



MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

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OTHERS IN ATTENDANCE:

Karen Landry, CAO/Clerk
Lynne Banks, Development and Legislative Coordinator
Michelle Innocente, County Planning
Jeff Buisman, Van Harten Surveying Inc.
Hugh Handy, GSP Group
Maria Phipps
Fred Prior
Dave Wright

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

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/DAV – Tim and Laura Davis – Property described as Part Lot 6, Concession 5, 4767 Wellington Rd 32, Township of Puslinch.

- (i) Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a 0.3 metre relief for proposed accessory structure height, for a total accessory structure height of 5.3m.
 - (ii) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit relief of 3.0 ft² coverage over the five percent maximum lot coverage, being 5.03 percent.
- Karen Landry outlined the application and indicated that no objections were received from the circulated agencies or public.
 - Tim Davis, homeowner, provided an overview of the application.
 - There were no comments from the public or committee.

Moved by: Dennis O`Connor

Seconded by: Dan Kennedy

That Application D13/DAV is hereby approved.

CARRIED

4(b) Minor Variance Application D13/PRI – Frederick Prior – Property described as Part Lot 16, Plan 804, 48 Bridle Path, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage on the proposed severed parcel to be 43m instead of 50.0m 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 43 metre frontage is being requested on the severed parcel. A condition of the approved severance requires a minor variance to permit the 43 metre frontage on the severed parcel. He advised that it will not impact the easement to the rear of the lands, that spatial separation from the garage is easily met.
- Maria Phipps, abutting homeowner spoke in favour of the application.
- There were no other comments from the public.
- Councillor Sepulis asked if the requirements regarding the septic can be met.
- Jeff Buisman advised that the septic requirements can be met.
- Councillor Sepulis asked if the construction standards currently in the neighbourhood would be applied when constructing this home.
- Mr. Prior assured that the standards will be met as he is building the new dwelling.
- Councillor Sepulis asked why wasn't the severance done on the other side of the property.
- Mr. Prior advised that the septic and tile bed are very large and the property is tiered so there is no room for a house.
- There were no further questions.

Moved by: Dianne Paron

Seconded by: Dan Kennedy

That Application D13/PRI is hereby approved.

With regard t the related severance application for the subject lands it was noted that following conditions will be requested:

- It was noted that a condition of consent for application D10/PRI is to include submission of a survey prepared by a qualified OLS demonstrating that the coach house and proposed driveway location complies with the Township`s Zoning By-law.
- That the owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee).

CARRIED

5. ADJOURNMENT

Moved by Dan Kennedy

Seconded by Dennis O`Connor

The Committee of Adjustment meeting adjourned at 7:25 p.m.

CARRIED