



AMENDED
MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Zachary Prince, Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.
Nancy Shoemaker, BSR&D
Sara Bailey, Councillor
Sam Kosakowski
Tara Hest

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment and asked Lynne Banks to provide an update on the New Comprehensive Zoning By-law 023-2018 which has been under appeal since 2018. Lynne advised that as a result of an LPAT Case Management Conference held at the Township on January 10, 2020, both parties have reached a settlement and the appeal is withdrawn. The LPAT board member then provided an oral decision that By-law 023-2018 would be effective immediately retroactive to the date of April, 2018 when it was approved by Council. She further advised that the applications on tonight's agenda were reviewed under the new zoning by-law.

John Sepulis then resumed his opening remarks and informed the gallery that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Committee of Adjustment meetings held Tuesday, December 10, 2019 be adopted.

CARRIED

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

4(a) Minor Variance Application D13/ONT – Property described as Part Lot 25, Concession 7 being Part 1 on Reference Plan 61R-4472, Township of Puslinch.

1. Requesting relief to permit a reduced lot area of the proposed severed parcel to be 4.1 hectares instead of 12 hectares as required.
 2. Requesting relief to permit a reduced lot area of the proposed retained parcel to be 9.4 hectares instead of 12 hectares as required.
- There was no one in attendance to provide an overview of the application.
 - Dan Kennedy asked if this was a condition of severance.
 - Zachary Prince advised that it was a condition of consent application B150-18.

The Committee voted on the motion with all in favour.

That Application D13/ONT requesting relief from provisions of Zoning By-Law #023-2018, as amended, to:

1. permit a reduced lot area of the proposed severed parcel to be 4.1 hectares instead of 12 hectares as required **is approved with no conditions**, and
2. permit a reduced lot area of the proposed retained parcel to be 9.4 hectares instead of 12 hectares as required **is approved with no conditions**.

The Committee voted on the motion with all in favour.

4(b) Minor Variance Application D13/IRE – Bradley Ireland - Property described as Lot 12 Concession 9, Watson Road South, Township of Puslinch.

Requesting relief of Zoning By-law #023-2018, as amended, to permit a reduced lot frontage of the merged parcel to be 39 metres instead of 120.0 metres as required.

- Jeff Buisman, agent for the applicant, provided an overview of the application and advised that a consent application for a lot line adjustment was approved by the Land Division committee previously.
- Sam Kosakowski, neighbour asked why the owner had requested a minor variance.
- Jeff Buisman advised that the owner is separating his assets and wants the land to be a separate parcel. He further noted that the owner has no plans for the property in the near future.
- Sam Kosakowski asked if there is any access to the rear of the lot for any future development.
- Deep Basi asked if the owner has any plans to build at the rear of the lot.
- Jeff Buisman advised that not at this time.
- There were no further questions or comments.

That Application D13/IRE requesting relief from provisions of Zoning By-Law #023-2018, as amended, to permit a reduced lot frontage of the merged parcel to be 39 metres instead of 120.0 metres as required is approved.

The request is hereby **Approved with no conditions**.

The Committee voted on the motion with all in favour.

5. OTHER MATTERS

- None.

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:14 p.m.

CARRIED