



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 8, 2023 COMMITTEE OF ADJUSTMENT MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: August 8, 2023

MEETING: 7:00 p.m.

The August 8, 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
Paul Sadhra
Jeffrey Born
Dennis O'Connor
Chris Pickard

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Courtenay Hoytfox, Municipal Clerk
Zachary Prince, Senior Planner, County of Wellington
Asavari Jadhav, Junior Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-063:

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



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That the Committee approves the August 8, 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 July 11, 2023

Resolution No. 2023-064:

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

That the Committee of Adjustment approves the Minutes from the meeting held July 11, 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-DUA – Lisa and Nelson Duarte – 7737 Wellington Rd 34, Concession 10, Part Lot 21, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Sections 4.2.1 c. Outdoor Swimming Pools to permit existing pool equipment to have a reduced setback to be 0.76m (2.5 ft) from the lot line.

- Lisa Duarte, owner of the property, provided an overview of the application.
- Lynne Banks read out a written comment received from a neighbouring property owner in support of the application.
- There were no questions or comments from the public.
- Chris Pickard asked if the propane tank will be relocated.
- Lisa Duarte advised that they can move it if it is necessary.
- Dennis O'Connor noted that it is the responsibility of the propane company for proper placement of the tank in relation to property lines and buildings.



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- There were no further questions or comments from the Committee.

Resolution No. 2023-065:

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

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

That any concerns of the Building and Public Works Departments are addressed including adequate servicing, as well as drainage and grading.

CARRIED.

7.2 Minor Variance Application D13-CHA – Michel Lorenzo Chartrand and Victoria Lynn Chartrand – 90 Gilmour Rd, Concession 8, Rear Part Lot 23, Township of Puslinch. #

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Sections 4.16.1 a. - New Non-Farm Uses to permit a reduced MDS I setback to be 217m rather than the 255m as required from the barn at 76 Gilmour Rd.

- Nancy Shoemaker, agent for the applicant provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

Resolution No. 2023-066:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Dennis O'Connor

That the Committee approve Minor Variance Application D13-CHA with no Conditions

CARRIED.

8. New Business

John Sepulis advised the other members of the Committee that the Sub-Committee meetings will be held either before or after the Committee of Adjustment meeting.

9. ADJOURNMENT



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Resolution No. 2023-067:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Dennis O'Connor

That the Committee of Adjustment hereby adjourns at 7:23 p.m.

CARRIED.