



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington Planning
Nancy Shoemaker
Jeff Buisman
Colin Vanderwoerd
Karen Gray

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 Dennis O'Connor and Seconded by Deep Basi,

That the minutes of the Committee of Adjustment meeting held Tuesday May 10, 2016 be adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/GRA – Bruce & Karen Gray. – Property described as Part Lot 26, Concession Gore, 3999 Sideroad 25 S, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a detached garage in the front yard – between Sideroad 25 S and the house

- 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 and noted that the location of the proposed garage is not regulated by the Hamilton Conservation Authority (HCA) nor is a development permit required; however, recommendations for studies were made by the HCA as identified in the County's Official Plan and Sarah Wilhelm is here to address those comments this evening.
- Kelly Patzer noted the Committee could include a minimum front yard setback for the location of the proposed garage a condition of approval.

- Karen Gray of 3999 Sideroad 25 S, presented the application. She indicated the proposed garage is located in an area that is surrounded by dense woods that shield the view from the surrounding properties. The proposed garage location has been cleared of nuisance vegetation including Buckthorn and Japanese Maples.
- Karen Gray continued that the location of the garage is dictated by the existing lot layout. The house is located a far distance from the road, there is a hilly area in the rear and a pool, the west side yard contains the septic and that leaves the front of the property where there is an existing drive and a suitable, logical location for the garage.
- Deep Basi inquired about the size of the garage.
- Karen Gray indicated the materials were bought as a package and the size could be then customized, but the total floor area is below the maximum 5% lot coverage permitted in the zoning by-law.
- John Sepulis asked how accurate the setback dimensions are on the site plan.
- Karen Gray indicated the measurements were approximate and measured by a measuring tape.
- Dianne Paron asked if most of the clearing in the location of the garage has been completed, are there going to be any other tree removals?
- Karen Gray responded that there are no other trees being removed.
- John Sepulis asked Sarah Wilhelm to address the Hamilton Conservation Authority comments.
- Sarah Wilhelm indicated that the HCA comments were reviewed by the Manager of Environmental Planning. The location of the garage is not within the Core Greenlands. The development is minor and the expense of the HCA's recommendation in an area outside of the Core Greenlands would outweigh any benefit.
- Kelly Patzer used the GIS mapping and determined the garage location is located approximately 40 metres from the front yard lot line.
- 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 detached garage in the front yard, 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 all voted in favour and the request is hereby **Approved with the following Condition:**

1. The detached garage shall maintain a 40 metre front yard setback.

CARRIED

5. ADJOURNMENT

Moved by Dianne Paron and Seconded by Ken Roth,

The Committee of Adjustment meeting adjourned at 7:16 p.m.

CARRIED