

TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File Number: D13/PHI

Hearing Date: January 13, 2026

Application Made By:David Philp

Municipal Address:6 Pavillion PVT
Township of Puslinch

Legal Description:PLAN 61M203 LOT 144
Township of Puslinch, County of Wellington

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 14.0 Site-Specific Special Provisions, Table 14.1 Site Specific Special Provisions, No. 86 to permit a total lot coverage of 43% instead of the maximum 35% as required.

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 14.0 Site-Specific Special Provisions, Table 14.1 Site Specific Special Provisions, No. 86 to allow for a front yard setback of 2.1 metres instead of the 3 metres as required.

The request is hereby **Approved** / Denied / Deferred / Approved with the Following Conditions:
(see attached schedule):

If **Deferred**, date to be brought back to Committee:

- Reasons:**
This decision reflects that the Committee, in its opinion, finds the variance, based on the application presented:
- (1)To be minor in nature;

(2)To be desirable for the appropriate development or use of the property;

(3)To be within the general intent and purpose of the Official Plan;

(4)To be within the general intent and purpose of the Zoning By-law.

Approved:	Opposed:	Deferred	
<div><div></div><div>X</div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	J. Sepulis
<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	P. Sadhra
<div><div></div><div>X</div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	C. Pickard
<div><div></div><div>X</div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	K. Attila
<div><div></div><div>X</div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	K. McCarthy

Dated this 13th day of January, 2026.

Pursuant to s. 45(12) of the *Planning Act*, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. An appeal to the to the Ontario Land Tribunal (OLT) against the decision of the Committee of Adjustment may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Puslinch (Township) as the Approval Authority or by mail to The Township of Puslinch, 7404 Wellington Rd. 34, Puslinch ON N0B 2J0, no later than 4:00 p.m. on Monday February 2, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to

planning@puslinch.ca. A copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/> or by contacting the Township Clerk at planning@puslinch.ca.

I, Monika Farncombe, Secretary-Treasurer of the Committee of Adjustment, certify that the foregoing is a correct copy of the decision of the Committee with respect to the above application.



Secretary-Treasurer
Committee of Adjustment
Township of Puslinch

Schedule of Conditions

File Number: D13/PHI

Hearing Date: January 13, 2026

Application Made By:	David Philp
Municipal Address:	6 Pavillion PVT Township of Puslinch
Legal Description:	PLAN 61M203 LOT 144 Township of Puslinch, County of Wellington

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 14.0 Site-Specific Special Provisions, Table 14.1 Site Specific Special Provisions, No. 86 to permit a total lot coverage of 43% instead of the maximum 35% as required.

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 14.0 Site-Specific Special Provisions, Table 14.1 Site Specific Special Provisions, No. 86 to allow for a front yard setback of 2.1 metres instead of the 3 metres as required.

Conditions: