



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Dianne Paron
Deep Basi

MEMBERS ABSENT:

Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Fern Donaldson
Donald Sanderson

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 speak 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 January 12, 2016 be adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/SAN – Donald and Fern Sanderson – Property described as Part Lot 10, Concession 10, 978 Watson Road S, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems.

- Kelly Patzer summarized the application for minor variance as submitted and noted no objections were received from circulated agencies or the public.
- Donald Sanderson of 978 Watson Road indicated that the Natural Environment are surrounds the pond on the property. He wishes to locate the dwelling back from the road to provide room for the septic on the front yard and to have the house a safe distance from the road

- Dianne Paron noted that a deck is shown on the plan and asked if the owner would require an additional minor variance for a deck setback from the NE Zone.
- Kelly Patzer clarified that accessory structures, including decks require a 3 metre setback from the NE Zone.

Moved by Deep Basi and Seconded by Ken Roth,

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 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems; whereas, Section 3.25(a) of the by-law, General Provisions, Setbacks from the Natural Environment Zone requires a 30 metre setback from the limit of the Natural Environment Zone for all buildings or structures including a private sewage treatment system and associated weeping tile bed.

The request is hereby Approved.

CARRIED

5. ADJOURNMENT

Moved by Ken Roth and Seconded by Deep Basi,

The Committee of Adjustment meeting adjourned at 7:08 p.m.

CARRIED