brotherston, Municipal Clerk
Mehul Safiwala, Jr. Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-046:

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



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That the Committee approves the October 14, 2025, PDAC Agenda as circulated; and,

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

Consent Item 6.2 Questions received from Committee Members seeking additional information and the corresponding responses provided by staff regarding the October 14, 2025 Planning and Development Advisory Committee agenda.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes September 9, 2025

6.1 Committee Questions and Corresponding responses from staff

Resolution No. 2025-047:

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

That the Consent Agenda Items listed for the October 14, 2025 Planning and Development Committee Meeting be received for information.

CARRIED

7. DELEGATIONS

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None



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9. REPORTS

9.1. LAND DIVISION (Consents)

9.1.1 B51-25 – Puslinch Beach & Marina 43 McClintock Dr, Part Block A Plan 373, Township of Puslinch

Proposed lot line adjustment is 7.48m fr x 86.55m = 641.8 square metres, existing laneway from Butler Ave to be added to abutting residential lot.

Retained parcel is 12.08 hectares with 427.6m frontage, existing and proposed residential and commercial use.

Resolution No. 2025-048:

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

That the Committee supports Severance Application B51-25 subject to the following condition(s):

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; 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.**



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4. The owner provide a new proposed location for the existing shed away from the septic system to be approved by the Chief Building Official (CBO) and that the shed be moved to the new location to the satisfaction of the Township's CBO; 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.

9.1.2. B58-25 – Deter, Rolf – 6675 Laird Rd W – Part Lot 8, Concession 4 – Township of Puslinch

Proposed severance is 33m fr x 141m = 0.47 hectares, existing vacant land for proposed rural residential use (Lapsed application B118-12)

Retained parcel is 42m fr x 141m = 0.60 hectares, existing and proposed rural residential use with existing dwelling and storage shed (shed recently burnt down, to be rebuilt)

Resolution No. 2025-049:

Moved by Committee Member Chirs Pickard
Seconded by Committee Member Kim McCarthy

That the Committee supports Severance Application B58-25 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; 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 severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township



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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.
4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.
5. That the existing manure storage facility including but not limited to the concrete structure (manure pit) be removed/decommissioned to the satisfaction of the Township of Puslinch; 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 Workshop – Planning and Development Advisory Committee 2026-2030 Strategic Plan (Completed in person only)

Resolution No. 2025-049:

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



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That the Workshop entitled Planning and Development Advisory Committee 2026-2030 Strategic Plan be received for information.

9.3.2 Report PDAC-2025-005 Proposed 2026 Budget Requests

Resolution No. 2025-049:

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

That Report PDAC-2025-005 entitled Proposed 2026 Planning and Development Advisory Committee Budget be received for information; and,

That the Planning and Development Advisory Committee endorse the proposed budget as presented.

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-050:

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

**That the Planning and Development Advisory Committee hereby adjourned at 10:33 p.m.
CARRIED.**