



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Dianne Paron
Dennis O'Connor

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Allen Nagel
Rob Stovel
Jeff Buisman

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 speak to present the purpose and details of the application and any 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 Dennis O'Connor and Seconded by Ken Roth,

That the minutes of the Committee of Adjustment meeting held Tuesday March 8, 2016 be adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/NAG – Arthur & Lena Nagel – Property described as Part Lot 21, Concession 1, 4247 Sideroad 20 S, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems.

- Kelly Patzer summarized the application and circulation for the minor variance as submitted and noted the requested setback had been amended to permit a 22 metre buffer from the limit of the NE Zone. One objection was received today and has been circulated to planning staff and committee member. The objection is a concern for a reduced setback to a an environmental sensitive wetland.

- Jeff Buisman of Van Harten Surveying, agent, indicated that a naturalized buffer will be created to reduce impact on the wetland. Only one corner of the house will have the closest setback of 22 metres to the wetland.
- Dianne Paron asked if the minor variance was a condition of the severance
- Jeff Buisman stated it was not because the house could have been placed in an alternate location on the property that met the 30 metre setback.
- There were no further questions or comments.

Moved by Dennis O'Connor and Seconded by Ken Roth,

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 22 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems; whereas, Section 3.25(a) of the by-law, General Provisions, Setbacks from the Natural Environment Zone requires a 30 metre setback from the limit of the Natural Environment Zone for all buildings or structures including a private sewage treatment system and associated weeping tile bed.

The request is hereby Approved.

CARRIED

5. ADJOURNMENT

Moved by Dianne Paron and Seconded by Dennis O'Connor,

The Committee of Adjustment meeting adjourned at 7:08 p.m.

CARRIED