



## MINUTES

### MEMBERS PRESENT:

Councillor John Sepulis, Chair  
Councillor Ken Roth  
Dianne Paron

Dennis O'Connor  
Deep Basi

### OTHERS IN ATTENDANCE:

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

Jim Flanagan  
Jackie Flanagan  
Jack Ward

### 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 Dennis O'Connor and Seconded by Deep Basi,

That the minutes of the Committee of Adjustment meeting held Tuesday October 11, 2016 be adopted.

CARRIED

### 4(a) 4(a) Minor Variance Application D13/FLA – Jim and Jackie Flanagan – Property described as Lots 11-12, Plan 395, 37 Swastika Trail, Township of Puslinch.

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

1. permit a 5.7 metre rear yard setback
2. permit a 7.1 metre front yard setback
3. permit a sundeck to encroach 2.57 metres into the front (lakeside) yard;
4. permit a 31.2% lot coverage

To accommodate a proposed new dwelling

- Kelly Patzer summarized the application for the minor variance as submitted and stated the amended application was circulated to staff, agencies, all commenting public and properties within a 60 metre radius. A letter of no objection was received today from the neighbour who noted the original site plan included a right-of-way. No new objections or comments were received. The building Department noted concern of the available space for an acceptable septic system on the property.
- Jim Flanagan, owner, remarked the front yard setbacks were 5.7 metres on one corner and 8.1 metres on the other corner, to square the house to the lake. Similarly, the rear years setbacks of the house are 7.1 metres at one corner and 8.24 metres at the other corner.
- Jim Flanagan indicated the deck has been moved back half a metre from the original application to accommodate the new location for the septic holding tanks,

which meet the required 3 metre setback to the property lines, under the Building Code. The house size was also reduced to get as close as possible to the 30 % lot coverage.

- Jim Flanagan noted the bungalow design would not impede any view to the lake as the minimum required side yard setbacks are being maintained. One of his neighbours encroaches onto his property and the other neighbour has a 0.5 metre setback to the property line.
- Jim Flanagan indicated that he has submitted an engineered letter to the Building Department for a Class 5 Holding Tank.
- Jack Ward, 25 Swastika Trail, inquired if the sundeck will impede the sightline from the property to the west.
- Jim Flanagan indicated the sundeck will be the same position as the neighbours.
- Jack Ward was satisfied and had no further concerns.
- Dianne Paron remarked that a minor variance does not grant a building permit and in this case the variance is granting a building envelope, therefore has no concerns.
- There were no further questions or comments.

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

CARRIED

## 5. ADJOURNMENT

Moved by Dianne Paron and Seconded by Ken Roth,

The Committee of Adjustment meeting adjourned at 7:16 p.m.

CARRIED