



MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Michelle Innocente, Planner, County of Wellington
Andy Thompson, Thompson Architecture Inc.
Debbie Huether, Owner

1. APPOINTMENT OF CHAIR and VICE-CHAIR – term April 2019-April 2021

The meeting was called to order by Lynne Banks at 7:00 pm. Lynne welcomed everyone and advised that the first matter would be the appointment of the new chair for the term of April 2019 through April 2021 and then the Chair would proceed with the appointment of the Vice Chair and the opening remarks would follow. Lynne asked for any expressions of interest for the position of Chair and John Sepulis expressed interest. There were no other expressions of interest.

Moved by: Dan Kennedy

Seconded by: Deep Basi

That John Sepulis be appointed as Chair for the Committee for the term of April 2019 through April 2021.

CARRIED

John Sepulis assumed his position as Chair and asked for expressions of interest for the position of Vice Chair. Dennis O'Connor expressed interest for Vice Chair and there were no other expressions of interest.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That Dennis O'Connor be appointed as Vice Chair for the Committee for the term of April 2019 through April 2021.

CARRIED

2. OPENING REMARKS

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.

3. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Committee of Adjustment meetings held Tuesday, March 12, 2019 be adopted.

CARRIED

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

4a.) Minor Variance Application D13/HUE – Deborah and Shaun Huether and Melinda Newark – Property described as Lots 2 and 3 RP135, Alex Och's Portion, 45 and 47 Queen Street, Township of Puslinch.

- (i) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the severed parcel (Subject Property A) to be 890.20m² instead of 1390m² as required.
 - (ii) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the retained parcel (Subject Property B) to be 900.90m² instead of 1390m² as required.
 - (iii) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the severed parcel (Subject Property A) to be 15.09m instead of 25m as required.
 - (iv) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the retained parcel (Subject Property B) to be 15.88m instead of 25m as required.
 - (v) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the severed parcel (Subject Property A) to be 0m and 6.85m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.
 - (vi) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the retained parcel (Subject Property B) to be 0.88m and 3.62m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.
- Lynne Banks outlined the application advised the notice requirements for the application had been met, advised that there were no objections from the circulated agencies/public and provided the comments received from Township agencies and departments that were circulated.
 - Andy Thompson of Thompson Architecture Inc., agent for the applicant, provided an overview of the application. He advised that the MTO has signed off on the entrance to the property. He also stated that, in reference to the requirement from the Township's Building Department, the Building Code provision 1.1.27 does not apply as it predates the Code.
 - There were no questions from the public.
 - Dan Kennedy asked that since the buildings predate the code will they comply if there is any construction done on the buildings.
 - Andy Thompson advised that the owner will need to conform to the Code if any construction is done on the buildings.
 - Dan Kennedy asked if the original septic and well comply with the Code.
 - Andy Thompson stated that the owner will be applying for a permit to put in new septic systems as the current systems do not comply with the Code.

- John Sepulis asked with the new lot line proposal, how will the spatial separation apply, and if it doesn't comply, advised that it will be made a condition of the minor variance.
- John Sepulis further inquired if a minor variance will be required for the shared driveway.
- Michelle Innocente responded that it wasn't identified in the original consent application and that the owner has met with the MTO to satisfy the location of the entrance, however if the Township's Building Department requires it, the owner will apply for a minor variance at the building permit stage.
- Andy Thompson further stated that it currently meets Code.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That Application D13/HUE, requesting relief from the following sections of Zoning by-law #19/85:

- (i) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the severed parcel (Subject Property A) to be 890.20m² instead of 1390m² as required.
- (ii) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the retained parcel (Subject Property B) to be 900.90m² instead of 1390m² as required.
- (iii) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the severed parcel (Subject Property A) to be 15.09m instead of 25m as required.
- (iv) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the retained parcel (Subject Property B) to be 15.88m instead of 25m as required.
- (v) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the severed parcel (Subject Property A) to be 0m and 6.85m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.
- (vi) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the retained parcel (Subject Property B) to be 0.88m and 3.62m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.

Is hereby approved with the following condition(s):

- That the property owner(s) satisfy the requirements of the Township of Puslinch Building Department regarding spatial separation requirements in accordance with the Ontario Building Code with a deadline for the condition to be fulfilled by March 21, 2020.

CARRIED

5. OTHER MATTERS

- John Sepulis inquired as to the status of the LPAT meeting for 161 Hume Road.
- Michelle Innocente responded that the date has been moved from May 8th, 2019 to May 3, 2019 and further advised that the associated minor variance is not currently before LPAT with the appeal of the consent application.

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
APRIL 9, 2019
7:00 PM
COUNCIL CHAMBERS

The Committee of Adjustment meeting adjourned at 7:18 p.m.

CARRIED