



MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Michelle Innocente – County of Wellington
Jo & Bill Tyas
Paul Laurin
Dennis Dason
Clark Viol
Brandon Viol

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

- Dianne Paron – item 4(a)

3. APPROVAL OF MINUTES

Moved by Dan Kennedy and Seconded by Dianne Paron,

That the minutes of the Committee of Adjustment meeting held Tuesday June 13, 2017 be adopted.

CARRIED

4(a) **Minor Variance Application D13/TYA** – William & Josephine Tyas – Property described as Plan 61M203 Lot 117, 5 Basswood Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a maximum 39% lot coverage to construct an enclosed sunroom.

- Kelly Patzer outlined the application and that no objections were received from the circulated agencies or public.
- William Tyas indicated there is an existing deck in the area where the enclosed sunroom is to be located. The sunroom will enhance the enjoyment of their property where they can sit outside without mosquitoes and leave the patio furniture in the winters. They have had the material gazeebos in the past that the wind can rip and topple.
- Dan Kennedy asked how the sunroom will be constructed.

- William Tyas responded that the walls will be mesh with vinyl windows and a 2½ inch sandwiched white foam insulated solid roof.
- John Sepulis inquired about the deck staging where the sunroom will be located.
- William Tyas noted there are sono tubes under the deck and the floor will be covered with ¾" plywood over the deck.
- There were no further questions.

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:

Permit a 39% lot coverage for an enclosed sunroom; whereas, Zoning By-law 19-85, Section 7B (5(h)) requires the coverage of all buildings or structures, including accessory buildings or structures, within each site or lot area shall not exceed 35%.

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

CARRIED

4(b) Minor Variance Application D13/VIO – Clark & Brandon Viol – Property described as Plan 135 Lots 33&34, 6 Back Street, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a maximum 5.8% lot coverage for a proposed accessory building.

- Kelly Patzer outlined the application and that no objections were received from the circulated agencies or public. It was noted that under the proposed Comprehensive Zoning By-law that the lot coverage is listed as a maximum coverage of 10% for accessory buildings in the Urban Residential Zone.
- Brandon Viol, owner, indicated he and his brother are building an accessory building that is 0.8% over the maximum lot coverage of 5% for accessory buildings. There is not an accessory building on the property and one is needed for a storage and workshop area.
- Dianne Paron inquired if the boat and outdoor items currently on the property will be stored in the garage.
- Brandon Viol remarked that some of the items will be stored in the garage but it will also be used as a personal workshop.
- Dennis O'Connor asked if the existing lane access off of main Street will be used or will access be provided from Back Street.
- Brandon Viol indicated that the driveway, with the entrance location on Back Street, will be extended over to the shed.
- There were no further questions.

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:

Permit a 5.8% lot coverage for a proposed accessory building; whereas, Zoning By-law 19-85, Section 3.1(b) requires the total lot coverage of all accessory buildings or structures on a lot shall not exceed five percent of the lot area of the said lot..

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

CARRIED

4(c) Minor Variance Application D13/LAU – Paul, Leanne, Michel & Yvette Laurin – Property described as Concession 10 Part Lot 17, 4555 Watson Road S., Township of Puslinch.

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

1. A proposed detached garage in the front yard;
2. A 16 metre setback from the centerline of the road for a detached garage; and
3. A maximum lot coverage of 8% for a detached accessory building/garage.

- Kelly Patzer outlined the application and that no objections were received from the circulated agencies or public. It was noted that under the proposed Comprehensive Zoning By-law that the lot coverage is listed as a maximum coverage of 5% for accessory buildings on lots less than 1 hectare in the Agricultural Zone.
- Paul Laurin, owner, indicated he is a car enthusiast and is building a detached garage to store and work on some of his car projects. There is a slope down the driveway to an area beside the house where there are windows so the preference is to not have the garage directly beside the house. The septic is located in the rear yard so the garage cannot be moved back.
- John Sepulis inquired why a 4 foot setback from the property line is shown on the sketch provided in the application.
- Paul Laurin indicated that the distance between the survey bar on the neighbour's property to the front of the proposed garage location. He assumed his front property line was the same.
- Kelly Patzer clarified that the road allowance south of the Laurin property is wider for a small area and in fact the Laurin's property line goes out further and the proposed distance from the front yard to the garage is approximately 5 metres.
- There were no further questions.

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:

1. Permit an attached garage (accessory building) in the front yard; whereas, Zoning By-law 19-85, Section 3.1(d) permits a building or structure accessory to a single dwelling, 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.
2. Permit a lot coverage of 8% for a detached accessory building/garage; whereas, Zoning By-law 19-85, Section 3.1(b) states total lot coverage of all accessory buildings or structures shall not exceed five percent of the lot area of the said lot.
3. Permit a 16 metre setback from the centerline of the road for a detached garage/accessory building; whereas, Zoning By-law 19-85, Section 3.18(a) 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 Committee voted in favour and the request is hereby Approved.

CARRIED

5. ADJOURNMENT

Moved by Dan Kennedy and Seconded by Dennis O'Connor,

The Committee of Adjustment meeting adjourned at 7:24 p.m.

CARRIED