



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Aldo Salis – County of Wellington Planning
Colin Vanderwoerd
Kevin Motton
Kevin Johnson
Bruce Rolston
Marc & Helen Jowett

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 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 Ken Roth and Seconded by Dianne Paron,

That the minutes of the Committee of Adjustment meeting held Tuesday June 14, 2016 be adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/JOW – Marc & Helen Jowett – Property described as Part Lot 2, Plan 380, 2 Lakeside Drive, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit the construction of a deck with a 0 metre setback to the rear property line.

- Kelly Patzer summarized the application and circulation for the minor variance as submitted and stated no objections were received from the public or commenting staff including the GRCA.
- Marc Jowett, owner, remarked that he had removed the dock and is wishing to build a 16 metre wide x 39 feet deck along the water's edge.
- John Sepulis asked if a post would be sunk into the lake to support the deck.
- Marc Jowett responded there would not be a post in the lake to construct the deck.
- Dianne Paron asked if the deck construction would be cantilevered.

- Marc Jowett confirmed yes it would be and be projecting out about 1½ to 2 feet from the edge.
- There were no further questions or comments.

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:

A 5 metre x 12 metre on grade wood deck with a 0 metre setback to the rear property line (lake), WHEREAS Section 3.1(d(i)), General Provisions, Accessory Uses, Yard Requirements requires a building or structure accessory to a single dwelling to be located anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.

The Committee voted in favour and the request is hereby **Approved**.

CARRIED

4(b) Minor Variance Application D13/MOT – Motton Custom Homes Limited – Property described as Part Lot 9, Concession 11, Nassagaweya-Puslinch Townline, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a 23.5 metre setback from the centreline of the road to permit a new dwelling.

- Kelly Patzer summarized the application and circulation for the minor variance as submitted and stated no objections were received from the public or commenting staff.
- Colin Vanderwoerd of Van Harten Surveying, agent, remarked the parcel was severed in 2014 and a tree protection plan and fencing is in place in both the front and rear of the property, as approved by the Grand River Conservation Authority.
- Colin Vanderwoerd noted that the house will have many trees in the front yard that will screen the dwelling and reduce any visual impact of the reduced setback. The proposed setback of 23.5 metres from the centreline of the road would not have any impact on any possible future road widening.
- There were no questions or comments.

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:

A 23.5 metre setback from the centreline of the road allowance to permit a new dwelling, WHEREAS Section 3.18(a), General Provisions, Setbacks specifies that no person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch, the County of Wellington or the City of Guelph.

The Committee voted in favour and the request is hereby **Approved**.

CARRIED

4(c) Minor Variance Application D13/ROL – Bruce & Sherri Rolston – Property described as Lot 13, Plan 795, 25 Deer View Ridge, Township of Puslinch.

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

1. An accessory building/detached garage in the exterior side yard;
 2. A 12 metre setback from the centerline of the highway for a detached garage;
 3. A 12 metre rear yard setback for a detached garage
- Kelly Patzer summarized the application and circulation for the minor variance as submitted and stated no objections were received from the public or commenting staff. The Building Department questioned why some setbacks could not be met and asked if an environmental study would be required.

- Bruce Rolston, owner, indicated he wishes the placement of the garage to be between the house and the road, and the reduced rear yard setback is to maintain visual symmetry with the house and have the buildings in line. Space is required between the house and garage to maneuver vehicles.
- Dennis O'Connor asked what the distance will be between the house and garage.
- Bruce Rolston responded the distance will be 40 feet.
- Dianne Paron noted that the County of Wellington commented about tree preservation during construction and asked if any trees would be removed for the garage construction
- Bruce Rolston noted there would be 10 feet between the rear of the garage and a close large tree that would be preserved. One tree with a 10" diameter would be cut down to construct the garage.
- John Sepulis asked why the garage could not be reoriented to face the other way.
- Bruce Rolston noted the proposed orientation of the garage works best for the way it would be used as well as vehicle maneuvering.
- There were no further questions or comments.

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 detached garage in the exterior side yard, WHEREAS Section 3.1(d) General Provisions, Accessory Uses, Yard Requirements, permits a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard;
2. A 12 metre setback to the centreline of the highway to permit a detached garage, WHEREAS Section 3.18(a), General Provisions, Setbacks specifies that no person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch; and
3. A 12 metre rear yard setback to permit a detached garage, WHEREAS Section 9.4(a(i)) Estate Residential Zone, Special Provision states that on lots 13 - 27 inclusive, a rear yard setback of at least fifteen metres for buildings, structures and septic tanks will be required.

The Committee voted in favour and the request is hereby **Approved**.

CARRIED

5. ADJOURNMENT

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

The Committee of Adjustment meeting adjourned at 7:25 p.m.

CARRIED