THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MARCH 10 ,2026 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

M I N U T E S

DATE: March 10, 2026
MEETING: 7:00 p.m.

The March 10, 2026 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

ABSENT:
Paul Sadhra

STAFF IN ATTENDANCE:
Monika Farncombe, Planning & Corporate Services Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-008: Moved by Committee Member Kiro Attia and Seconded by Committee Member Kim McCarthy

That the Committee approves the March 10, 2026 Agenda as circulated; and

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. January 13, 2026 Committee of Adjustment Meeting Minutes.

6.2 Acknowledgement of 2026 OACA Conference Package Information

Resolution No. 2026-009: Moved by Committee Member Chris Pickard and Seconded by Committee Member Kim McCarthy

That the Committee of Adjustment approves the Minutes from the meeting held January 13, 2026, and acknowledges Consent item 6.2 2026 OACA Conference Package Information 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-WAN– Wang, Min - 7405 Wellington Rd 34, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 4.2(a)(i) to permit an attached additional residential unit that is 49% (121.46m2) of the total floor area of the principal dwelling unit instead of 45% (111.56m2) as required in the Zoning By-law

Resolution No. 2026-010: Moved by Committee Chris Pickard Member Seconded by Committee Member Kim McCarthy

That Report D13-2026-005 entitled Minor Variance Application D13-WAN be received for information; and

Whereas the Owner is requesting relief to permit the establishment of an additional residential unit within the existing single detached dwelling on the subject lands; and

Whereas the variance requested would provide relief from Section 4.2(a) (General Provisions for Additional Residential Units) of the Township of Puslinch Comprehensive Zoning By-law 2018-023 (Zoning By-law), to permit an additional residential unit that exceeds the maximum 45 percent of the total floor area of the principal dwelling unit, up to a maximum of 130 m²; and

Whereas the total floor area of the principal dwelling unit is 248 m², and the total floor area of the additional dwelling unit is 121.5 m² which equates to 49% of the total floor area; and

Whereas the subject lands are zoned Future Development 2 (FD2) per the Zoning By-law, and additional residential units are permitted within this zone, the dwelling is existing and no exterior building additions are proposed; and

Whereas the finished floor elevation of the additional residential unit is above the Regulatory Floodplain Elevation (RFE) of 315.18 m and are not within hazardous lands as identified and regulated by the Grand River Conservation Authority; and

Whereas the proposed development maintains the residential character of the property and surrounding area; and

Whereas, the minor variance application would maintain the general intent and purpose of the County of Wellington Official Plan (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.

7.2 D13-WIT- Witney, Matthew – 2 Hemlock Cres, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 14.0, Site Specific 86 to permit a maximum lot coverage of 38%, instead of 35% as required in the Zoning By-law.

. **Resolution No. 2026-011:** Moved by Committee Member Kiro Attia and
Seconded by Committee Member Kim McCarthy

That Report D13-2026-006 entitled Minor Variance Application D13-WIT be received for information; and

Whereas the Applicant is proposing to construct a deck, above 0.6 metres in height which will connect the two existing decks accessory to the single detached dwelling on the subject lands; 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 an increased lot coverage of 38% instead of 35%; and

Whereas the proposed deck is accessory in nature, represents a minor addition to the existing built form, and is not anticipated to negatively impact adjacent properties or the surrounding residential character of the Mini Lakes community; and

Whereas, the minor variance application would maintain the general intent and purpose of the County of Wellington Official Plan (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.

8. NEW BUSINESS
None

9. Staff Reports
None

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9. ADJOURNMENT

Resolution No. 2026-012: Moved by Committee Member Chris Pickard and Seconded by Committee Member Kiro Attia

That the Committee of Adjustment hereby adjourns at 7:15 p.m.

CARRIED.