

MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Curtis Marshall, Planner, County of Wellington
Meagan Ferris, Sr. Planner, County of Wellington
Hugh Handy, GSP Group
Hailey Keast, Van Harten Surveying
Karl, Brigitte & Mercedes Strachan
Beth Reade & Dave Wright

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 that Minor Variance Application D13/WRI – 161 Hume Road would be deferred until the July 9, 2019 meeting due to a resident not being advised of the meeting and that the Committee has an obligation to advise everyone that wishes to be notified with respect to the Minor Variance Application. The Chair then advised the gallery that Township Staff would present the application, then the applicant 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: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meetings held Tuesday, May 14, 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:

4a.) 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.

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** until the July 9, 2019 Committee of Adjustment meeting.

CARRIED

4(b) Minor Variance Application D13/DRY – Barrie Drysdale – Property described as Concession 9, Part Lot 25, Township of Puslinch, County of Wellington

Requesting that the proposed accessory building be located in the front yard.

- Lynne Banks outlined the application and advised that the notice requirements for the application had been met and that no objections were received from the circulated agencies or public, and further advised that the applicant has already received approval from the GRCA for the location of the accessory building.
- The owner provided an overview of the application.
- There were no public comments or questions.
- Deep Basi inquired if the applicant has already received an entrance permit
- The owner advised that he had received a farm access permit several years ago.
- Dan Kennedy asked why the accessory building was being placed on angle on the property.
- The owner advised that there is a spring running under the road and across the property and that location was the best option.
- an Kennedy inquired if the building department is satisfied with the application
- The owner advised that the building permit was submitted and the required fees have been paid.

The Committee voted on the motion with all in favour.

1. That Application D13/DRY, providing relief from provisions of Zoning By-Law #19/85, as amended, requesting that the proposed accessory building be located in the front yard
2. The request is hereby **Approved** with the following condition:
 - That the accessory building be located a minimum distance of 34 metres from the edge of the road allowance.

CARRIED

5. OTHER MATTERS

- None.

6. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:11 p.m.

CARRIED