



9  
Committee of Adjustment  
Tuesday, June 11, 2013  
9:30 am  
Council Chambers, Aberfoyle

## MINUTES

### MEMBERS PRESENT

Barb McKay, Chair  
Matthew Bulmer  
Beverley Nykamp

### MEMBERS ABSENT

None.

### OTHERS IN ATTENDANCE

Sarah Wilhelm, Planner, County of Wellington  
Don Mackie  
Johann Kyser  
Glenn Leachman  
Joseph Gallo  
Jeff Buisman  
Jeff Sinclair

#### 1. CALL TO ORDER

The meeting was called to order at 9:30 am.

#### 2. DISCLOSURE OF PECUNIARY INTEREST

Matthew Bulmer disclosed a conflict of interest with respect to Item 5(1) as Bruce Donaldson of BSRD is representing him on another matter.

The Committee reminds applicants to post the orange Minor Variance sign so it is visible throughout the process.

#### 3. APPROVAL OF MINUTES

Moved by Matthew Bulmer and Seconded by Barb McKay  
That the he Minutes of the Third Regular 2013 Committee of Adjustment meeting dated March 12<sup>th</sup>, 2013 be and are hereby adopted as presented.

**CARRIED.**

#### 4. APPLICATIONS

1. Jose Melo & Natalia Castro Melo – 7272 Gore Road - #A5/2013  
**\*refer to Item 2 regarding Conflict of Interest-Matthew Bulmer**

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85 to permit a reduced lot frontage of 103.97 metres as per the draft reference plan attached prepared by BSR&D, dated May 2, 2013. The proposal is a condition of severance application #B40/12.

The committee had no concerns with regard to this application.

A Letter from the County of Wellington dated June 6, 2013 advises there are no concerns with the application.

Moved by Barb McKay and Seconded by Beverley Nykamp;  
That the Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A5/2013, Jose Melo & Natalia Castro Melo, 7272 Gore Road, relief from provisions of Zoning By-law #19/85 as follows:

Section 5(3)(b), Agricultural Zone, Zone Requirements, Lot Frontage. The by-law requires a lot frontage of (minimum) of 121.9 metres. Requesting permission to allow for a lot frontage of 103.97 metres. Proposal is a condition of severance application #B140/12. Total relief being requested is 17.93 metres.

CARRIED.

2. Pauline Sinclair & Laura Anthony – 39 Brock Rd S - #A6/2013

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85 to permit the sale of new furniture as indicated in the application by Jeff Sinclair, agent for the applicants.

Pauline Sinclair advised she would like to add the sale of furniture to the uses permitted.

The committee had no concerns with regard to this application.

A letter from the County of Wellington dated June 6, 2013 advises there are no concerns with the application.

Moved by Beverley Nykamp and Seconded by Matthew Bulmer;  
That the Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A6/2013, Pauline Sinclair & Anthony, 39 Brock Rd S, relief from provisions of Zoning By-law #19/85 as follows:

Hamlet Commercial, C1-5 Zone, Section 11(4)(e)(i) uses permitted are restricted to the sales of antiques, arts & crafts. Requesting relief in the definition of this by-law to allow for the sale of new furniture. Total relief being requested is to add the sale of new furniture.

CARRIED.

3. Gallo Contracting Ltd. – 4010 Concession 7 - #A7/2013

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85 to build an accessory building for storage prior to house construction as indicated in the application by Joseph Gallo, owner of Gallo Contraction Ltd.

Joseph Gallo advises the accessory building is needed for storage before commencing construction on a new home to be built.

The Committee questioned the justification of the need to build the accessory building before the house. The Committee was not in support of the application.

A letter from the County of Wellington dated June 7, 2013 advises there is no justification as to why the by-law requirements cannot be met.

A letter from Hamilton Conservation Authority dated June 7, 2013 advises the application is not clear as to what will be stored in the shed.

Moved by Beverley Nykamp and **SECONDED** by Matthew Bulmer;  
**THAT:** The Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does not hereby give Application #A7/2013, Gallo

Contracting Ltd., 4010 Concession 7, relief from provisions of Zoning By-law #19/85 as follows:

General Provisions, Accessory Uses, Section 3(1)(a) states that an accessory building cannot be located on a lot that does not have a single family dwelling. Requesting permission to build an accessory building before commencing the construction of a single detached dwelling. Total relief is to build an accessory building for storage prior to house construction.

CARRIED.

4 Alicia Rose Cowan & Jacob Copson – 6669 Wellington Rd. #34 - #A8/2013

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85 to permit a fully enclosed shelter for use by children while waiting for a school bus.

Jeff Buisman requests the by-law to allow for a fully enclosed shelter as the by-law allows a partially closed shelter.

The Committee had no comments.

A letter from the County of Wellington dated June 6, 2013 advises the county has no concerns with the application. It recommends a condition if the approval is granted that the variance applies only to permit a fully enclosed structure substantially in conformity with the building footprint and location reflected on the Minor Variance sketch dated May 21, 2013.

Moved by Matthew Bulmer and Seconded by Beverley Nykamp  
That the Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A8/2013, Alicia Rose Cowan & Jacob Copson, 6669 Wellington Rd. 34, relief from provisions of Zoning By-law #19/85 as follows:

General Provisions, Accessory Uses, Yard Requirements, Section 3(1)(d)(iii). The by-law allows a partially enclosed shelter for use by children while waiting for a school bus, anywhere in a front yard or exterior side yard in an Agricultural Zone. Requesting permission to allow a fully enclosed shelter for use by children. Total relief is to allow a fully enclosed shelter for use by children while waiting for a school bus.

5. Meadows of Aberfoyle – 86 Brock Rd S - #A9/2013

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85 to permit an existing barn to have a height of 6.4 metres and also allow for an existing minimum frontage of 6 metres to satisfy a condition of severance application #B31/13 as per draft plan attached prepared by Van Harten Surveying Inc. dated February 26, 2013.

Johann Kyser, agent for Meadows of Aberfoyle Inc., advises that the 6 metre frontage is for an existing driveway. The Land Division Committee approved severance application, #B31/13, subject to 8 conditions which included the Minor Variance for the reduced frontage.

The Committee had no concerns with regard to this application.

A letter from the County of Wellington dated June 6, 2013 advises there are no concerns with the application and it would satisfy a condition of severance application #B31/13.

Moved by Beverley Nykamp and Seconded by Matthew Bulmer  
That the Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A9/2013, Meadows of

Aberfoyle Inc., 86 Brock Rd. South, relief from provisions of Zoning By-law #19/85 as follows:

Section 1(c) General Provisions, Height Restrictions. The by-law states no accessory building or structure in any zone shall exceed five metres in height. Requesting permission to allow for an existing barn to have a height of 6.4 metres. Total relief is 1.4 metres.

Section 5(3)(e)(iv) Agricultural Zone, Zone Requirements, Reduced Lot Frontage. The by-law allows a lot frontage minimum of 24.3 metres. Requesting permission to allow for an existing minimum frontage of 6 metres to satisfy a condition of severance application #B31/13. Total relief being requested is 18.3 metres.

CARRIED.

5. **NEXT MEETING**

Tuesday, July 9, 2013 at 9:30am.

6. **AJOURNMENT**

The meeting adjourned at 10:22am.



## MINUTES

### MEMBERS PRESENT

Councillor Stokley, Chair  
Councillor Roth  
Robin Wayne  
Marilyn Fisher  
Lorne Wallace  
John Sepulis  
Brian Cowan

### MEMBERS ABSENT

None.

### OTHERS IN ATTENDANCE

Dennis Lever, Mayor  
Karen Landry, CAO/Clerk  
Sarah Wilhelm, County of Wellington  
Jameson Pickard, County of Wellington  
Jeff Buisman, VanHarten Surveying Inc.  
Adriaan Demmers  
Michael Wassilyn

#### 1. CALL TO ORDER

The meeting was called to order at 7:30 pm.

#### 2. DISCLOSURE OF PECUNIARY INTEREST

None.

#### 3. APPROVAL OF MINUTES

The March 25, 2013 meeting minutes were amended to reflect the absence of Councillor Stokley and Brian Cowan and to note Items 1, 3 and 4 under County of Wellington Land Division Committee will read "Recommendations made to submit to the county."

Moved by Councillor Roth and Seconded by Brian Cowan. PAC-2013-001.

THAT the Planning Advisory Committee minutes as amended dated March 25, 2013 be approved.

**CARRIED.**

#### 4. CLOSED MEETING

None.

#### 5. DELEGATIONS/PRESENTATIONS

1. Jeff Buisman, OLS, of VanHarten Surveying Inc. regarding Rockway Holdings Ltd., ZBA #P2/2013.

2. Jeff Buisman, OLS, of VanHarten Surveying Inc. regarding Adriaan & Brenda Demmers severance application #B18/13.

Jeff Buisman advised the NE-13 Zone which was noted on the application was not applicable and reviewed the proposed amendment.

3. Michael Wassilyn of Wassilyn Farms regarding ZBA #P6/2012.

Michael Wassilyn advises the farm help would be needed during breeding and race days and that the help would stay in the second residence.

## 6. REGULAR BUSINESS

### 1. Draft Plan of Subdivision Matters

- A. 1719303 Ontario Inc. (Jassal) also known as Morrison Estates regarding Draft Plan of Subdivision File 23T-008001 for lands located on the north side of Wellington Road 36 (Badenoch St E)

- Notice of Public Meeting May 8, 2013

Members were advised that the statutory public meeting was held on May 8, 2013.

### 2. Zoning By-law Amendment Matters

- A. Rockway Holdings Ltd. – Roszell Rd Part of Lot 1, Concession 3 - #P2/2013

- Notice of complete application and initial review
- Noise Impact Study
- County of Wellington Letter dated May 10, 2013

Moved by John Sepulis and Seconded by Marilyn Fisher. PAC-2013-002.

THAT the Puslinch Planning Advisory Committee does hereby recommend that Zoning By-law Amendment Application #P2/2013 be forwarded to Township of Puslinch Council for further consideration.

**CARRIED.**

- B. Michael & Lila Wassilyn – 4392 Concession 11 - #P6/2012

- Wassilyn Farms History Package
- Ownership List
- Sketch of Septic System

Sarah Wilhelm provided a chronology of application #P6/2012.

The members of the Committee raised the following questions with regard to the application:

- Are there any issues that are outstanding with the Building Department?
- What happens to the farm help if the horse racing industry dies down?
- Would the farm help be needed on an occasional basis?

The Committee requested the applicant Michael Wassilyn to meet with Sarah Wilhelm within the next 14 days to review the list of questions that are to be responded to. It was suggested to the applicant that he may wish to obtain a consultant to assist him with the process.

### 3. County of Wellington Land Division Committee

#### (1) Applications

##### A. Dennis So – Part Lot 16, Concession 7 – #B16/13

A notice of decision was issued by the County which is subject to 10 conditions of approval.

##### B. Adriaan & Brenda Demmers – Part Lot 13, Concession 5 - #B18/13

Proposal is to sever a lot 1.0 hectare with 6 m frontage, existing vacant land for proposed rural residential use.

Retained parcel is 1.2 hectares with 73 m frontage, existing and proposed rural residential use with existing house, shed and drive shed.

Jeff Buisman presented 4 new configurations. All 4 are flag shaped. He advised the applicants want to keep the integrity of the lot and house.

Lorne Wallace expressed concerns about the drainage on the driveway.

John Sepulis expressed concerns with the steepness of the grade and how emergency vehicles would access the property. He notes the property is adjacent to a property owned by Conservation.

Jeff Buisman indicated the subject property is not designated as conservation.

Sarah Wilhelm advised the City of Guelph is not in support of the application. She also indicated the new configurations do not change any of the fundamental concerns previously raised.

Robin Wayne stated she does not support lot configurations with a house behind a house.

The Committee was not supportive of the proposed configurations. Jeff Buisman is to submit any revised information to the County for processing. At that time, the County will circulate the revised application for comment.

##### C. Meadows of Aberfoyle Inc. – Lot 23, Concession 8 - #B21/13

A notice of decision was issued by the County which is subject to 8 conditions of approval.

##### D. Lina Trinchini – Part Lot 30, Gore Concession - #B40/13

Proposed severance is 4062 square metres with 67 m frontage, vacant land for proposed rural residential use.

Retained parcel is 2.35 hectares with 89.32 m frontage, existing and proposed rural residential use with existing house and shed.

John Sepulis noted the property is subject to the Greenbelt and ANSI policies.

Sarah Wilhelm encourages comment from Hamilton Conservation Authority. She also advises there has been a pre-consult with applicant.

Councillor Stokley noted the sketch does not outline the location of hydro poles.

**(2) Decisions****A. Wayne & Leslie George – Part Lot 19, Concession 8 - #132/10**

A notice of decision was issued by the County which is subject to 8 conditions of approval.

**B. Jeff & Rosemary Jiricka – Part Lot 30, Gore Concession - #B21/13**

A notice of decision was issued by the County which is subject to 7 conditions of approval.

**6. CLOSED MEETING**

None.

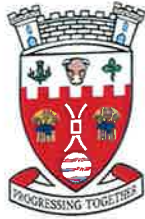
**7. NEXT MEETING**

Monday June 24, 2013 at 7:30 pm in the Council Chambers.

**8. AJOURNMENT**

The meeting adjourned at 9:20 pm.





## MINUTES

### MEMBERS PRESENT

Councillor Roth, Chair  
Councillor Fielding  
Don Creed, Director Public Works and Parks  
John Stubbs, Foreman Public Works and Parks  
Paul Hohenadel

### TOWNSHIP STAFF

Karen Landry, CAO/Clerk

#### 1. CALL TO ORDER

The meeting was called to order at 8:00 am.

#### 2. DISCLOSURE OF PECUNIARY INTEREST

None.

#### 3. APPROVAL OF MINUTES

Moved by Don Creed and Seconded by John Stubbs

**PW-2013-001**

THAT the Public Works Committee minutes dated February 15, 2013 be approved.

**CARRIED**

#### 4. CLOSED MEETING

None.

#### 5. DELEGATIONS/PRESENTATIONS

None.

#### 6. REGULAR BUSINESS

##### 1. Oversized/overweight Permits

Don Creed advised that the User Fee By-law needs to be updated, and the fee for making application for an oversized/overweight permit should be \$100.00.



## 2. Changes to Entrance Permits

Don Creed suggested that the Committee consider changes to the entrance permit process to require the submission of a damage deposit. The purpose of collecting a deposit is to provide security in the event that damage occurs as a result of construction taking place on the land.

Don Creed also stated that consideration should be given to entrance permits having an expiry date since standards can change over a period of time.

## 3. Signage on Leslie Rd/Concession 1

Councillor Fielding advised she had received a request for signage at Leslie Road and Concession 1. Upon discussion the Committee determined that signage is not required.

## 4. Missing Sign

Councillor Fielding reported the sign off of Highway 6 for Fielding Lane is missing.

Don Creed indicated he would provide Councillor Fielding with contact information for TWD Roads Management Inc (Contractor for the MTO).

## 5. Cook's Mill Bridge

Don Creed advised that the Cook's Mill Bridge project will be going out for tender shortly.

## 6. Installation of Speed Signs

Don Creed indicated that installation of the 60 km/hr speed signs on gravel roads will commence on the west side of the Township.



Public Works Committee Meeting  
Wednesday April 19, 2013  
8:00 am  
Council Chambers, Aberfoyle

#### 7. Meeting Schedule

The Committee recommends that the Mandate be revised to amend the frequency of meetings from once a month to every second month.

#### 7. **NEXT MEETING**

The next meeting will be held on June 14, 2013 at 8:00 am.

#### 8. **ADJOURNMENT**

The meeting adjourned at 8:41 am.