



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 9, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: July 9, 2024

MEETING: 7:00 p.m.

The July 9, 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
Amanda Knight
Chris Pickard

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications & Committee Coordinator
Mehul Safiwala, Junior Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-023:

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



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That the Committee approves the July 9, 2024 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1.1 June 11, 2024

Resolution No. 2024-024:

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

That the Committee of Adjustment approves the Minutes from the meeting held on June 11, 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-AUG – Jerry Auger – 164 Hume Rd., Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, From Section 11.4 to permit a reduced lot frontage of the Severed Parcel to be 16m instead of 25m as required in Table 11.3 of the Zoning By-law.

- Hugh Handy, agent for the applicant, provided an overview of the application.
- Jonathan Minnes, solicitor for the applicant, and noted that the minor variance is a condition of provisional consent granted by the Ontario Land Tribunal in May, 2024.
- Mr. Minnes further noted that the drainage channel predates the consent application and is not related to the consent application or the minor variance.
- Amanda Knight noted that as the Committee is only looking at the request for the reduced frontage for the proposed several parcel, asked if the applicant



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and the property owner at 169 Hume Road could possibly work together to resolve the drainage issues.

- Jonathan Minnes noted that the drainage was there prior to development and the existing drainage patterns must be maintained. He further noted that it would be a civil matter between the property owners.
- Chris Pickard asked if there is any evidence that a reduced frontage of either 25 meters or 16 meters would not have an impact on the drainage issue.
- Jonathan Minnes advised that there is no evidence that it would, and noted that it is outside of the bounds of the Committee to deal with because it is a civil matter. He further noted that if there was going to be a condition related to planning it should have been done by the County Land Division Committee or the Ontario Land Tribunal.
- Mr. Handy advised that the intent is to stay away from the drainage channel and not alter the course of the drainage to the roadside ditch.
- There were no further questions or comments from the Committee.

Resolution No. 2024-025:

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

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

CARRIED.

8. NEW BUSINESS

8.1 Committee of Adjustment 2024-003 Report – Proposed 2025 Committee of Adjustment Meeting Dates ≠

Resolution No. 2024-026:

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

That Report 2024-003 be approved by the Committee.

8.2 Committee Memo Committee of Adjustment 2024-001 – Minor Variance Questionnaire ≠

Resolution No. 2024-027:

Moved by Committee Member Paul Sadhra and



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Seconded by Committee Member Chris Pickard

That Committee Memo 2024-001 be approved by the Committee.

9. ADJOURNMENT

Resolution No. 2024-028:

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

That the Committee of Adjustment hereby adjourns at 7:31 p.m.

CARRIED.