



## June 9, 2026, Planning and Development Advisory Committee Meeting

June 8, 2026

**Addition to the Agenda Questions received from Committee Members seeking additional information and the corresponding responses provided by staff regarding the June 9, 2026 Planning and Development Advisory Committee Meeting agenda items.**

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

**Suggest** that the following clause be added:

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.

**Approved by NPG. Staff will amend the resolution accordingly.**

Identified by applicant agent for B12-26 – 857 Watson Rd S:

Since the property is within the Hamlet Area of Arkell (settlement area), MDS is not applicable to this application.

**NPG Approved and revised 2.1 in condition to be updated via resolution.**

**“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 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.”

B14-26 98 Gilmour Road, Township of Puslinch

**Suggest** that we add a clause that was used for a severance that was close to a gravel pit operation

Approved by NPG. Staff will amend the resolution accordingly.

“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. “

For B14-26 and B12-26

The following phrase is used "merged and retained parcels" in several locations where I suggest that it should be "severed and retained parcels"

The locations are the 3 Municipality Comment Forms, the recommendations in the 3 associated reports and the agenda resolutions for 9.1.2 and 9.1.3 (resolution for 9.1.1 is okay).

Staff will amend resolutions and municipality comment forms 9.1.2 and 9.1.3 accordingly.

B62-25 Original conditions submitted to Land Division Committee in November 2025 included condition 5 & 6 re: grading plan to provided. This was added in response to public comment received. These were not included on the new recommendation report.

- 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.
- 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.

**Staff will amend resolution for B62-25 accordingly to re-add the above conditions.**