The Corporation of
The Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0
(Tel) 519-763-1226
(Fax) 519-763-5846
planning@puslinch.ca

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/CHE

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

Name of Owner(s): Jagdev Cheema
Address: 4397 Sideroad 20 N

Location: Concession 2, Part Lot 21
Township of Puslinch, County of Wellington

Date: 7:00 p.m. Tuesday, November 10, 2026

Meeting Place:
Committee of Adjustment hearings are conducted both in person at the Township of Puslinch Municipal Office Council Chambers and electronically via Zoom (hybrid meeting).

How to Participate:
Public Hearings are being conducted in person and via Zoom Webinars. The public is invited to participate by registering for this webinar or attending in person.

Register in advance:
https://us02web.zoom.us/webinar/register/WN_aehaQpq7Tf-UlQJrBG4guQ
Join via audio:
+1 647 374 4685 Canada
+1 647 558 0588 Canada
+1 778 907 2071 Canada
+1 438 809 7799 Canada
+1 587 328 1099 Canada
+1 613 209 3054 Canada
Webinar ID: 850 5749 7975
Passcode: 703061
International numbers available: https://us02web.zoom.us/u/kAtiNo9Of

MAKING A WRITTEN SUBMISSION
The public is invited to participate by submitting written comments to the application in support or opposition of the application. Your full name and address must be on the submission. You can submit written comments via email to the Secretary-Treasurer, planning@puslinch.ca no later than **November 9, 2026, at 12:00pm** to ensure that your comments are included in the Committee Agenda. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Committee.

You can also mail written comments to:
7404 Wellington Rd 34
Puslinch ON N0B 2J0

Or place them in the Township Office mail slot no later than **November 9, 2026, at 12:00pm** to ensure that your comments are included in the Committee Agenda.

The Township will NOT be responsible for Canada Post delays. Please mail your comments with sufficient time, as they must be received in the Municipal Office by the date and time noted above to be included in the Committee Agenda.

MAKING AN ORAL SUBMISSION
The public is invited to participate by speaking to the application in support or opposition of the application. If you wish to participate in the meeting to provide verbal comments to speak in support or opposition, please contact the Secretary-Treasurer at planning@puslinch.ca and you will be provided with instructions on how to

participate in the meeting. Instructions will also be provided during the meeting to ensure that those watching the public hearing will be given the opportunity to speak.

PURPOSE AND EFFECT
Purpose:

Requested variances to the New Comprehensive Zoning By-law # 23-2018, as amended:

Section of By-law	Requirements	Proposed
Section 4.2(a)(i)	The maximum total floor area of an additional residential unit shall not exceed 45 percent of the total floor area of the principal dwelling unit up to a maximum of 130 m2. The calculation of floor area shall include any part of a dwelling unit that meets the definition of a habitable room;	Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 4.2(a)(ii) to allow for an additional residential unit that is a maximum of size of 50.0% (93m2) where 45% is permitted.
Section 4.2(c)(iv)(i)	In addition to item 4.2 a) ii), the maximum building height for an ancillary building: i. Shall be no more than 5 m if the additional residential unit occupies a majority of or the entirety of an ancillary building;	Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 4.2(c)(iv)(i) to allow for an additional residential unit height of 6.35m where a maximum of 5.0m is permitted.

An aerial map is included below as part of this notice.

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours.

The applicant, or his agent, is requested to attend the Hearing of this application. In the event the applicant/agent does not attend, the Committee may defer the application to a future meeting, or the application may be considered without any further input from the applicant or his agent.

WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER OF THE REQUESTED VARIANCE TO THE NEW COMPREHENSIVE ZONING BY-LAW 23-2018, AS AMENDED, THE TOWNSHIP REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) Hearing.

To appeal the decision to the Ontario Land Tribunal (OLT), you can submit your appeal through the OLT e-file portal or by completing and submitting the appeal form to the Township. You must include the appeal fee of $400 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

Be advised that only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision of the Committee to the appeal body in accordance with subsection 45(12) of the Planning Act.

Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the municipality's YouTube page. By requesting to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

For more information about this matter, contact:
Secretary-Treasurer of the Committee of Adjustment
planning@puslinch.ca
Clerks Department, Township of Puslinch

DATED: OCTOBER 21, 2026
Copied to: CofA Committee Members, Property owners within 60m, County of Wellington Planning, Township of Puslinch Building, Fire, By-Law Enforcement & Roads and all required agencies

Aerial: 4397 Sideroad 20 N

