



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator	Colin Vanderwoerd
Sarah Wilhelm – County of Wellington	Liz & Archie Nimmo
Rob & Lisa Frosch	Nancy Shoemaker
Glenn Frosch	Andrew Morgan
Hailey Keast	Wayne George

1. OPENING REMARKS

- The Chair called to order at 7:00 pm and welcomed the gallery to the Committee of Adjustment meeting. The Chair informed the gallery Township Staff would present the application, and 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 and Seconded by Dianne Paron,

That the minutes of the Committee of Adjustment meeting held Tuesday August 8, 2017 be adopted.

CARRIED

4(a) **Minor Variance Application D13/GUT – Lorna Guthrie** – Property described as Concession 9 Part Lot 7, 857 Watson Rd S., Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a minimum lot frontage of 21.3 metres.

- Kelly Patzer outlined the application and noted no objections were received from the circulated agencies or public. The County of Wellington Planning opinion consider the application minor.
- Nancy Shoemaker, agent, owner, indicated the minor variance is required to permit a reduced frontage to sever off the existing house from the property. The house will be maintaining its existing frontage
- Archie Nimmo of 845 Watson Road S. questioned if a reduced frontage would create issue when selling a property.
- Kelly Patzer confirmed that any reduced frontage that is approved by the Committee of Adjustment would not pose a problem for a sale of the property.
- Dan Kennedy inquired where the septic on the property is located.

- Nancy Shoemaker indicated it could be in the rear of the property and it could be a holding tank because the house is over 100 years old.
- 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 allow:

1. A minimum lot frontage of 21.3 metres to accommodate a proposed severance (County of Wellington file B86/16), whereas Section 6.3(b), Hamlet Residential (HR) Zone, of the by-law requires a minimum lot frontage of 25 metres.

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

CARRIED

4(b) Minor Variance Application D13/MOR – Andrew Morgan – Property described as Concession 5 Part Lot 6, 4751 Wellington Road 32, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit the construction of a detached garage with a maximum height of 5.92 metres (19.42 feet) on a property less than 1 hectare

- Kelly Patzer outlined the application and noted no objections were received from the circulated agencies or public. The County of Wellington Planning opinion consider the application minor.
- Andrew Morgan, owner, noted that he has returned to the Committee with a new application that has a reduced height of 5.92 metres for the accessory building. The second floor has been removed from the plans.
- Andrew Morgan indicated the proposed height is to accommodate the hoists needed for his hobby of working on classic cars, pick-ups and additional storage for vehicles.
- Dianne Paron inquired if a second story is being added to the house as noted at the August Committee of Adjustment meeting
- Andrew Morgan noted that a permit has been submitted to the Township for load bearing walls in the basement to facilitate the second storey that will likely be done sometime within the next two years.
- Dianne Paron commented that a washroom is shown on the plans and asked what the room beside the washroom was.
- Andrew Morgan stated that the washroom could possibly be built based on existing septic capacity, but if there is not capacity it won't be installed. The room beside the washroom rough-in is the mechanical room.
- 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:

1. To construct a detached garage with a maximum height of 5.92 metres (19.42 feet) on a property less than 1 hectare; whereas, Zoning By-law 19-85, Section 3.1(c) states no accessory building or structure in any zone shall exceed 5 metres in height.

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

CARRIED

4(b(i)) Minor Variance Application D13/MOR – Andrew Morgan - Request to waive application fee

- John Sepulis indicated the Committee does not have the mandate to waive fees and the request can go to Council if requested by the owner. The Decision was final and the Committee does not support waiving the application fee for a new application.

5. ADJOURNMENT

Moved by Deep Basi and Seconded by Dennis O'Connor,
The Committee of Adjustment meeting adjourned at 7:17 p.m.

CARRIED