



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 8, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

MINUTES

DATE: April 8, 2025

MEETING: 7:00 p.m.

The April 8, 2025 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:

Councilor John Sepulis, Chair
Amanda Knight
Chris Pickard
Paul Sadhra
Kim McCarthy

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner
Jesse Auspitz, NPG Planning Consultant

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-008:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kim McCarthy



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1. That the Committee approves the April 8, 2025 Agenda as circulated; and
2. That the Committee approves the addition to the agenda as follows:
Consent Item 6.2 Questions received from the Committee Members seeking additional information and the corresponding responses provided by staff regarding the April 8, 2025 Committee of Adjustment agenda; and
3. That item 7.3, Minor Variance Application for D13-WIM (Wimalasekara), be moved to 7.1 due to the recommendation for deferral of the application until a survey of the property is provided confirming the final location of the shed.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. February 11, 2025 Committee of Adjustment Meeting Minutes.

Resolution No. 2025-009:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy

**That the Committee of Adjustment approves the Minutes from the meeting held on
February 11, 2025.**

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-BAR – Scott Bardwell – 6759 Laird Rd. W.,
Township of Puslinch. ≠**

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

1. The use of storage of trailers, recreational vehicles and boats, which is prohibited in the Agricultural Zone.



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2. The storage of trailer, recreational vehicles and boats on a vacant lot which is prohibited in all zones.

Resolution No. 2025-010: Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Amanda Knight

That Report D13-2025-005 entitled Minor Variance Application D13/BAR be received; and,

Whereas the variances requested would provide relief from Section 11.2, Table 11.1 and Section 4.29. a. xv. of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting to permit use of continued storage of trailers, recreational vehicles and boats where such use is prohibited; and

Whereas, the minor variance application may be desirable and appropriate for the development of the subject lands and may maintain the general intent and purpose of the Official Plan, the proposed minor variance would not maintain the general intent and purpose of the Zoning By-law, and is not minor in nature; and

Therefore, the Committee does not consider the requests minor and denies the application.

CARRIED.

7.2 Minor Variance Application D13-COX – Troy Cox – 4523 Victoria Rd. S., Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit relief to permit a reduced interior side yard setback of 0.76 meters for an existing shed instead of 2 meters as required.

Resolution No. 2025-011: Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

*That Report D13-2025-006 entitled Minor Variance Application D13/COX be received;
and;*

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law),



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requesting permission to allow a 0.76 metre setback of interior side yard for the existing shed instead of a 2 metre interior side year setback as required; and

Whereas the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is considered minor in nature, and is desirable and appropriate for the development of the subject property; and

Therefore, that the Committee approves the application with the following conditions:

1. That owner apply and receive an approved building permit for the shed; and
2. That the shed has no openings along the property line to the satisfaction of the Township.

CARRIED.

7.3 Minor Variance Application D13-WIM – Eric Wimalasekera – 68 Jasper Heights, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a reduced front yard setback of 1.6 meters for an existing shed instead of 2 meters, as required.

Resolution No. 2025-012:

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

CARRIED.

*That Report D13-2025-007 entitled Minor Variance Application D13/WIM be received;
and*

That the Committee defer the application until the following item is provided:

1. *That owner provides an appropriate site plan confirming the final location of the shed and existing buildings and structures, showing each dimension to the property line.*

CARRIED.

8. NEW BUSINESS

8.1 OCOA Conference



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Resolution No. 2025-013:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy

That the Committee of Adjustment receive item 8.1 for information.

CARRIED.

9. ADJOURNMENT

Resolution No. 2025-014:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy

That the Committee of Adjustment hereby adjourns at 8:00 p.m.

CARRIED.