



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 13, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: January 13, 2026

MEETING: 8:20 PM

The January 13, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 8:20 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
Kiolous Attia
Kim McCarthy

ABSENT:

Paul Sadhra

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator
Justine Brotherston, Director of Corporate Services & Municipal Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-001:

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

That the Committee approves the January 13, 2026, PDAC Agenda as circulated;



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CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes November 12, 2025

Resolution No. 2026-002:

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 November 12, 2025.

CARRIED

7. DELEGATIONS

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (Consents)

9.1.1 B82-25 -Hutchinson, Geraldine & Kevin – 7525 Wellington Rd 36, Part Lot 31, Concession 8, Township of Puslinch

Proposed severance is 0.45 hectares with 42m frontage, existing vacant land for proposed residential use.

Retained parcel is 0.93 hectares with 99m frontage, existing and proposed urban residential use with existing dwelling..



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Resolution No. 2026-003:

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

That the Committee supports Severance Application B82-25 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, 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.
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. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch and a letter of clearance of this condition is received by the Secretary Treasurer of the Land Division Committee from the Township of Puslinch.
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; 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

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS



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None

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-04:

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

That the Planning and Development Advisory Committee hereby adjourned at 8:27 p.m.

CARRIED.