

TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT

MINUTES

Date: Tuesday, October 9th, 2012

Time: 9:30 a.m.

The Fourth Regular 2012 Committee of Adjustment Meeting was held on the above noted date and called to order at 9:30 a.m. in the Municipal Office, Aberfoyle.

ATTENDANCE: All members of the Committee were in attendance.

OTHERS IN ATTENDANCE:

1. Scott Crow
2. Nicole Pauli

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

ADOPTION OF THE MINUTES:

Motion #1: MOVED by Matthew Bulmer and SECONDED by Dennis Lever;
THAT: The Minutes of the Third Regular 2012 Committee of Adjustment meeting dated September 7th, 2012 be and are hereby adopted as presented.
CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

Nil.

BUSINESS:

1. A6/2012: Scott CROW 9:35 a.m.
Lots 6 & 16, Plan 135
53 Queen Street
Purpose: Relief from provisions of Zoning By-law #19/85 as follows: General Provisions Section 3(1)(b)(c) and 3(18)(a). The by-law requires that the total lot coverage of all accessory buildings on a lot shall not exceed 5% and no accessory building shall exceed 5 metres height. The by-law requires that no buildings can be closer than 27 metres to the centreline of any road.
Applicant is requesting permission to erect an accessory building 193 square metre which would increase the lot coverage to 8% and the building would be 5.3 metres in height. Accessory building will only be 20.2 metres from the centerline of Main Street.
Total relief being requested is 3% total lot coverage and .3 metres in height. Total relief being requested is 6.8 metres setback.

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

- i) County of Wellington letter dated September 26, 2012 wherein Sarah Wilhelm advises that the County would have no concerns with this request.
- ii) Conservation Halton e-mail dated September 28, 2012 wherein Paul Bond advises that this property is outside of the CH regulated area and no comment is required.

Mr. Crow attended the meeting and advised the Committee that he is looking for permission to building a new accessory building. He has a number of vehicles that he wishes to store such as snowmobiles, cars, tent trailer, etc. He does not wish to move.

Why is he planning to build a building that size? The size 40'x52' is easier to build and he may at some point purchase a larger travel trailer and will need a larger door. He has spoken to his next door neighbour and Mr. Viol has no issues.

There was a concern about what this building could be used for in the future.

The sign is posted at the front of his property (on Highway #6). Have Scott post another sign for the rear of the property on Main Street.

Motion #2: MOVED by Dennis Lever and SECONDED by Matthew Bulmer;
 THAT : THE Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby Application #6/12, Scott CROW, 53 Queen Street, relief from provisions of Zoning By-law #19/85 as follows:
 i) General Provisions Section 3(1)(b)(c), the by-law requires that total lot coverage of all accessory buildings on a lot shall not exceed 5% and no accessory building shall exceed 5 metres in height. Applicant is requesting permission to erect an accessory building 193 square metres which would increase the lot coverage to 8% and the building would be 5.3 meters in height.
 ii) General Provisions Section 3(18)(a), the by-law requires that no buildings can be closer than 27 metres to the centerline of any road. Accessory building will only be 20.2 metres from the centerline of Main Street.
 Total relief being requested is 3% total lot coverage and .3 metres in height. Total relief being requested is 6.8 metres setback from the centreline of Main Street. Total relief is granted as requested.
 CARRIED.

OTHER BUSINESS:

1. The sign for A5/12 (Mammoet Canada) did not appear to ever be posted. Send Bruce Donaldson a letter and another sign and request him to post it for 20 days. We need to amend our instructions regarding the posting of these signs. We need a digital picture of the posted sign for files as a requirement of the application.
2. We need to consider a greater set-back from the property line of a larger building in a built up area. We need to look at this when we look at amending our zoning by-law.

UNFINISHED BUSINESS:

Nil.

NEW BUSINESS:

Nil.

ADJOURNMENT:

Motion #3: MOVED by Matthew Bulmer and SECONDED by Dennis Lever;
 THAT : The Committee of Adjustment does hereby adjourn at 9:50 a.m.
 CARRIED.

Chairman

Secretary