



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
Meagan Ferris, Sr. Planner, County of Wellington
Zach Prince, Planner, County of Wellington
Ravinder Sidhu
Jon Kuiper

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment and informed the gallery that 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.

2. 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, July 9, 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/SID – Ravinder Sidhu – Property described as Part Lot 1, Concession Gore, 563 Townline Road, Puslinch

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a new dwelling with a maximum height of 12.5 metres to the midpoint of the roofline.

- Lynne Banks outlined the application, advised that the notice requirements for the application had been met and then outlined the comments that were received from the circulated agencies and public.
- The owner provided an overview of the application.
- There were no questions from the public.
- Deep Basi inquired that if the pitch of the roof of the proposed building is 45 degrees, could the pitch be reduced and could the height of the first floor of the proposed building be reduced from 12 feet to 10 feet.

- The owner advised that in order to fit the look they would like for the building they don't want to change the roof pitch or the height of the floor.
- John Sepulis asked what the plan is for the existing dwelling already located on the property.
- The owner advised that they would like to keep it if that is possible.
- John Sepulis advised that the owner can enter into an agreement with the Township to reside in the existing dwelling until the new dwelling is built.
- John Sepulis asked when construction of the new dwelling will begin.
- The owner advised that they are hoping to begin construction by the end of August
- Dennis O'Connor inquired if there should be a condition in the minor variance decision that specific setback for the location of the dwelling from the road be set.
- Meagan Ferris advised that a setback of 150 feet from the road allowance can be added as a condition of the minor variance decision.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee voted on the motion with all in favour.

That Application D13/SID requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a new dwelling with a maximum height of 12.5 metres to the midpoint of the roofline.

The request is hereby **Approved** with the following conditions:

1. That Education Development Charges shall be collected prior to the issuance of a building permit.
2. That a permit will be required from the GRCA prior to development
3. That the building setback must be 150 feet from the road allowance.
4. That the owner enter into an agreement with the Township to reside in the existing dwelling while, and until, construction is completed on the new dwelling.

4(b). Minor Variance Application D13/KUI – Jon Kuiper - Property described as Front Part Lot 8, Concession 1, 6680 Concession 1 Puslinch

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

1. An accessory dwelling with a maximum height of 8.0 metres to the midpoint of the roofline.
 2. An accessory building or structure that exceeds the maximum five per cent permitted lot coverage by 20 square feet.
- Lynne Banks outlined the application, advised that the notice requirements for the application had been met and then outlined the comments that were received from the circulated agencies and public.
 - The owner provided an overview of the application.
 - There were no public comments or questions.
 - Deep Basi inquired if the owner would be putting a second floor in the building
 - The owner advised that he would not be putting in a second floor as the height requirement is for a service van/truck and crane.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/KUI requesting relief from provisions of Zoning By-Law #19/85, as amended to permit:



3. An accessory dwelling with a maximum height of 8.0 metres to the midpoint of the roofline.
4. An accessory building or structure that exceeds the maximum five per cent permitted lot coverage by 20 square feet.

The request is hereby **Approved** with the following conditions:

1. That Education Development Charges shall be collected prior to the issuance of a building permit.
2. That the accessory structure cannot be used for commercial/industrial business purposes or for habitation.

5. OTHER MATTERS

5(a) 161 Hume Road

- Lynne Banks advised the Committee that the owner of the property has appealed the decision for the minor variance and that since the consent application was also appealed, then a prehearing conference can be scheduled to decide whether both appeals can be heard by LPAT at the same time.

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:20 p.m.

CARRIED