



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

MINUTES

DATE: October 14, 2025

MEETING: 7:00 p.m.

The October 14, 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
Chris Pickard
Kiro Attia
Paul Sadhra

ABSENT:

None

STAFF IN ATTENDANCE:

Mehul Safiwala, Jr. Planner
Justine Brotherston, Director of Corporate Services & Municipal Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-041:

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



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OCTOBER 14, 2025 COMMITTEE OF ADJUSTMENT MEETING
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That the Committee approves the October 14, 2025 Agenda as circulated; and,

That the Committee approves the additions to the agenda as follows:

Consent Item 6.2 Questions received from Committee Members seeking additional information and the corresponding responses provided by staff regarding the October 14, 2025 Committee of Adjustment agenda.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. August 12, 2025 Committee of Adjustment Meeting Minutes.

6.2 Committee Questions and Corresponding responses from staff

Resolution No. 2025-042:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kiro Attia

That the Consent Agenda Items listed for the October 14, 2025 Committee meeting be received for information.

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-WIM – Wimalasekera, Eric - 68 Jasper Heights, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 14, Table 14.1, Site-Specific Special Provision No. 86 to allow a reduced front yard setback of 1.55 metres for an existing shed instead of 2 meters as required.

Resolution No. 2025-043:

Moved by Committee Member Chris Pickard and



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

Seconded by Committee Member Kim McCarthy

That Report D13-2025-021 entitled Minor Variance Application D13/WIM be received; and

Whereas the variance requested would provide relief from Section 14, Table 14.1, Site-Specific Special Provisions No. 86 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow a reduced front yard setback of 1.55 metres for an existing shed instead of 2 meters front yard setback as required; and

Whereas a survey from a certified land surveyor has not been provided by the owner in support of the application;

Therefore, that the Committee defer the application until the following conditions are met:

- 1. That the owner provide a survey from a certified land surveyor demonstrating the setbacks for the proposed shed to the satisfaction of the Township.**

CARRIED.

7.2 Minor Variance Application D13-BRI- Bridgeman, Tyler - 6848 Wellington Rd 34, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.3, Table 11.2 to allow a reduced lot frontage of 24 meters for an Agricultural Lot, instead of 120 meters as required.

Resolution No. 2025-044:

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

That Report D13-2024-010 entitled Minor Variance Application D13/BRI 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 of 24 metres, instead of the required minimum lot frontage of 120 metres; and



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OCTOBER 14, 2025 COMMITTEE OF ADJUSTMENT MEETING
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Whereas this application is required as a condition of consent application B20-25 that was approved in July 2025 at the Land Division Committee Meeting; the consent application would sever a 0.4 ha (1 ac) of vacant land; resulting in a frontage of the retained parcel being 24 metres and lot area being 9.8 ha (24.22 ac) with an existing dwelling; 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.

CARRIED.

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

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.2.a.ii), to allow height of 5 metres for the additional residential unit instead of 4.27 metres, as per the height of the principal dwelling unit.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.2.c.iii), to allow an additional residential unit to be within 69 meters, instead of within 40 meters as required.

Resolution No. 2025-045:

Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard

That Report D13-2025-023 entitled Minor Variance Application D13/NAD be received; and

Whereas the variance requested would provide relief from Section 4.2.a.ii) of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow a height of 5 metres for the additional residential unit instead of 4.27 metres, as per the height of the principal dwelling unit; and

Whereas the variance requested would provide relief from Section 4.2.c.iii) of the Zoning By-law, to allow an additional residential unit to be within 69 meters, instead of within 40 meters as required; and



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

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.

CARRIED.

7.4 Minor Variance Application D13-NIC – Nichols, Brian – 6637 Roszell Rd, Township of Puslinch

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 192 meters instead of 489 meters as required

Resolution No. 2025-46:

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

That Report D13-2025-026 entitled Minor Variance Application D13/NIC 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 propose a new residential parcel along Roszell Road with a MDS I setback of 192 metres instead of the minimum required 489 metres from the livestock facility operation located on the property municipally known as 6618 Roszell Road; 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.

CARRIED.

7.5 Minor Variance Application D13-COF – Coffelt, Dana – 20 Rhodes Rd PVT, Township of Puslinch



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to allow a minimum interior side yard of 1.88 metres for a new shed instead of 2 metres as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 12.4 to facilitate the construction of a new shed for storage.

Resolution No. 2025-47:

Moved by Committee Member Kiro Attia and
Seconded by Committee Member Kim McCarthy

That Report D13-2025-024 entitled Minor Variance Application D13/COF be received; and

Whereas the variance requested would provide relief from Section 12.4, of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission to permit construction of a shed within the Natural Environment Zone; 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

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

CARRIED.

7.6 Minor Variance Application D13-FIS – Fisher, James – 6542-6584 Gore Rd, Township of Puslinch

Requesting relief from New Comprehensive Zoning By-law #23-2018, as amended, to permit shipping containers to be used as a noise-attenuation barrier of a maximum height of 8 metres.

Resolution No. 2025-48:

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

That Report D13-2025-025 entitled Minor Variance Application D13/FIS be received; and

Whereas the variance requested would provide relief from Section 4.24 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to permit shipping containers to be used as a noise-attenuation barrier of a maximum height of 8 metres; and

Therefore be it resolved that the Committee approves the requested variance from Section 4.24 of the Township's Comprehensive Zoning By-law 2018-023, as amended, to permit



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OCTOBER 14, 2025 COMMITTEE OF ADJUSTMENT MEETING
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shipping containers to be used as a noise-attenuation barrier of up to a maximum height of 8 metres as presented in the report as staff are of the opinion that the variance is minor in nature, is desirable for the appropriate development or use of the land, building or structure, and maintains the general intent and purpose of the County of Wellington Official Plan and the Township Zoning By-law.

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

1. That the owner applies for and receives site plan approval for the proposed structure(s), intended for noise-attenuation purposes, that is of a length and location generally consistent with the sketch attached as Appendix A and that the site plan agreement be registered on title;
2. That the shipping containers are permanently sealed off and are at least 100 metres away from the nearest legal residential use, being a dwelling and amenity area for the dwelling.
3. That the owner submits a Noise Report to the satisfaction of an accredited acoustical engineer engaged by the Township and implements the recommendations from the Noise Report through the Site Plan Approval process.
4. That the shipping containers be painted a suitable colour to blend with the environment and maintained.

8. **NEW BUSINESS**

None

9. **Staff Reports**

None

9. **ADJOURNMENT**

Resolution No. 2025-049:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kiro Attia

That the Committee of Adjustment hereby adjourns at 8:47 p.m.

CARRIED.