



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 9, 2023 COMMITTEE OF ADJUSTMENT MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: May 9, 2023

MEETING: 7:00 p.m.

The May 9, 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:

Dennis O'Connor, Acting Chair
Jeffrey Born
Paul Sadhra

ABSENT:

Councillor John Sepulis
Chris Pickard

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Courtenay Hoytfox, Municipal Clerk
Mary Hasan, Director of Finance
Lisa Madden, Communications & Committee Coordinator
Zachary Prince, Senior Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-035:

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



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That the Committee approves the May 9, 2023 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1.1 April 11, 2023

Resolution No. 2023-036:

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

That the Committee of Adjustment approves the Minutes from the meeting held April 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-TON – Louis Tonin c/o P. Willis and Lynn Brombal – 900 Watson Rd S, Concession 10, Front Part Lots 8 and 9, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended,
from Section 4.16.1 a. MDS I – New Non Farm Uses to permit:

1. A reduced MDS I setback from a barn at 935 Watson Road to the Severed Parcel to be 105 m instead of 305 m as required.
2. A reduced MDS I setback from a barn at 930 Watson Road to the Severed Parcel to be 115 m instead of 176 m as required.
3. A reduced MDS I setback from a barn at 900 Watson Road to the Severed Parcel to be 85 m instead of 173 m as required.



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- Rob Stove, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Paul Sadhra asked if the Committee usually gets the MDS data sheets.
- Zachary Prince advised that the sheets were circulated to the Committee for the three properties.
- There were no further questions or comments from the Committee.

Resolution No. 2023-037:

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

That the Committee approve Minor Variance Application D13-TON with no conditions.

CARRIED.

7.2 Minor Variance Application D13-PAY – Jim Payne and Grace Stigter – 28 Badenoch St E, Plan 135, Lot 24 to 25, Part Lot 26, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Section 4.4.2 Accessory Buildings and Structures, Table 4.1 to permit a garage to be 1m from the interior side yard rather than 2m as required.

- Jim Payne, owner, 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. 2023-038:

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

That the Committee approve Minor Variance Application D13-PAY with the following conditions.

1. That the setback of the driveway to the interior side yard is rectified for conformity with the Township Zoning By-law to the satisfaction of the Township;
2. That any concerns regarding servicing are addressed to the satisfaction of the Township Building Department; and
3. That the owner/applicant prepare and submit a grading and drainage plan to the satisfaction of the Township.

CARRIED.



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8. NEW BUSINESS

None

8. ADJOURNMENT

Resolution No. 2023-039:

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

That the Committee of Adjustment hereby adjourns at 7:18 p.m.

CARRIED.