



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
DECEMBER 12, 2023 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: December 12, 2023

MEETING: 7:00 p.m.

The December 12, 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 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
Jeffrey Born

ABSENT:

Paul Sadhra

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. 2023-102:

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



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That the Committee approves the December 12, 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 November 14, 2023

Resolution No. 2023-103:

Moved by Committee Member Jeff Born and
Seconded by Committee Member Dennis O'Connor

That the Committee of Adjustment approves the Minutes, as amended, from the meeting held November 14, 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-SLA – Mark & Karen Slade – 17 Calfass Road, Concession 7, Rear Part Lot 30, Part old road allowance Calfass Road west of Highway 6, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 12.4 and 4.17.1 to facilitate the addition of a front porch to an existing single detached dwelling.

- Mark Slade, 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. 2023-104:

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

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



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CARRIED.

7.2 Minor Variance Application D13-COR – Donny Correia – 6840 Gore Road, Part Lot 14 Concession Gore, Township of Puslinch. ≠

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

1. Section 4.4.2, Table 4.1 to permit the accessory building to have a maximum lot coverage of 266.67m² instead of 200m², for a lot area less than 1.0ha.
 2. Section 4.4.2, Table 4.1 to permit the accessory building to have a height of 7.67m instead of 5m as permitted.
- Michael Barton, agent for the applicant, provided an overview of the application.
 - There were no questions from the public.
 - Dennis O'Connor asked what will be going in the proposed structure marked as a farm building on the site plan.
 - Michael Barton advised that it will be an accessory structure as per the minor variance request and should be marked as an accessory structure to be used for storage of recreational vehicles and lawn mowers, etc. and noted that there is no agricultural use on the property.
 - John Sepulis noted that he saw two shipping containers on the property and asked if they are the sheds shown on the site plan to be removed or are they containers that will remain on the property.
 - Michael Barton advised that none of the accessory structures will remain on the property and noted that the owner was in attendance at the meeting and will be replaced by the new accessory structure to be erected. And added that the owner might be able to provide confirmation they will be removed and further noted that the intent is that all storage will occur in the new accessory structure
 - John Sepulis asked the owner, Donny Correia, who was in attendance at the meeting to confirm that the containers will be removed.



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- Donny Correia, owner of the property, confirmed that the containers will be removed.
- John Sepulis suggested that a condition be added to the Decision that the shipping containers be removed prior to the issuance of building permits, to the satisfaction of the Township.
- There were no further questions or comments from the Committee.

Resolution No. 2023-105:

Moved by Committee Member Jeff Born and
Seconded by Committee Member Dennis O'Connor

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

That the containers located on the property are removed prior to construction of the new accessory structure, to the satisfaction of the Township.

CARRIED.

8. NEW BUSINESS

John Sepulis noted that this is Dennis O'Connor's last meeting as a Committee member and thanked him for his contributions during his tenure on the Committee.

9. ADJOURNMENT

Resolution No. 2023-106:

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

That the Committee of Adjustment hereby adjourns at 7:27 p.m.

CARRIED.