

TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT

MINUTES

Date: Wednesday, August 11, 2010

Time: 10:00 a.m.

The Third Regular 2010 Committee of Adjustment Meeting was held on the above noted date and called to order at 10:00 a.m. in the Municipal Office, Aberfoyle.

ATTENDANCE: All members of the Committee as well as the Secretary were present.

OTHERS IN ATTENDANCE:

1. Sarah Band
2. Dennis Lever
3. Alessa Fisher
4. Heidi Luin(?)

ADOPTION OF THE MINUTES:

Motion #1: MOVED by Barb McKay and SECONDED by Beverley Nykamp;
THAT: The Minutes of the Second Regular 2010 Committee of Adjustment meeting dated March 23, 2010 be and are hereby adopted as presented.
CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

Nil.

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

BUSINESS:

1. A8/2010: T.J. & Janice HUNDER
7625 Leslie Road West
Part Lot 36, Concession 8
Purpose: Relief from provisions of Zoning By-law #19/85, Agricultural-35, Site Specific, Section 5(4)(ii)(iii). The site specific section of the by-law allows for a 'maximum Floor Area' of 480 metres square. Applicants would like to build a two storey addition at the front of the building that will increase the 'Total Floor Area' to 778 metres square (first floor of addition would be 186 metres square and second floor of addition would be 152 metres square). Total relief being requested is an increase in allowable 'Maximum Floor Area' from 480 square metres to 778 square metres.

The Secretary provided the following correspondence to the Committee with regard to this application:

- i) County of Wellington letter dated July 22, 2010 wherein Sarah Wilhelm advises that it is the County's understand that the proposed expansion is to accommodate uses accessory to the kennel and that the applicants are not proposing to increase the number of dogs on the subject lands. As there are no areas of Provincial or County interest associated with this application, the County would have no concerns with this request.
- ii) Conservation Halton letter dated June 22, 2010 wherein Jennifer Lawrence advises that they have no objection to the proposed addition and provide a copy of the Permit that

would allow the applicant to increase an existing kennel within a flood plain and within 15 metres of a meander belt regulated by Conservation Halton.

T.J. & Janice Hunter attended the meeting and gave a presentation to the Committee regarding their proposal. The addition is to expand the existing floor space. There will be no further expansion of the number of dogs. The addition is proposed for reception area/grooming area/play area for the dogs. There are presently 63 kennel spaces. The original application raised neighbour's concerns regarding noise. The two store addition proposed would be at the front and should help alleviate some of the conceived noise issues. They just require more elbow room for office space, etc. There is no restriction on the number of dogs but they are restricted by the square footage.

The Chairman opened up the meeting for comments and questions from the Committee members and the gallery as follows:

- Sound barriers that Ms. Band understood should have been erected after the original application were not. *Nothing in the zoning by-law notes that sound barriers were to be erected.*
- No noise barrier to block Leslie Road.
- Exterior grooming area? Increase traffic due to increase in grooming facilities?
- Will there be more kennels to house dogs while they are there for grooming?
- Increase water use? Is the septic system large enough?
- Increase in employees?
- The Township's noise by-law states 'no excessive noise before 9 a.m.'. There is continuous barking and it is very disruptive.
- Mr. Hunter advised that he would be willing to show Ms. Band the proposed addition plans. He doesn't know if the addition will increase their business.
- Ms. Band would like confirmation that there will be no more increase in productivity.
- Mr. Hunter advises that this addition just gives them more working space for the running of the business. They have approximately 3000 clients in their client file. They can groom 25-30 dogs in a week. They do not anticipate an increase in productivity.
- Will the Hunter's put in writing that they will not increase the number of dogs?
- The original application was given final approval by the Ontario Municipal Board. This application is for approval to amend the site plan.
- Ms. Fisher asked what happens if the kennel is full and there is a request for grooming. Mrs. Hunter advised that if the kennel is full then they do not accept "outside" dogs for grooming. Are all dogs required to be vaccinated? Vaccinations are required unless a letter is received from a vet explaining why they are not/cannot be vaccinated.
- 70-75% of the dogs are regular clients because of their excellent customer service.
- Each room is pressure washed everyday and they have a ventilation system for keeping the air clean.
- Their septic system is maintained. There is an engineer's report that caps the number of dogs that the system septic can handle. This is a report that Conservation Halton required.
- It was suggested that the Hunters could incorporate some noise attenuation devices (trees, bushes, etc.) when the addition is done. The Hunters were not opposed to this suggestion.
- It was noted that the Committee of Adjustment does not deal with water/noise/traffic issues but deals with the amendment to the site plan.
- It certainly would help to alleviate some of the noise with some sound barriers such as trees across the Leslie Road frontage.

Motion #2: MOVED by Beverley Nykamp and SECONDED by Barb McKay;
 THAT: The Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A8/2010 (HUNTER), relief from provisions of zoning By-law #19/85, Agricultural -35 Site Specific, Section 5(4)(ii)(iii). The site specific section of the by-law allows for a 'Maximum Floor Area' of 480 metres square. Applicants would like to build a two storey addition at the front of the building that will increase the 'Total Floor Area' to 778 metres square

(first floor of addition would 186 metres square and second floor of addition would be 152 metres square). Total relief being requested is an increase in allowable 'Maximum Floor Area' from 480 square metres to 778 square metres.

CARRIED.

OTHER BUSINESS:

Nil.

UNFINISHED BUSINESS:

Nil.

NEW BUSINESS:

Nil.

ADJOURNMENT:

Motion #3: MOVED by Barb McKay and SECONDED by Beverley Nykamp;
THAT : The Committee of Adjustment does hereby adjourn at 10:37 a.m.
CARRIED.

Chairman

Secretary

