

TOWNSHIP OF PUSLINCH COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File Number: D13/SYE **Hearing Date: January 13, 2026**

Hearing Date: January 13, 2026

Application Made By: Nasar Syed

Municipal Address: 6551 Ellis Rd
Township of Puslinch

Legal Description: Concession 2, Part Lot 3
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, from Section 4.10(a) to permit a building height of 14.4 metres for a single family dwelling whereas a maximum height of 10 metres is 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, from Section 4.10 To permit a non-habitable rooftop structure with a total height of 16.34 metres, whereas 16.0 metres is permitted.

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

Opposed: Deferred

Deferred

X

J. Sepulis

P. Sadhra

X C. Pickard

X K. Attila

X 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/SYE

Hearing Date: January 13, 2026

Application Made By:	Nasar Syed
Municipal Address:	6551 Ellis Rd Township of Puslinch
Legal Description:	Concession 2, Part Lot 3 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, from Section 4.10(a) to permit a building height of 14.4 metres for a single family dwelling whereas a maximum height of 10 metres is 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, from Section 4.10 To permit a non-habitable rooftop structure with a total height of 16.34 metres, whereas 16.0 metres is permitted.

Conditions: