

MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Dianne Paron

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Development and Legislative Coordinator
Michelle Innocente, County Planning
Valerie Schmidt, GSP Group
Shannon Davidson, Aboud & Associates
Hailey Keast, Van Harten Surveying Inc.
Carl & Brigitte Strachan
John Sloom

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/consultant 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: Dianne Paron

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meetings held Tuesday, January 8, 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:

4(a) Minor Variance Application D13/WRI – David Wright/Elizabeth Reade – Property described as Part of Lot 11, Concession 10, 161 Hume Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot area of the severed parcel to be 10.0 metres instead of 24.3 metres as required.

- Lynne Banks outlined the application advised the notice requirements for the application had been met and that outlined the objections were received from the circulated agencies/public.
- Valerie Schmidt of GSP Group, consultant, provided an overview of the application and advised that the severance conditions were set by the Township of Puslinch, provisional consent was granted by the County of Wellington Land Division Committee and is now under appeal through LPAT. She further advised that the minor variance is needed to facilitate driveway access and was reviewed with the Township of Puslinch and the County of

Wellington, that there are provincially significant wetlands and a large geothermal heat pump system on the west side of the property prohibiting access on the west side and that the Township of Puslinch Fire Department advised that the 10° is acceptable.

- Carl Strachan comments: the 10° grade for the driveway is steep, has traffic concerns when construction starts on the severed parcel, and is concerned about complaints from the new landowners about the odour and noise from their farm animals.
- John Sloat comments: he is not opposed but thinks it is poor planning, the Township of Puslinch doesn't need 'flag pole' shaped lots, was surprised that the minor variance application was processed, thinks the neighbours should have been consulted by the owners consultant, the geothermal heat pump can be moved and did the fire department try to put a fire truck up the driveway.
- John Sepulis explained the process for a minor variance application even if the consent is under appeal.
- Michelle Innocente explained how Land Division Committee and Committee of Adjustment works and why the minor variance is still moving along.
- Valerie Schmidt advised that attempts were made to meet with the neighbours during the planning process.
- Michelle Innocente advised that the lot is not traditional and has been evaluated and that it is the Committee's decision whether to approve the application and the IES is the reason the driveway is being located where it is along with the MDS determining the location of the house.
- Brigitte Strachen advised that she has 16 signatures opposing the severance and the minor variance.
- John Sepulis advised that if the minor variance is approved it will be subject to a tree management plan.
- Dennis O'Connor asked if an easement could be registered over the current driveway for access to the severed parcel.
- Valerie Schmidt advised that it could be done.
- John Sepulis asked Michelle Innocente is it the County of Wellington's opinion that the minor variance should be deferred pending the EIS review.
- Michelle Innocente advised that it could possibly impact policies regarding wetlands and that Greg Scheifle, Forestry Consultant, has strong concerns.
- There were no further questions for comments.

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

That Application D13/WRI, providing relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot area for the severed parcel to be 10.0 metres instead of 24.3 metres, is hereby **deferred**.

CARRIED

5. OTHER MATTERS

- To appoint Courtenay Hoytfox as Secretary-Treasurer for the Committee of Adjustment.

Moved by: Deep Basi

Seconded by: Dennis O'Connor

CARRIED

ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 7:54 p.m.

CARRIED