

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
 April 14, 2026 COMMITTEE OF ADJUSTMENT MEETING
 VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
 AT 7404 WELLINGTON RD. 34

MINUTES

DATE: April 14, 2026

MEETING: 7:00 p.m.

The April 14, 2026, Committee of Adjustment Meeting was held on the above date and called to order at 7:12 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:

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator

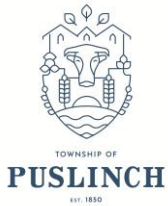
3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-013:

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

That the Committee approves the April 14, 2026 Agenda as circulated.



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CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. March 10, 2026 Committee of Adjustment Meeting Minutes.

Resolution No. 2026-014:

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

That the Committee of Adjustment approves the Minutes from the meeting held March 10, 2026 as circulated.

CARRIED.

7. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

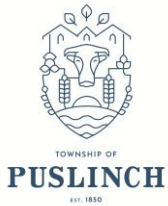
7.1 D13-CHA– Chartrand, Vicky & Michel – 88-90 Gilmour Rd, Township of Puslinch

Requesting relief from New Comprehensive Zoning By-law 23-2018, as amended, from Section 4.16.1(a) to permit a reduced minimum distance separation (MDS 1) from the barn at 76 Gilmour Road to the Severed Parcel to be 214 m instead of 231 m as required.

Resolution No. 2026-015:

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

That Report D13-2026-007 for the Minor Variance application for lands municipally known as 88-90 Gilmour Road be received for information; and



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Whereas the Owner is requesting relief from the Township of Puslinch Zoning By-law 2018-023, as amended (Zoning By-law) to permit a reduced Minimum Distance Separation (MDS I) setback from an existing barn; and

Whereas the requested relief is to permit an MDS I setback of 214 metres, whereas 232 metres is required; and

Whereas the variance is associated with a previously approved consent application (B72-25); and

Whereas the subject lands are designated Secondary Agricultural within the County of Wellington Official Plan (Official Plan) and zoned Agricultural and Natural Environment under the Township Zoning By-law; and

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law and meets the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

CARRIED.

7.2 D13-CRO- Cross, Larry – Part Lot 18, Concession 9, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law 23-2018, as amended, from Section 11.3, Table 11.2 to permit a reduced lot frontage of the lands to be severed to be 57 m, instead of 120 m as required.

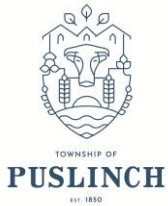
Resolution No. 2026-016:

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

That Report D13-2026-008 for the Minor Variance application D13-CRO for lands legally described as Part of Lot 18, Concession 9, Plan 61R-8242 be received for information; and

Whereas the Applicant is proposing to permit a reduced lot frontage for the retained parcel as a result of an approved severance (B37-25); and

Whereas this application is required as a condition of consent application B37-25 that was approved at the County of Wellington (Land Division Committee); the consent application



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severed 0.8 hectares of land; resulting in a frontage of the retained vacant parcel being 57 metres with a lot area of 18.9 hectares; and

Whereas the variance requested would provide relief from Section 11.3 (Agricultural Zone Requirements) of the Township of Puslinch Zoning By-law 2018-023 (Zoning By-law), to permit a minimum lot frontage of 57.0 metres whereas 120.0 metres is required under table 11.3 of Zoning By-law; and

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the County of Wellington Official Plan (Official Plan) and Zoning By-law and meets the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved

CARRIED.

8. NEW BUSINESS

None

9. Staff Reports

None

9. ADJOURNMENT

Resolution No. 2026-017:

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

That the Committee of Adjustment hereby adjourns at 7:23 p.m.

CARRIED.