



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
Claire Collinson, Legislative Assistant
Meagan Ferris, Sr. Planner, County of Wellington
Matthieu Daoust, Junior Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.
Ed and Johanna Dokter
Bev Wozniak
David Doughty
Jen Seagar
Shawn Marsh
Rob and Erica Roy

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

- None

3. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meetings held Tuesday, August 13, 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:

4a.) Minor Variance Application D13/DOK – Edward & Johanna Dokter

Property described as Part of Lot 16, Concession 7, 110 Maltby Road West, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit an accessory building be located in the left front side yard.

- Ed Dokter, 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: Dennis O'Connor

Seconded by: Dan Kennedy

The Committee voted on the motion with all in favour.

That Application D13/DOK requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit an accessory building to be located in the left front side yard.

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

4(b) Minor Variance Application D13/DOU – David Doughty

Property described as Part of Lots 24 and 25, Concession 2, Smith Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a proposed purchaser for the land to build their preference to style of home, ie. 2 storey.

- David Doughty, applicant and Jennifer Seager, agent for the applicant both provided an overview of the application.
- Bev Wozniak stated that the map on the public notice did not show the property clearly, and that she has no objections to a 2 storey dwelling.
- There were no questions or comments from the committee.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee voted on the motion with all in favour.

That Application D13/DOU requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a proposed purchaser for the land to build their preference to style of home, ie. 2 storey

The request is hereby **Approved with the following conditions:**

1. That a permit will be required from the GRCA prior to development.
2. That a noise study be completed at building permit submission to ensure that the design of the house will mitigate noise to an acceptable MOEE standard per the current acoustic report.

4(c) Minor Variance Application D13/ROY – Robert & Erica Roy

Property described as Front Part Lot 23, Concession 7, 4427 Concession 7, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced front yard setback for an attached garage of 3.0 metres.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/ROY requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced front yard setback for an attached garage of 3.0 metres.

- Rob Roy, owner, provided an overview of the application.
- There were no comments or objections from the public.
- John Sepulis asked if the garage could be located behind the house.
- The owner advised that the GRCA required that the garage be located in the front of the house and not in the back.

The request is hereby **Approved with the following conditions:**

1. That a permit will be required from the GRCA prior to development.

4(d) Minor Variance Application D13/TIM (117) – Timberworx Custom Homes Inc.

Property described Level 1 Unit 70, 117 Heritage Lake Drive PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, that the total lot coverage be increased to 21.3 percent.

- Jeff Buisman provided an overview of the application and advised that building permits were issued in June however the footprint of the dwelling had been increased.
- There were no questions or objections from the public.
- Dan Kennedy asked if the condominium corporation has ownership of the land behind the lot.
- Jeff Buisman advised that the condominium corporation is the owner and is the only one that has use of the land behind the lot.
- Dan Kennedy asked if the public has any use of it.
- Jeff Buisman advised that they do not.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/TIM (117) requesting relief from provisions of Zoning By-Law #19/85, as amended, That the total lot coverage be increased to 21.3 percent.

The request is hereby **Approved with the following conditions:**

1. That a detailed septic design will have to be submitted as part of the building permit process and will have to address any impacts of the larger dwelling and increased lot coverage.
2. A permit will be required from the GRCA prior to development.

4(e) Minor Variance Application D13/TIM (125) – Timberworx Custom Homes Inc.

Property described as Level 1 Unit 68, 125 Heritage Lake Drive PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, that the total lot coverage be increased to 22.0 percent.

- Jeff Buisman provided an overview of the application.
- There were no public comments or objections.
- There were no comments or objections from the committee.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee voted on the motion with all in favour.

That Application D13/TIM 125) requesting relief from provisions of Zoning By-Law #19/85, as amended, that the total lot coverage be increased to 22.0 percent.

The request is hereby **Approved with the following conditions:**

3. That a detailed septic design will have to be submitted as part of the building permit process and will have to address any impacts of the larger swelling and increased lot coverage.
4. A permit will be required from the GRCA prior to development.



5. OTHER MATTERS

- None.

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:48 p.m.

CARRIED