



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 11 2023 COMMITTEE OF ADJUSTMENT MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: July 11, 2023

MEETING: 7:00 p.m.

The July 11, 2023 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 23 Brock Rd S, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Chris Pickard
Paul Sadhra
Jeffrey Born
Dennis O'Connor

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Courtenay Hoytfox, Municipal Clerk
Joanna Salsberg, Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-055:

Moved by Committee Member Chris Pickard and



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Seconded by Committee Member Paul Sadhra

That the Committee approves the July 11, 2023 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1.1 June 13, 2023

Resolution No. 2023-056:

Moved by Committee Member Jeff Born and
Seconded by Committee Member Dennis O'Connor

That the Committee of Adjustment approves the Minutes from the meeting held June 13, 2023.

CARRIED.

7. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

7.1 Minor Variance Application D13-LIG – Brian and Sharilyn Light – 4396 Wellington Rd 32, Concession 2, Part Lot 5, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Sections 4.31 c., 12.2, table 12.1 and 12.4 to permit:

1. Section 4.31 c., to permit a structure accessory to a dwelling in the Natural Environment zone as approved by the Conservation Authority having jurisdiction.
2. Section 12.2, Table 12.1, Permitted Uses Other Zones to permit an accessory structure.
3. Section 12.4, Natural Environment Zone Requirements to permit an accessory structure.



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- Brian Light, owner of the property, provided an overview of the application.
- There were no questions or comments from the public.
- Chris Pickard asked if there is an existing storage facility that the Township doesn't have a building permit for.
- Brian Light advised that the
- Chris Pickard asked if the new structure will be located on the same footprint as the previous structure.
- Mr. Light advised that it will be almost the same footprint but slightly larger.
- Chris Pickard asked if the purpose of the structure is to store farm equipment.
- Brian Light advised that is what it will be used for.
- Dennis O'Connor asked if building permit will address the flow of the water across the property.
- Brian Light noted that the water drainage isn't into the field and doesn't drain into neighbour's field at 4422 Wellington Rd. 32.
- Courtenay Hoytfox advised that drainage will be looked at during final inspection for the building permit.
- Dennis O'Connor asked if it addressed the bigger picture for agricultural properties
- Brian Light advised that it will drain south away from the structure.
- Courtenay Hoytfox advised that it is not addressed during building permit but if there is a bigger issue with drainage to a neighbouring lot, it would be addressed through the Township's Property Standards By-law.
- John Sepulis asked if the owner will be removing any trees around the proposed structure area.
- Brian Light advised that most of the trees in that area came down during a windstorm.
- There were no further questions or comments from the Committee.

Resolution No. 2023-057:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Dennis O'Connor

That the Committee approve Minor Variance Application D13-LIG with the following Conditions:

1. That any concerns of the Conservation Authority are addressed to the satisfaction of the Township.
2. That a Tree Preservation and Compensation Plan is provided to the Township for the purpose of a peer review, prior to building permit submission, minimizing the removal of



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trees to the satisfaction of the Township.

3. That the Owner enter into a Development Agreement with the Township of Puslinch for the purpose of the peer review of the Tree Preservation and Compensation Plan to include third party cost recovery.

CARRIED.

8. New Business

8.1 Committee of Adjustment Report 2023-003 – Proposed 2024 Planning and Development Advisory Committee Meeting Schedule

- Lynne Banks provided an overview of the Report advising that the Committee is mandated to meet the second Tuesday of every month and the dates listed in the report reflect the required dates.

Resolution No. 2023-058:

Moved by Committee Member Dennis O'Connor and
Seconded by Committee Member Chris Pickard

That Report 2023-003 be approved.

CARRIED.

9. ADJOURNMENT

Resolution No. 2023-059:

Moved by Committee Member Dennis O'Connor and
Seconded by Committee Member Chris Pickard

That the Committee of Adjustment hereby adjourns at 7:25 p.m.

CARRIED.