



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 10, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

MINUTES

DATE: June 10, 2025

MEETING: 7:00 p.m.

The June 10, 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
Paul Sadhra
Kim McCarthy
Chris Pickard

ABSENT:

Amanda Knight

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-020:

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

1. That the Committee approves the June 10, 2025 Agenda as circulated; and



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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 June 10, 2025 Committee of Adjustment Agenda.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

- 6.1. May 13, 2025 Committee of Adjustment Meeting Minutes.

Resolution No. 2025-021:

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 May 13, 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-BRE – Elizabeth Brenchley - 603 Arkell Rd, Concession 10 Part Lot 7 being Part 1 on 61R-5608 (Retained Parcel)

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4, Table 11.3 to allow a reduced frontage of 20.4 m for a Reduced Agricultural Lot, instead of 25 m as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4, Table 11.3 to allow a reduced lot area of 0.36 ha for a Reduced Agricultural Lot, instead of 0.4 ha as required.

Resolution No. 2025-022:

Moved by Committee Member Chris Pickard and



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Seconded by Committee Member Kim McCarthy

That Report D13-2025-10 entitled Minor Variance Application D13/BRE (retained parcel) be received; and;

Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission for a reduction in minimum lot frontage of 20.4 m, instead of the required minimum lot frontage of 25 meters; and

Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of the Zoning By-law, requesting permission for a reduction in minimum lot area of 0.3 ha, instead of the required minimum lot frontage of 0.4 ha; and

Whereas this application is required as a condition of consent application B97-24 that was approved in December 2024 at the Land Division Committee Meeting; the consent application would sever a 0.19 ha (0.47 ac) of land with an existing garage for rural residential use within the Residential Area; resulting in a frontage of the retained parcel being 20.4 m and lot area being 0.36 ha (0.89 ac); 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.

The Committee approves the application with no conditions.

CARRIED.

7.2 Minor Variance Application D13-BRE – Elizabeth Brenchley - 603 Arkell Rd, Concession 10 Part Lot 7 being Part 1 on 61R-5608 (Severed Parcel)

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4, Table 11.3 to allow a reduced lot area of 0.19 ha for a Reduced Agricultural Lot, instead of 0.4 hectares as required.

Resolution No. 2025-023:

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

That Report D13-2025-011 entitled Minor Variance Application D13/BRE (severed parcel) be received; and;



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Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission for a reduction in minimum lot area of 0.19 ha, instead of the required minimum lot area of 0.4 ha; and

Whereas this application is required as condition of consent application B97-24 that was approved in December 2024 at the Land Division Committee Meeting; the consent application would sever a 0.19 ha (0.47 ac) land with existing garage for rural residential use within the Residential Area; and

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.

The Committee approves the application with no conditions.

CARRIED.

7.3 Minor Variance Application D13-GEI – Audrey Geier – 4851 Townline Road, Concession 3 Part Lot 1 (Retained Parcel).

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4, Table 11.3 to allow a reduced lot area of 0.26 ha for retained parcel, instead of 0.4 ha as required.

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2. a) to allow shipping containers on a lot with a minimum area of 0.26 ha instead of 0.4 ha as required

.Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2. b) to allow two (2) shipping containers on the retained parcel instead of none as required for a lot with an area less than 0.4 hectares.

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2. d) to permit storage of shipping containers on the retained parcel for residential use whereas outdoor storage is prohibited.



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Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2. b) to permit a setback of 8.2 metres from residential use for shipping containers instead of 10 metres as required.

Resolution No. 2025-024:

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

That Report D13-2025-012 entitled Minor Variance Application D13/GEI (retained parcel) be received; and;

Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for a reduction in minimum lot area of 0.26 hectares, instead of the required minimum lot area of 0.4 hectares (Variance #1); and

Whereas the variance requested would provide relief from Section 4.24.2.a), of the Zoning By-law, requesting permission to allow shipping containers on a lot with a minimum area of 0.26 hectares instead of 0.4 hectares as required (Variance #2); and

Whereas the variance requested would provide relief from Section 4.24.2.b), of the Zoning By-law, requesting permission to allow a maximum of two (2) shipping containers on the retained parcel with a lot area of 0.26 hectares instead of a maximum one shipping container per 0.4 hectares of lot area (Variance #3); and

Whereas the variance requested would provide relief from Section 4.24.2.d), of the Zoning By-law, requesting permission to allow shipping containers on the retained parcel, notwithstanding that outdoor storage area and outdoor storage use are not permitted on the retained parcel (Variance #4); and

Whereas the variance requested would provide relief from Section 4.24.2.f), of the Zoning By-law, requesting permission to permit a distance of 8.2 metres between shipping containers and the neighbouring residential lot to the north, instead of 10 metres as required (Variance #5); and

Whereas this application is required as condition of consent application B143-22 that was



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approved in February 2025 at the Land Division Committee Meeting; the consent application would sever a 0.76 hectares (1.88 acres) parcel with an existing garage for rural residential use; and

That the Committee approves the requested Variance 1; and

That the Committee denies Variances 2), 3), 4) & 5) for the following reasons:

- The general intent and purpose of the Zoning By-law is not maintained in accordance with Report D13-2025-012.
- In the opinion of the Committee, the variances(s) are not minor in accordance with Report D13-2025-012.

CARRIED.

7.3 Minor Variance Application D13-GEI – Audrey Geier – 4851 Townline Road, Concession 3 Part Lot 1 (Severed Parcel).

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.16.1. a) to permit a reduced MDS I setback for the Severed Parcel to be 126 meters from the barn located at the property municipally known as 6501 Roszell Road, instead of 264 meters as required

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.16.1. a) to permit a reduced MDS I setback for the Severed Parcel to be 211 meters from the barn located south at Part Lot 1 of Concession 3, fronting on Townline Road, instead of 390 meters as required.

Resolution No. 2025-025:

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

That Report D13-2025-013 entitled Minor Variance Application D13/GEI be received;
and;

Whereas the variance requested would provide relief from Section 4.16.1.a), of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to



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propose a new residential parcel along Wellington Road 35 to permit a reduced MDS I setback of 211 meters instead of 390 meters as required from the unoccupied barn located south at Part Lot 1 of Concession 3, fronting on Townline Road; and

Whereas the variance requested would provide relief from Section 4.16.1.a), of the Zoning By-law, requesting permission to permit a reduced MDS I setback for the Severed Parcel to be 126 meters instead of 264 metres as required from the barn located at the property municipally known as 6501 Roszell Road; and

Whereas this application is required as condition of consent application B143-22 that was approved in February 2025 at the Land Division Committee Meeting; the consent application would sever a 0.76 ha (1.88 ac) vacant land; 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.

The Committee approves the application with no conditions.

CARRIED.

8. NEW BUSINESS

None

9. ADJOURNMENT

Resolution No. 2025-026:

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

That the Committee of Adjustment hereby adjourns at 7:46 p.m.

CARRIED.