



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
NOVEMBER 14, 2023 COMMITTEE OF ADJUSTMENT MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON  
AT 7404 WELLINGTON RD 34, PUSLINCH

**MINUTES**

**DATE:** November 14, 2023

**MEETING:** 7:00 p.m.

The November 14, 2023 Committee of Adjustment Meeting was held on the above date and called to order at 7:05 p.m. via electronic participation and in-person at was held via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

**1. CALL THE MEETING TO ORDER**

**2. ROLL CALL**

**ATTENDANCE:**

**PRESENT:**

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

**ABSENT:**

None

**STAFF IN ATTENDANCE:**

Lynne Banks, Secretary/Treasurer  
Laura Emery, Communications & Committee Coordinator  
Asavari Jadhav, Planner, County of Wellington

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2023-093:**

Moved by Committee Member Jeff Born and  
Seconded by Committee Member Paul Sadhra



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**That the Committee approves the November 14, 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 October 10, 2023

**Resolution No. 2023-094:**

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

**That the Committee of Adjustment approves the Minutes from the meeting held October 10, 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-AHM – Najib Ahmadi – 68 Gilmour Road, Concession 8, Part Lot 23, Township of Puslinch. #**  
Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from the following:

1. From Section 4.2.a.i to permit the accessory building to have a maximum floor area of 153m<sup>2</sup> instead of 130m<sup>2</sup>, as required.
2. From Section 4.2.c.ii to permit the accessory building to be 0.14 meters from the lot line of the interior side yard instead of 3m, as required.
3. From Section 4.2.c.iii. to permit the accessory building to be located 47.41 meters to the house instead of 40 metres, as required.
  - Jonathan Netta, agent for the applicant, provided an overview of the application.



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- Dennis O'Connor asked if the portion of the deck that overhangs the property can be removed.
- Jonathan Netta advised that it can be removed.
- Chris Pickard asked that a condition be added to the Decision that the encroaching deck be moved back so that it is in line with the existing dwelling.
- Chris Pickard asked where parking will be located.
- Jonathan Netta advised that the driveway is long and there is adequate parking.
- Chris Pickard asked if there will be an issue with fire vehicle access to the primary dwelling
- Jonathan Netta advised that they can extend the driveway so that there is adequate parking for the secondary residence.
- Chris Pickard noted that a condition should be added to provide adequate parking along the main fire truck routes
- Paul Sadhra asked if there is a condition to demo the existing dwelling after the new home is being constructed
- Jonathan Netta confirmed that there is an agreement in place to permit the current residence to remain during construction.
- Lynne Banks provided details of the agreement and noted that once final occupancy is granted a zoning review will be conducted to confirm that it meets the zoning by-law requirements.
- There were no questions or comments from the public.
- There were no further questions or comments from the Committee.

**Resolution No. 2023-095:**

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

**That the Minor Variance Decision as made by the Committee be approved with the following conditions:**

1. That the deck encroaching over the property line be removed from the neighbouring property and be moved back 0.65 meters to match the minimum setback of the existing house.
2. That the Township's Fire Department confirm that adequate parking is available and does not impede fire truck routes.

**CARRIED.**



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**7.2 Minor Variance Application D13-MAD – Vikki Madden – 31 Farnham Road, Part Lot 5 Plan 131 being Part 1 on Reference Plan 61R-3484, Township of Puslinch. ≠**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.27.1.c. to permit the pool equipment to be 1.5m from the interior side yard rather than 2m as required.

- Ryan Doucette, agent for the applicant, provided an overview of the application.
- Chris Pickard asked if it would be possible to move the equipment further back from the lot line.
- Ryan Doucette advised that the equipment is in place and electrical and gas are hooked up to the equipment.
- Chris Pickard asked if there is significant noise from the pool equipment.
- Ryan Doucette advised that there isn't significant noise from the equipment.
- There were no questions from the public.
- There were no further questions or comments from the Committee.

**Resolution No. 2023-096:** Moved by Committee Member Paul Sadhra and  
Seconded by Committee Member Jeff Born

**That the Minor Variance Decision as made by the Committee be approved.**

**CARRIED.**

**8. NEW BUSINESS**

None

**9. ADJOURNMENT**

**Resolution No. 2023-097:** Moved by Committee Member Dennis O'Connor and  
Seconded by Committee Member Jeff Born

**That the Committee of Adjustment hereby adjourns at 7:37 p.m.**

**CARRIED.**