



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 10, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: February 10, 2026

MEETING: 7:00 PM

The February 10, 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
Paul Sadhra

ABSENT:

Kim McCarthy

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-005:

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

That the Committee approves the February 10, 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 January 13, 2026

**6.2 Acknowledgment of Council Resolution No. 2025-421 regarding Report COR-2025-421
Procedural By-law Amendment**

Resolution No. 2026-006:

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

That the Planning and Development Advisory Committee approves the Minutes from the meeting held January 13, 2026, and acknowledges Council Resolution No. 2025-421 regarding COR-2025-421 Procedural By-law Amendment.

CARRIED

7. DELEGATIONS

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (Consents)

9.1.1 B87-25 -Sched, Margarete– Sideroad 10 S, Part Lot 11, Concession Gore, Township of Puslinch

Proposed severance is 60m fr x 205m = 1.2 hectares, vacant land for proposed rural residential use.

Retained parcel is 60m fr x 209m = 1.3 hectares, vacant land for proposed rural residential use.



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Resolution No. 2026-007:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Paul Sadhra

That the Committee supports Severance Application B87-25 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.**
- 2. That the Owner obtain zoning compliance for both the severed and retained parcels to the satisfaction of the Township of Puslinch; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.**
- 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 enters into a Development Agreement with the Township of Puslinch for the purpose of peer review and implementation of the Environmental Impact Study to ensure compliance with the EIS including cost recovery, ensuring all requirements and recommendations within the EIS are addressed to the satisfaction of the Township; 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 pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location, driveway, well and septic system on each parcel, including building envelopes with sufficient MDS separations, setbacks from property lines, environmental features and topographic constraints; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.**



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CARRIED

9.1.2 B89-25 -Wall, Sheryl– 4078 Highway 6, Part Lot 36 & Pt Road Allowance B/w Lot 36, Concessions 7 & 8, Township of Puslinch

Proposed lot line adjustment is 22m ft x 117m = 0.26 hectares vacant land to be added to abutting rural residential lot – Gaudet/Kemp

Retained parcel is 3.2 hectares with 189m frontage, existing and proposed rural residential use with existing dwelling.

Resolution No. 2026-008:

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

That the Committee supports Severance Application B89-25 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 Condition Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent; 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 item 2.1 to the satisfaction of the Township of Puslinch; 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 submit a Zoning By-law Amendment Application to remove the (A-sp99) zone from the severed parcel to resolve the split zoning and bring the parcel into zoning compliance**
- 3. That any fees incurred by the Township of Puslinch for the review of this application,**



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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.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-009:

Moved by Committee Member Paul Sadhra
Seconded by Committee Member Chris Pickard

That the Planning and Development Advisory Committee hereby adjourned at 7:06 p.m.

CARRIED.