



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 9, 2026 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

MINUTES

DATE: June 9, 2026

MEETING: 7:05 p.m.

The June 9, 2026, Committee of Adjustment Meeting was held on the above date and called to order at 7:05 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
Jeremy Tran, NPG Planning Solutions – Township Planning Consultant
Justine Brotherston, Director of Corporate Services & Municipal Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-018:

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



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That the Committee approves the June 9, 2026 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. April 14, 2026 Committee of Adjustment Meeting Minutes.

Resolution No. 2026-019:

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 April 14, 2026 as circulated.

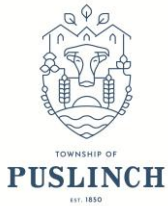
CARRIED.

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-WIL – 6595 Ellis Rd, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to permit a maximum lot coverage for accessory buildings and structures of 650 m² instead of 200 m² as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to permit an accessory structure height of 7.1 metres instead of 5 metres as required.



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Resolution No. 2026-020:

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

That Report D13-2026-010 for Minor Variance application D13-WIL for the lands municipally known as 6595 Ellis Road, legally described as Part of Lot 5, Concession 2 in the Township of Puslinch be received for information; and

Whereas the Owner is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit increased lot coverage and height for accessory buildings; and

Whereas the requested variances would provide relief from Section 4.4.2 (Accessory Uses, Building and Structures) of the Zoning By-law are to permit a maximum accessory building coverage of 650 m², whereas 200 m² is permitted, and a maximum accessory building height of 7.1 metres, whereas 5 metres is permitted; and

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

Whereas Planning Staff is of the opinion that the requested variances maintain the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved, subject to the following condition(s):

- 1. That all storage containers and/or shipping containers be removed from the subject lands, to the satisfaction of the Township, prior to the issuance of any Building Permit, to ensure compliance with lot coverage requirements.**

CARRIED.

7.2 D13-MCC – Puslinch Beach & Marine Ltd, Sheron McClintock - 43 McClintock PV, Township of Puslinch



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Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 6.3, Table 6.2 to permit a lot area of 0.17 hectares where 0.4 hectares is required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 6.3, Table 6.2 to permit a reduced lot frontage of 7.4 metres where 20 metres is required.

Resolution No. 2026-021:

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

That Report D13-2026-009 for the Minor Variance application D13-MCC for the lands legally described as Part of Block A, Plan 373 & 20 Butler Avenue (PIN 71207-0093 (LT)), in the Township of Puslinch be received for information; and

Whereas the Applicant is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit a reduced lot area and reduced lot frontage; and

Whereas this application is required as a condition of consent application B51-25 that was approved at the County of Wellington (Land Division Committee); the consent application resulted in a lot line adjustment for 641.8 square metres (existing laneway) to be added to the abutting residential lot at 20 Butler Avenue; and

Whereas the requested variances would provide relief from Section 6.3 (Residential Zone Standards) of the Zoning By-law to permit a lot area of 0.17 hectares, where 0.4 hectares is required, and a lot frontage of 7.4 metres, where 20 metres is required; and

Whereas Planning Staff is of the opinion that the requested variances maintain the general intent and purpose of the County of Wellington Official Plan (Official Plan), Zoning By-law and meet the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved, subject to the following conditions:

1. That the asphalt encroaching on the neighbouring property be removed to the satisfaction of the Township.

7.3 D13-BAL – Balci, Eric - 4586 Victoria Rd S , Township of Puslinch



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Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 4.4, Table 4.1 to permit a rear yard setback of 1.22 metres where 2 metres is required.

Resolution No. 2026-022:

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

That Report D13-2026-011 regarding the Minor Variance application for lands municipally known as 4586 Victoria Road South be received for information; and

Whereas the Owner is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit a reduced rear yard setback from an accessory building; and

Whereas the requested variance would provide relief from Section 4.4.2 (Accessory Uses, Building and Structures) of the Zoning By-law to permit a rear yard setback of 1.2 metres, whereas 2 metres is required; and

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

Whereas Planning Staff is of the opinion that the requested variances maintain the general intent and purpose of the County of Wellington Official Plan (Official Plan), the Township Zoning By-law and meet 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. 2026-023:

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

That the Committee of Adjustment hereby adjourns at 7:30 p.m.

CARRIED.