



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
Meagan Ferris, Sr. Planner, County of Wellington
Hailey Keast, Van Harten Surveying Inc.

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment 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

- Paul Sadhra declared a conflict of interest with respect to Item 4(a) Minor Variance Application (D13/SAD) – Resham and Jasvir Sadhra, Part Lot 20, Concession 3, 7000 Wellington Road 34, Township of Puslinch because he resides at the subject property and has an interest in the minor variance application and refrained from discussions on the matter.
- John Sepulis declared a conflict of interest with respect to Item 4(b) Minor Variance Application (D10/SAD) – Resham and Jasvir Sadhra, Part Lot 20, Concession 3, 7000 Wellington Road 34, Township of Puslinch because he has an unsold lot adjacent to the property owned by the applicants, and the creation of the new lot may be perceived as impacting the value of his unsold lot and refrained from discussions on the matter.

Dennis O'Connor, Vice Chair, continued with that portion of the meeting with respect to the Minor Variance Applications.

3. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meetings held Tuesday, September 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:

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/FER – Anthony and Barbara Ann Fera

Property described as Part Lot 115, Concession Gore, 3982 Wellington Road 35, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS1 setback from the barn on the proposed retained parcel to the proposed severed parcel to be 97 metres instead of 233 metres.

- John Sepulis advised that the agent for the applicant has requested that the minor variance application be deferred until the November 12, 2019 Committee of Adjustment meeting.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/FER requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS1 setback from the barn on the proposed retained parcel to the proposed severed parcel to be 97 metres instead of 233 metres be deferred.

The request is hereby **Deferred** until the November 12, 2019 meeting.

4(b) Minor Variance Application D13/KUP – Brenda Kupferschmidt

Property described as Lot 13, Concession 3, 4597 Sideroad 12, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS1 setback from the barn on the proposed retained parcel to the proposed severed parcel to be 256 metres instead of 346 metres.

- John Sepulis advised that the agent for the applicant has requested that the minor variance application be deferred until the November 12, 2019 Committee of Adjustment meeting.

Moved by: Dan Kennedy

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/KUP requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS1 setback from the barn on the proposed retained parcel to the proposed severed parcel to be 256 metres instead of 346 metres be deferred.

The request is hereby **Deferred** until the November 12, 2019 meeting.

4a.) Minor Variance Application D13/SAD – Resham and Jasvir Sadhra

Property described as Parts 4 and 5 on Reference Plan 61R-9320, Township of Puslinch, 7000 Wellington Road 34.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced frontage on the retained parcel to be 87 metres instead of 121.9 metres.

- Hailey Keast of Van Harten Surveying Inc. provided an overview of the application and noted that the minor variance is a condition of the owner's consent application to sever the land. She also advised that the existing driveway will remain as the sightlines are good.
- There were no questions or comments from the public.
- There were no questions or comments from the committee.



Moved by: Dan Kennedy

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/SAD requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced frontage on the retained parcel to be 87 metres instead of 121.9 metres.

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

4(b) Minor Variance Application D13/SUM – Betty Summers

Property described as Lot 11, Registered Plan 61M-203, 26 Jasper Heights PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit relief for deck replacement to increase lot coverage to a maximum of 37.3 percent.

- Betty Summers, owner, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the committee.

Moved by: Dan Kennedy

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/SUM requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit relief for deck replacement to increase lot coverage to a maximum of 37.3 percent.

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

5. OTHER MATTERS

- Lynne Banks provided an update on the appeal to the LPAT for the property known municipally as 161 Hume Road, and advised that a pre-conference hearing was held on October 3, 2019 and the lawyers were unable to resolve any of the issues with respect to the appeal for the severance and minor variance. A three day hearing has been scheduled for January 29, 30 and 31, 2020 in council chambers.

6. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 7:15 p.m.

CARRIED