



MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Dan Kennedy
Dennis O'Connor
Dianne Paron
Deep Basi

MEMBERS ABSENT:

None

OTHERS IN ATTENDANCE:

Karen Landry, CAO/Clerk
Lynne Banks, Development and Legislative Coordinator
Sarah Wilhelm, County Planning
Jeff Buisman, Van Harten Surveying Inc.
Terry Grensewich
Mary Lake
John Stubbs

1. OPENING REMARKS

- The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery 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: Dan Kennedy

That the minutes of the Committee of Adjustment meetings held Tuesday, July 10, 2018 and Tuesday, October 9, 2018 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/OVE – Overseas Farms Ltd. – Property described as Part Lot 15, Concession 2, 6871 Wellington Rd 34, Township of Puslinch.

- (i) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage for the retained parcel to be 110m instead of 121.9m as required
- (ii) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS 1 setback from the storage shed on the retained parcel to the severed parcel to be 166m instead of 233m as required.

- (iii) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS I setback from the barn at #6862 Wellington Road 34 to the severed parcel to be 143m instead of 162m as required.
- Karen Landry outlined the application and indicated that no objections were received from the circulated agencies or public.
- Jeff Buisman of Van Harten Surveying, agent, provided an overview of the application including the proposal to sever property.
- Terry Grensewich, abutting homeowner, asked if the severance has been approved.
- Councillor Sepulis advised that it has been approved.
- Terry Grensewich expressed concern about the proposed location of the house, he would like to have it moved further back and to the east on the property.
- Jeff Buisman advised that the location of the house has not been decided but they will comply with the zoning by-law requirements. Jeff Buisman further advised that he will take the feedback to the owner about locating the house further back and east on the property.
- Sarah Wilhelm clarified that the location of the home on the lot was not subject to the application being considered.
- There were no other comments from the public.
- Dianne Paron inquired if the retained parcel meets the minim lot frontage requirements.
- Jeff Buisman responded that yes it does.
- Deep Basi inquired if the barn is still capable of housing animals.
- Jeff Buisman advised that in terms of the MDS, yes it can.

There were no further questions.

In the matter of Section 45 (1) of the Planning Act, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to:

That Application D13/OVE requesting relief to:

- (i) Permit a reduced lot frontage for the retained parcel to be 110m instead of 121.9m as required
- (ii) Permit a reduced MDS 1 setback from the storage shed on the retained parcel to the severed parcel to be 166m instead of 233m as required.
- (iii) Permit a reduced MDS I setback from the barn at #6862 Wellington Road 34 to the severed parcel to be 143m instead of 162m as required

The Committee voted in favour and the request is hereby **Approved**.

CARRIED

4(b) Minor Variance Application D13/STU – Stubbs, John and Lake, Mary – Property described as Part Lot 15, Concession 2, 4363 Wellington Road 35, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage of 9 metres instead of 24.3 metres as required.

- Karen Landry outlined the application and indicated that no objections were received from the circulated agencies or public.
- Jeff Buisman of Van Harten Surveying, agent, provided an overview of the application including the proposal to sever property. A 9 metre frontage is being requested on the severed parcel. A condition of the approved severance requires a minor variance to permit the 9 metre frontage on the severed parcel.
- There were no comments from the public.

- Dianne Paron asked if the current sightlines as it relates to a driveway entrance will be improved.
- Jeff Buisman advised that the trees will be trimmed and they have an approved entrance permit.
- There were no further questions.

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That Application D13/STU requesting relief to permit a reduced lot frontage of 9 metres instead of 24.3 metres as required.

The Committee voted in favour and the request is hereby **Approved**.

CARRIED

5. ADJOURNMENT

Moved by Dennis O'Connor

Seconded by Dianne Paron

The Committee of Adjustment meeting adjourned at 7:19 p.m.

CARRIED