



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 11, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: August 11, 2026

MEETING: 7:00 PM

The August 11, 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
Kim McCarthy
Paul Sadhra

ABSENT:

Chris Pickard
Kiro Attia

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-033:

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

That the Committee approves the August 11, 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 July 14, 2026

6.2 Committee Questions and Staff Responses

Resolution No. 2026-034:

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

That the Planning and Development Advisory Committee approves the Minutes from the meeting held July 14, 2026 and 6.2 Committee Questions and Staff Responses

CARRIED

7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

9. REPORTS

9.1 LAND DIVISION

9.1.1 B18-26 – Hohenadel, Mary & Paul– 4458 Victoria Rd S, Township of Puslinch

Proposed lot line adjustment is 750 m² with 18m frontage, vacant land with partial pond to be added to abutting rural residential parcel - Michael Hohenadel. Together with a proposed hydro easement over the severed parcel to benefit the retained.

Retained parcel is 5.3 hectares with 13.9m frontage, existing and proposed rural residential use with existing dwelling and accessory buildings



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Resolution No. 2026-035:

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

That Report PDAC-2026-012 entitled Consent Application B18-26 be received for information; and

Whereas the Township has reviewed the proposal to adjust the boundary between 4458 Victoria Road and 4456 Victoria Road within the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent proposes a minor lot line adjustment to transfer approximately 0.075 hectare (750 m²) of land from 4458 Victoria Road South to 4456 Victoria Road South, resulting in a merged parcel approximately 0.47 hectares in area, and a retained parcel of approximately 5.3 hectares at 4458 Victoria Road South; and

Whereas the lands at 4456 Victoria Road South contain an existing dwelling, septic system, as well as a portion of a pond; and

Whereas the lands at 4458 Victoria Road South contain an existing dwelling, three accessory structures, septic system, and a portion of a pond; and

Whereas the additional lands are requested to wholly contain the existing pond within the boundaries of 4456 Victoria Road South; and

Whereas the proposed boundary adjustment will not result in any loss of agricultural lands;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

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.



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2. 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.
3. That the owner demonstrates, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.

CARRIED

9.1.2 B20-26 – McFee, Allan – 4315 Watson Rd, Township of Puslinch

Proposed severance is 0.49 hectares with 55m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 37.5 hectares with 156m frontage, existing and proposed agricultural use with existing dwelling, barn & shed.

Resolution No. 2026-036:

Moved by Committee Member Paul Sadhra and

Seconded by Committee Member Kim McCarthy

That Report PDAC-2026-013 entitled Consent Application B20-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Watson Road South in the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes the proposed severance of the subject property (4315 Watson Road South, Township of Puslinch) into two parcels; and

Whereas the severed parcel would be a vacant lot suitable for a future dwelling, featuring a lot frontage of approximately 55 metres, a lot depth of approximately 90 metres, and a lot area of approximately 0.49 hectares; and



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Whereas the retained parcel would continue as an agricultural operation, feature a lot frontage of approximately 156 metres along Watson Road South, and an approximate lot depth of 1,032 metres, and a lot area of approximately 37.5 hectares;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

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 property; 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 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 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 severed parcel, including but not limited to the barn located at 4315 Watson Road South. 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



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Zoning By-law, as amended. Upon approval, the Township shall provide written confirmation to the Secretary-Treasurer that this condition has been fulfilled.

- 2.2 That the Owner obtains zoning compliance for MDS I, including but not limited to the barn located at the property municipally known as 4342 Watson Road South, 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.
3. That the Owner demonstrate, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.
4. That the Owner demonstrate, to the satisfaction of the Township of Puslinch, that safe access to the severed parcel can be achieved; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.
5. 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.
6. That the Owner submit a pre-development site plan for the severed and retained parcels 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 and retained parcels, 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.

CARRIED

9.1.3 B21-26 – Paddock, Gwendolyn – 4121 Wellington Rd 35, Township of Puslinch

Proposed severance is $60.96\text{m fr} \times 99.06 = 0.60$ hectares, existing agricultural use for proposed rural residential use.



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Retained parcel is 39.7 hectares with 952.85m frontage, existing and proposed agricultural use.

Resolution No. 2026-037:

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

That Report PDAC-2026-014 entitled Consent Application B21-26 be received for information; and

The Committee recommends the support of the severance application subject to an easement being put on by the OFT. Noting, that a gravel company has expressed interest in the property. Should the County approve the application, the following conditions shall apply:

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 property; 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; 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 4227 Wellington Road 35 and 6920 Concession 1 Road, and show zoning compliance for the severed parcel 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 the Owner demonstrate, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township



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by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.

4. 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.
5. That the Owner submit a pre-development site plan for the severed and retained parcels 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.

CARRIED

9.1.4 B24-26 - Keidinger-Krebs, Christina – 19 Lakeside Dr, Township of Puslinch

Proposed lot line adjustment is 129 square metres with 6.15m frontage, existing residential use to be added to abutting residential lot - Ralph Krebs for driveway & wheelchair ramp.

Retained parcel is 1440 square metres with 25.13m frontage, existing and proposed residential use.

Resolution No. 2026-038:

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

That Report PDAC-2026-015 entitled Consent Application B24-26 be received for information; and

Whereas the Township has reviewed the proposal to adjust the boundary between 19 Lakeside Drive and 20 Lakeside Drive within the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent proposes a minor lot line adjustment to transfer approximately 129 m² of land from 20 Lakeside Drive to 19 Lakeside Drive, resulting in a merged parcel of



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approximately 919 m² for 19 Lakeside Drive and a retained parcel of approximately 1,311 m² at 20 Lakeside Drive; and

Whereas the lands 20 Lakeside Drive contain an existing one-storey brick dwelling, septic system and well, and a portion of a wheelchair ramp. The additional lands are requested to resolve the existing encroachment of the wheelchair ramp to ensure it is contained wholly on the enlarged parcel (19 Lakeside Drive);

Whereas the lands at 20 Lakeside Drive and 19 Lakeside Drive currently feature a shared driveway. The boundary adjustment will also provide sufficient space for a new driveway which is also proposed as part of the application;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

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 merged and retained parcels including the location of septic beds and wells and 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 reduced lot area for both the retained and merged 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.



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- 2.2 That the Owner obtains zoning compliance for reduced lot frontage for both the retained and merged 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.
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 both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-032:

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

That the Planning and Development Advisory Committee hereby adjourned at 7:35 p.m.

CARRIED