



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Nancy Shoemaker

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 Deep Basi and Seconded by Dennis O'Connor,

That the minutes of the Committee of Adjustment meeting held Tuesday May 9, 2017 be adopted.

CARRIED

4(a) **Minor Variance Application D13/KWE** – Miyen Kwek & Nicole Marchand – Property described as C Unit 15, Vacant Land Condominium 110, 30 Seifert Court, Township of Puslinch

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

1. A minimum 2.3 metre rear yard depth
 2. A covered porch to encroach 5 metres into the 7.5 required rear yard.
- Kelly Patzer outlined that no objections were received from the circulated agencies or public. The Building Department noted setback distances regarding the addition and septic would need to be maintained as per the O.B.C. The owners are installing a new septic together with the addition and have confirmed the required setbacks are met. The condominium corporation has also approved the location and design of the addition.
 - Nancy Shoemaker indicated these are the second owners of the property and are proposing an additional attached garage and deck at the rear of the house. A detached garage would have conformed to the by-law. Condo approval was required by the board prior to the variance being applied for. The closest neighbours to the addition are buffered by trees and are setback a fair distance .
 - There were no 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:

1. Permit a 2.3 metre rear yard depth for a garage addition; whereas Section 7.3(f) of the by-law requires a minimum 7.5 metre rear yard depth
2. Permit a covered porch addition to encroach 5 metres into the required rear yard; whereas Section 3.23 (a)(iv) of the by-law states that no part of the required yard shall be obstructed by any building or structure or part thereof except: stoops, sundecks, porches, verandahs... where such structures project no more than 1.5 metres into the 7.5 required rear yard.

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

CARRIED

5. ADJOURNMENT

Moved by Dianne Paron and Seconded by Dan Kennedy,

The Committee of Adjustment meeting adjourned at 7:09 p.m.

CARRIED