



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

MINUTES

DATE: August 13, 2024

MEETING: 7:00 p.m.

The August 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
Paul Sadhra
Amanda Knight
Chris Pickard

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Junior Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-029:

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



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That the Committee approves the August 13, 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 July 9, 2024

Resolution No. 2024-030:

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

That the Committee of Adjustment approves the Minutes from the meeting held on July 9, 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-LAM–Lam, Dung – 56 Brock Rd S #

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

- from Section 13.4.e to permit construction of new single family dwelling to replace the existing dwelling and to permit an enlargement of 55.96% (49.61m²) instead of 50% (44.33m²).
- from Section 7.3, Table 7.3 to permit a maximum front yard setback to be 3.87 meters instead of 3 meters as permitted.
- Tajinder Kainth, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.



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- Amanda Knight asked that if the current zoning doesn't permit a single detached family dwelling as of right today, but has legal non-conforming status has been established, is there a timeline that must be followed to begin construction of the new dwelling.
- Mehul Safiwala advised that he will have to confirm what the timeline is.
- John Sepulis asked Mr. Kainth to clarify what he meant by construction of the new dwelling will create jobs.
- Mr. Kainth advised that it it will create jobs for the trades.
- There were no further questions or comments from the Committee.

Resolution No. 2024-031:

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

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

1. That a Grand River Conservation Authority (GRCA) permit to be obtained.
2. A full grading plan is to be submitted as a part of the building permit application which includes:
 - a. The locations of the proposed well and all buildings.
 - b. The location of the proposed septic system.
 - c. The types of wells located on the property and adjacent properties.

CARRIED.

7.1.2 Minor Variance Application D13-SLO – Sloot, John – 480 Arkell Rd ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4 to permit a reduced lot frontage of the Retained Parcel to be 18 meters instead of 25 meters as required in Table 11.3 of the Zoning By-law.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were questions or comments from the public.
- Amanda Knight asked how the Township's fire department comments will be addressed.



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- Mehul Safiwala advised that they will be addressed when the applicant submits for their building permit.
- Amanda Knight asked if the Guelph Junction Railway comment should be added as a condition of the minor variance.
- John Sepulis advised that it is a condition of the severance application related to the minor variance.
- There were no further questions or comments from the Committee.

Resolution No. 2024-032:

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

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

That all Township conditions of the consent application B32-24 have been met, to the satisfaction of the Township.

CARRIED.

7.1.3 Minor Variance Application D13-MAC – MacDonald, Terrence & Lisa – 7049 Gore Rd ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4 to permit:

- A reduced lot frontage for the Severed Parcel to be 18 meters instead of 25 meters as required.
- A reduced lot frontage for the Retained Parcel to be 10 meters instead of 25 meters as required.
- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no further questions or comments from the Committee.

Resolution No. 2024-033:

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



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

CARRIED.

8. NEW BUSINESS

None

9. ADJOURNMENT

Resolution No. 2024-034:

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

That the Committee of Adjustment hereby adjourns at 7:32 p.m.

CARRIED.