



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

MINUTES

DATE: February 11, 2025

MEETING: 7:00 p.m.

The February 11, 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
Kim McCarthy
Amanda Knight
Chris Pickard
Paul Sadhra

ABSENT:

None

STAFF IN ATTENDANCE:

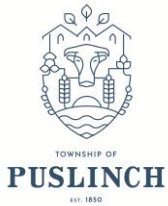
Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner
Andrew Hartholt, Chief Building Official

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-001:

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



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1. That the Committee approves the February 11, 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 February 11, 2025 Committee of Adjustment agenda; and
3. That item 7.3, Minor Variance Application for D13-SCH (Schram), be moved to 7.1 due to the recommendation for deferral of the application until a survey of the property is completed.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1. October 8, 2024

Resolution No. 2025-002:

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
October 8, 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-HAM – Chuck Hambly – 4576 Victoria Rd. S.,
Township of Puslinch. ≠**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended,
to allow a reduced interior side yard setback of 1.08 meters instead of 3 meters as
required, to convert the existing garage into AN Additional Residential Unit (ARU).



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- Meredith Haslam, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Amanda Knight advised that she is in support of the Building Department's requested condition.
- There were no further questions or comments from the Committee.

Resolution No. 2025-003:

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

*That Report D13-2025-001 entitled Minor Variance Application D13/HAM be received;
and,*

Whereas the variance requested would provide relief from Section 4.2.c.ii of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow conversion of existing garage into an additional residential unit (ARU) with an interior side yard setback of 1.08 metres instead of 3 meters to comply with the minimum required yards in which the unit is situated; and

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

Therefore, that planning staff recommends approval of the application with the following conditions:

1. *That the existing wall closest to the property line to be fire-rated, and no openings be permitted unless protected by an approved closure.*

CARRIED.

7.2 Minor Variance Application D13-SIM – William Sims – 4238 Concession 7, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit relief to permit a reduced lot frontage of 68 meters instead of 120 meters, as required.

- Hailey Keast, agent for the applicant, provided an overview of the application.



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- The owner of 7234 Concession 1 advised that the Notice of Public Hearing arrived after the deadline to provide comments, and further noted that there has been a lot of growth in the area in the last few year.
- John Sepulis reminded the owner that the consent application was approved by the County of Wellington Land Division Committee last fall and could have addressed the Land Division Committee with his comments.
- There were no further questions or comments from the public.
- There were no questions or comments from the Committee members.

Resolution No. 2025-004:

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

CARRIED.

*That Report D13-2025-002 entitled Minor Variance Application D13/SIM be received;
and*

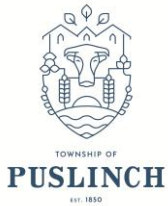
*Whereas the variance requested would provide relief from Section 11.3, Table 11.2 of
Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting
permission for a reduction in minimum lot frontage to be 68 meters instead of 120 meters
for the retained parcel as required; and*

*Whereas this application is required as condition of consent application B53/24 that was
conditionally approved in September 2024; the consent application would sever a 0.43 ha
(1.06 ac) vacant land for rural residential use within the Secondary Agricultural Area;
resulting in frontage of 68 metres for the retained parcel; and*

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

*Therefore, that planning staff consider the request to be minor and have no concerns with
the application.*

7.3 Minor Variance Application D13-NAD – Milosh Nadvornik – 504 Arkell Rd., Township of Puslinch. ≠



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Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a maximum lot coverage for accessory buildings and structures of 252 m² instead of 200 m² as required.

- Milosh Nadvornik, owner/applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Paul Sadhra asked if the building is for personal use only.
- The applicant advised that yes, it is only for personal use.
- There were nor further questions or comments from the Committee.

Resolution No. 2025-005:

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

CARRIED.

That Report D13-2025-003 entitled Minor Variance Application D13/NAD 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), requesting permission for to allow a maximum lot coverage for accessory buildings and structures of 252 m2 instead of 200 m2 as required; and

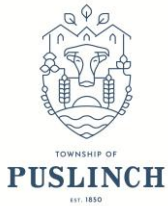
Whereas, the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property;

Therefore, that planning staff recommends approval of the application with the following conditions:

1. *That the property owner provide the Township's Building Department with a septic tank pump out receipt, as required following the septic system inspection completed on July 7, 2023.*

CARRIED.

7.3 Minor Variance Application D13-SCH – Nadine Schram – 19 Water Rd. PV, Township of Puslinch. ≠



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Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit the interior side yard for the proposed shed to be 0 meters instead of 0.6 meters, as required, and to be located within 0.93 meters from the principal building to facilitate construction of the shed.

- John Sepulis advised the Committee that planning staffs' recommendation was that the application be deferred until the owner provides the Township with a survey showing the location of the shed to the property line and the house on the property.
- The Committee members were in agreement that the application be deferred.

Resolution No. 2025-006:

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

*That Report D13-2025-004 entitled Minor Variance Application D13/SCH be received;
and,*

Whereas the variance requested would provide relief from Section 14, Site-specific number 86 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting to allow the interior side yard for accessory building to be 0 meters instead of 0.6 meters as required, and

Whereas the variance requested would provide relief from Section 4.4.2.c.iii) of the Zoning By-law requestion to allow the accessory building to be located 0.93 meters from the principal building instead of a minimum of 1 metre as required; and

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

Whereas, the staff are not satisfied with the information provided with respect to the location of the building in relation to the property line and require additional information from the applicant;

Therefore, that planning staff recommends deferral of the application until the following items are provided:



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1. *That owner provides a survey prepared by an Ontario Land Surveyor confirming the final location of the shed.*

8. NEW BUSINESS

None

9. ADJOURNMENT

Resolution No. 2025-007:

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

That the Committee of Adjustment hereby adjourns at 7:39 p.m.

CARRIED.