



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 13, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: February 13, 2024

MEETING: 7:00 p.m.

The February 13, 2024 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 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Chris Pickard
Paul Sadhra

ABSENT:

Jeffrey Born

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications & Committee Coordinator
Mehul Safiwala, Junior Planner
Zachary Prince, Senior Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-001:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Paul Sadhra



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**That the Committee approves the February 13, 2024 Agenda as amended and as circulated;
and**

That the Committee approves the addition to the agenda as follows:

**Approval of Minutes Item 6.1.1 Committee questions and staff responses regarding the
February 13, 2024 Committee of Adjustment Agenda.**

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1.1 December 23, 2023

Resolution No. 2024-002:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Chris Pickard

**That the Committee of Adjustment approves the Minutes, as amended, from the meeting
held December 12, 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-BED – Mher Bedirian and Niki Symeonindou –
6598 Wellington Rd. 34., Concession 3, Front Part Lot 5, , Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended,
from Section 11.3, Table 11.2 to permit a reduced lot frontage of the Retained
Parcel to be 109.72m instead of 120m as required in Table 11.2 of the Zoning By-
law. Therefore, the relief being sought is 10.28 m to the required lot frontage for
an Agricultural lot.

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



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- There were no questions or comments from the Committee.

Resolution No. 2024-003:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Paul Sadhra

**That the Minor Variance Decision as made by the Committee be approved with no conditions.
CARRIED.**

**7.2 Minor Variance Application D13-DEO – Ramandeep Deol – 76 Heritage Lake Drive
PV, WVLCPC 172, Level 1, Unit 1, Township of Puslinch. ≠**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended,
from:

1. Section 6.3, Table 6.2 to permit a setback of 2.3 m instead of 5 m for the interior side yard.
2. Section 5.2.9 (b) to permit a driveway width of 6.9 m instead of 6 m for the proposed single dwelling unit.

- Amritpal Bansal, agent for the applicant provided an overview of the application.
- There were no questions from the public.
- Chris Pickard asked if the agent/applicant had spoken to the Condominium Corporation regarding the proposed new dwelling.
- Mr. Bansal advised that he has not spoken to them yet.
- Paul Sadhra asked if a condition of approval can be added regarding approval from the Condominium Corporation.
- There were no further questions or comments from the Committee.

Resolution No. 2024-004:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Paul Sadhra

That the Minor Variance Decision as made by the Committee be approved with the following condition(s):

That the owner provide written confirmation to the Township that the Condominium Corporation has approved the application.



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7.3 Minor Variance Application D13-SIN – Ranjit Singh – Vacant Land, Wellington Rd.34, Concession 3, Part Lot 4, Part 1 on Reference Plan 61R-22156. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from:

1. Section 4.10 (a) to permit a single family dwelling in the Agricultural zone to have a height of 10.5 m to the midpoint of the roof.
2. Section 5.2.9 (b) to permit a driveway width of 10 m instead of 6 m for the proposed single dwelling unit.

- Amritpal Bansal, agent for the applicant provided an overview of the application.
- There were no questions or comments from the public.
- Chris Pickard asked if the variance for the wider driveway is only to be in front of the garages to the turning circle.
- Mr. Bansal advised that is the correct proposal.

Resolution No. 2024-005:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Paul Sadhra

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

That this minor variance is only applicable for the apron located in front of the garage site and not the length of the driveway from the road to the turning circle.

CARRIED.

8. NEW BUSINESS

In order to clarify the Zoning Bylaw that the flaring out of the driveway to facilitate access to a garage or ancillary structure greater than 6 meters in width should no require a minor variance, the Committee request that staff consider requesting Council to amend the current zoning by-law accordingly.

9. ADJOURNMENT

Resolution No. 2024-006:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Chris Pickard



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That the Committee of Adjustment hereby adjourns at 7:35 p.m.

CARRIED.