



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: October 8, 2024

MEETING: 7:00 p.m.

The October 8, 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
Paul Sadhra
Kim McCarthy
Amanda Knight
Chris Pickard

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications & Committee Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-039:

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



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That the Committee approves the October 8, 2024 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

Paul Sadhra declared a potential pecuniary interest related to item 7.24 as he lives within 500 meters of the subject property being 4660 Sideroad 10 N.

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1. September 10, 2024

Resolution No. 2024-040:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Paul Sadhra

**That the Committee of Adjustment approves the Minutes from the meeting held on
September 10, 2024.**

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-RAW – Curtis Rawnsley – 41 Lake Ave. W. PVT.,
Township of Puslinch. ≠**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended,
from Section 4.4.2, Table 4.1 to allow, a reduced front yard setback of 2 meters
instead of 6 meters as required.

- Heather Gage, co-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. 2024-041:

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



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

CARRIED.

7.2 Minor Variance Application D13-MAR – John Martinello –4660 Sideroad 10 N., Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, From Section 4.2.a.i) to allow an increased maximum total floor area of an Additional Residential Unit to be 69.63% of the total floor area of the principal dwelling unit, instead of 45% as required.

- Nancy Shoemaker, agent for the applicant, was in attendance at the meeting.
- John Sepulis noted that there are some items that need to be addressed prior to the Committee making a decision on the application and asked Ms. Shoemaker if she is in agreement with deferring the application until the outstanding items have been reviewed.
- Nancy Shoemaker confirmed that a meeting has been set up with Township staff to resolve the outstanding items and further agreed that the application be brought forward for the Committee at a later date.

Resolution No. 2024-042:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chirs Pickard

That the Minor Variance Decision as made by the Committee be deferred until the items listed below have been provided to the Township and reviewed:

1. That an updated ground floor plan of the garage/ARU is provided to reflect current built conditions and accurate Zoning By-law relief calculations to the satisfaction of the Chief Building Official; and,
2. That a building permit be obtained and finalized for the finished basement of the principal dwelling unit as the current built conditions of the principal dwelling unit are an essential part of the minor variance application for the ARU calculation of habitable room.

CARRIED.



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7.3 Minor Variance Application D13-RSS – RSS Real Estate Holdings Ltd. – 6 Winer Road, Township of Puslinch. ≠

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

1. to permit an outdoor storage area in **front yard** in addition to rear and interior side yard.
2. to allow **13 meters** of setback from lot line abutting a street, instead of **20 meters** as required.
3. to allow maximum outdoor storage area to be **33 percent** of the total lot area.
4. to permit shipping containers in an **interior side yard** in addition to a rear yard.
5. To allow a loading space to be **detached** from the building for which it is provided for.

- Rachel Bossie, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Chris Pickard asked if the trailers currently on the property are empty.
- Chris Dyke, representative for the owner, confirmed that they are empty.
- Chris Pickard asked what the zoning is for the abutting lands.
- Chris Dyke advised that they are conservation lands.
- Chris Pickard further asked if this will result in increased employment in the Township.
- Chris Dyke confirmed that it will increase employment in the Township.
- John Sepulis asked what the storage containers are used for.
- Chris Dyke advised that they are used for storage for the reefers.
- John Sepulis asked if any part of the property will be leased out to third parties.
- Chris Dyke advised that it will not be leased out.
- There were no further questions or comments from the Committee.

Resolution No. 2024-043:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Amanda Knight



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

1. That the Owner enter into a Site Plan Agreement with the Township to ensure appropriate screening of the outdoor storage areas, and to ensure that the development of the Subject Lands comply with applicable municipal by-laws and policies.

CARRIED.

8. NEW BUSINESS

8.1 Report CofA 2024-005 – Revised Proposed 2024 Committee of Adjustment Meeting Schedule

Resolution No. 2024-041:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That Report CofA 2024-005 be approved by the Committee.

CARRIED.

9. ADJOURNMENT

Resolution No. 2024-044:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Committee of Adjustment hereby adjourns at 7:29 p.m.

CARRIED.