



## MINUTES

### MEMBERS PRESENT:

John Sepulis, Chair  
Councillor Ken Roth  
Dennis O'Connor  
Dianne Paron  
Deep Basi

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Nancy Shoemaker, BSRD  
Colin Vanderwoerd, Van Harten Surveying  
Joe Cascanette  
Troy Cox  
Brian & Janice Cox

### 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

- None

### 4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/COX – Brian & Janice Cox – Property described as Part Lot19, Concession 9, 4501 Victoria Road S, Township of Puslinch.

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

1. A 6.0 metre lot width (frontage); and
2. 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.
- Colin Vanderwoerd of VanHarten Surveying, agent, indicated that the application is a condition of severance. A 6 metre frontage is being requested and a 15 metre setback from the limit of the Natural Environment. An Environmental Impact Assessment was prepared and approved by the Grand River Conservation Authority.

- Joe Cascanette asked for clarification of the plan as it was small in the notice mailed out.
- Kelly Patzer confirmed the application was for a property to permit a single family dwelling.
- Dianne Paron questioned the Chief Building Official's comment of a 6 metre frontage not being favourable.
- John Sepulis noted that the application is a condition of a consent that the Planning and Development Advisory Committee.
- There were no further questions or comments.

Moved by Ken Roth and Seconded by Dennis O'Connor,

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 6.0 metre lot width (frontage); whereas, Section 5.3(e(iv)) of the by-law, Agricultural Zone, Reduced Lot Requirements, requires a minimum 24.3 metre lot width (frontage).
2. 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 Dennis O'Connor and Seconded by Deep Basi,

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

CARRIED