



## AGENDA

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF MINUTES

1. Regular Meeting held Tuesday, January 14, 2014

4. MINOR VARIANCE APPLICATIONS

Application Number	Property Location	Applicant/Owner	Proposal	Relief Sought
A2-2014	7294 Mason Road – Front Part Lot 25, Concession 7	GSB Properties Ltd.	a) To allow an existing building identified as “New Metal Quonset Building” on the key map to have a setback of 11.86 metres from the centerline of the road. b) To allow an existing building identified as “Metal Clad Building” on the key map to have a setback of 11.34 metres from the centreline of the road.	a) 15.14m  b) 15.66m

\*Grand River Conservation Authority email dated February 28, 2014

5. ADJOURNMENT



## MINUTES

### MEMBERS PRESENT

Barb McKay, Chair  
Matthew Bulmer

### MEMBERS ABSENT

Beverly Nykamp

### OTHERS IN ATTENDANCE

Rob Stovel, Stovel and Associates Inc.  
Kerry Hillis, Black, Shoemaker, Robinson & Donaldson  
Randeep Sandhu  
Inderpal Grewal  
Subhash Chugh

#### 1. CALL TO ORDER

The meeting was called to order at 9:30 am.

#### 2. DISCLOSURE OF PECUNIARY INTEREST

None.

#### 3. APPROVAL OF MINUTES

Moved by M. Bulmer and Seconded by B. McKay  
That the Minutes of the Seventh Regular 2013 Committee of Adjustment meeting dated December 10, 2013 be and are hereby adopted as presented.

**CARRIED.**

#### 4. APPLICATIONS

1. Audrey Meadows Ltd. – 19 Cathrine Court – Plan 61M153, Lot 18 - #A-1/2014

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85.

Estate Residential Type 2-2, Section 9(4)(b)(i) – The area may be used for a permitted use subject to the following special provision of a lot frontage (minimum) of 27.5 metres. Requesting permission to allow for a lot frontage (minimum) of 23 metres to satisfy a condition of severance #B101/13. Total relief being requested is 4.5 metres.

Estate Residential Type 2-2, Section 9(3)(a) – No person shall use any lot except in accordance with the special provision of a lot area (minimum) of 0.4 hectares. Requesting permission to allow for a lot area (minimum) of 0.36 hectares to satisfy a condition of severance #B101/13. Total relief being requested is 0.04 hectares.

Rob Stovel of Stovel and Associates Inc. advised the committee of the history of the subject lot. A larger lot was created for a client in the original plan. The larger lot is no

longer needed for that client and the owner has applied for a severance. The severance created a slightly undersized lot because of the curve of the lot line.

A letter from County of Wellington dated January 2, 2014 advises there are no concerns with the request.

A letter from Grand River Conservation Authority states there is no objection to the proposed minor variance.

The Committee had no concerns with regard to the application.

Moved by M. Bulmer and Seconded by B. McKay.

That the Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A-1/14, Audrey Meadows Ltd., 19 Cathrine Court, relief from provisions of Zoning By-law #19/85 as follows:

(i) Section 9(4)(b)(i), Estate Residential Type 2-2, - The area may be used for a permitted use subject to the following special provision of a lot frontage (minimum) of 27.5 metres. Requesting permission to allow for a lot frontage (minimum) of 23 metres to satisfy a condition of severance #B101/13. Total relief is 4.5 metres.

(ii) Section 9(3)(a), Estate Residential Type 2-2 – No person shall use any lot except in accordance with the special provision of a lot area (minimum) of 0.4 hectares. Requesting permission to allow for a lot area (minimum) of 0.36 hectares to satisfy a condition of severance #B101/13. Total relief is 0.04 hectares.

CARRIED.

2. GSB Properties Ltd. – 7294 Mason Road – Front Part Lot 25, Concession 7 - #A-2/2014

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85.

General Provisions, Section 3(18)(a) – No person shall erect or establish any building, closer than 27 metres to the centerline of a highway. Requesting permission to allow an existing building to have a setback of 11.86 metres from the centerline of the road. Total relief being requested is 15.14 metres.

Kerry Hillis of Black, Shoemaker, Robinson & Donaldson advised the property is being used as a trucking depot. He also advised of a second existing building that predates the zoning by-law.

An email from Grand River Conservation Authority dated January 7, 2014 advised there are no comments as the property is not related by GRCA.

A letter from County of Wellington dated January 14, 2014 advises there are no concerns with the request and advises that the Committee may wish to limit the structures ability to expand further.

M. Bulmer requested evidence to establish that the existing building predates Zoning By-law #19/85. He also questions what would happen if the municipality were to widen Mason Rd in the future.

The Chair agrees with comments made by M. Bulmer. She also recommends that the application be amended to include both buildings. The Chair agrees with the County's comments and states that any expansion in the future must comply with setbacks.

Kerry Hillis agrees to amend the application to include both buildings in the application and advised the application could return to the next meeting with further history on the second existing building.

The Committee recommends that an agreement should be made between the applicant and Township to address the possible widening of Mason Rd in the future.

Kerry Hillis advises the applicant is willing to enter into an agreement with the Township.

Moved by M. Bulmer and Seconded by B. McKay.

That the Committee of Adjustment after considering the criteria when deciding a Minor Variance Application, #A-2/2014, GSB Properties Ltd., 7294 Mason Road be deferred to the next meeting in order to amend the application to include both buildings, establish conditions of approval for an agreement that the buildings shall be moved at the owner's expense if the Township decides to widen Mason Road in the future.

CARRIED.

5. **NEXT MEETING**

Tuesday February 11, 2014.

6. **AJOURNMENT**

The meeting adjourned at 10:10 am.



The Corporation of The Township of  
Puslinch  
7404 Wellington Rd. 34, R.R. #3  
Guelph, ON N1H 6H9  
(Tel) 519-763-1226  
(Fax) 519-763-5846  
planning@puslinch.ca

**COMMITTEE OF ADJUSTMENT**  
**NOTICE OF PUBLIC HEARING**  
**Amended**

**GSB Properties Ltd.**  
**7294 Mason Road**  
**MINOR VARIANCE APPLICATION #A-2/2014 – GSB PROPERTIES LTD.**

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment and Consent of the Township of Puslinch will hear the application of:

**Name of Owner(s):** GSB Properties Ltd.  
**Agent:** Kerry F. Hills, BSRD  
**Location:** 7294 Mason Rd  
Front Part Lot 25, Concession 7  
Township of Puslinch, County of Wellington

**Meeting Place, Date & Time:** Council Chambers  
Township of Puslinch Municipal Office  
Tuesday, March 11, 2014 at 9:30 a.m.

**Zone Requirements:** Comprehensive Zoning By-law 19/85, as amended:

Section(s) of By-law	Requirements	Proposed	Difference
General Provisions Section 3(18)(a)	No person shall erect or establish any building, closer than 27 metres to the centreline of a highway.	To allow an existing building identified as "New Metal Quonset Building" on the key map to have a setback of 11.86 metres from the centerline of the road.	Total relief being requested is 15.14 m.
General Provisions Section 3(18)(a)	No person shall erect or establish any building, closer than 27 metres to the centreline of a highway.	To allow an existing building identified as "Metal Clad Building" on the key map to have a setback of 11.34 metres from the centreline of the road.	Total relief being requested is 15.66 m.

**A key map showing the location of the subject land is included as part of this notice.**


This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Planning/Zoning Department, 7404 Wellington Road 34, Aberfoyle during normal working hours. If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: [planning@puslinch.ca](mailto:planning@puslinch.ca). Please be advised that since this is a public process, any written comments will be provided to the applicant.

The applicant, or his agent, is requested to attend the Hearing of this application and, in the event the applicant/agent does not attend, the Committee may defer the application to a future meeting, or the application may be considered without any further input from the applicant or his agent.

**WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER, THE TOWN REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.**

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

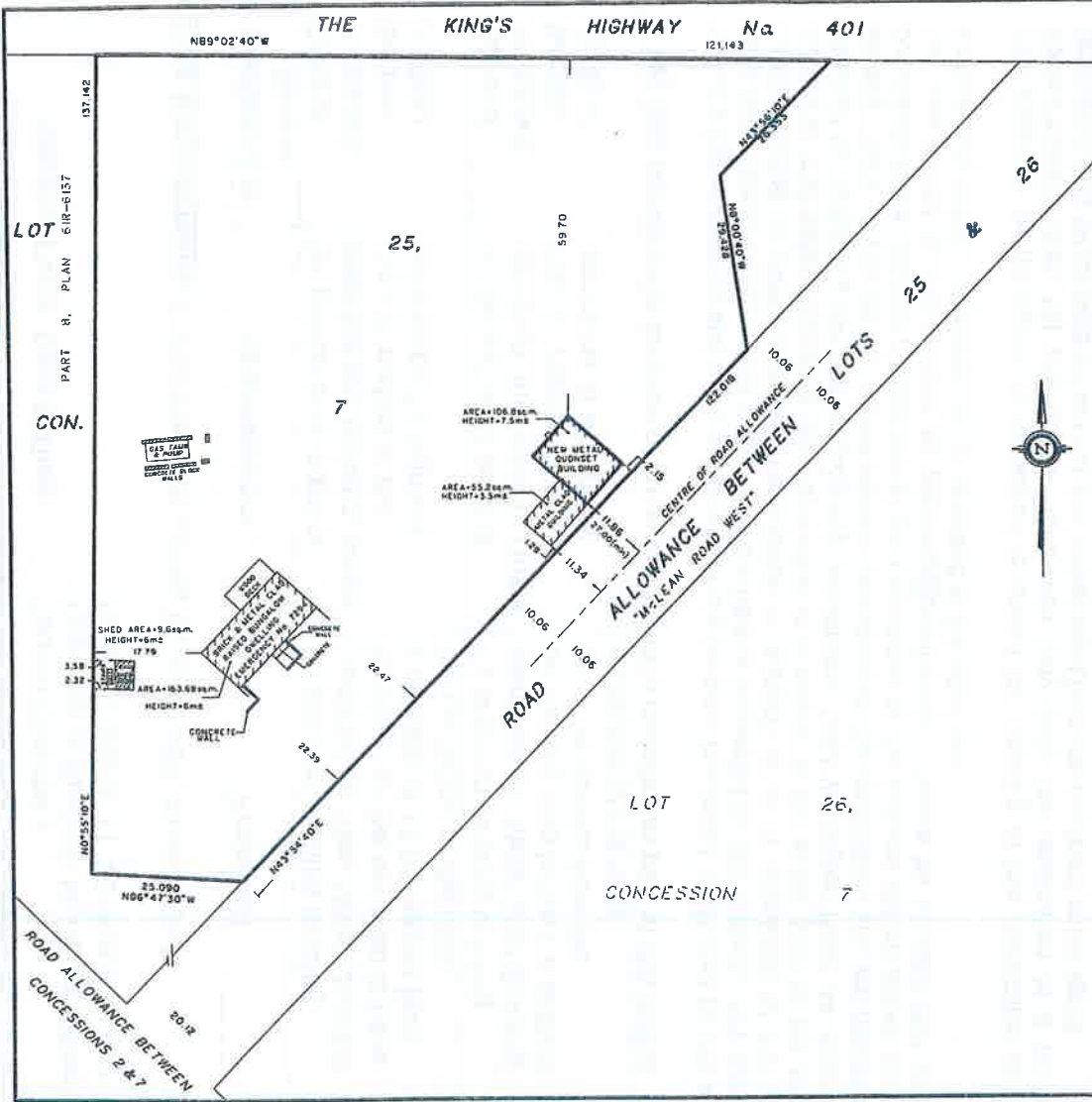
To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer for the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$125 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

  
Karen Landry  
Secretary-Treasurer

**DATED:** Wednesday, February 26, 2014

**Copied to:** COA Committee Members; Property owners within 60 m;  
Aldo Salis, Jameson Pickard, County of Wellington; Grand River Conservation Authority  
Karen Landry, CAO/Clerk; Robert Kelly, CBO; Puslinch Planning Advisory Committee

- General
- Civic Address
- Lot Lines
- Place Names
- Trails
- Hamlets
- Bridge
- Urban Centres
- Schools
- Parcel Outline
- Park
- Property address
- Wetlands
- Wooded Areas
- Watercourses
- AGSI - Life Science
- AGSI - Earth Science
- Roads
- Railways
- City Roads
- Points of Interest
- POI\_Type
- Arena
- Community Centre
- Conservation Area



**SKETCH**  
 PREPARED FOR VARIANCE APPLICATION  
 OF PART OF  
**LOT 25, CONCESSION 7**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**

SCALE 1 : 750

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**CAUTION :** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

REVISED FEB. 14/14

THIS SKETCH WAS PREPARED FOR EVEREST HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

KERRY F. HILLIS  
 ONTARIO LAND SURVEYOR

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**BLACK, SHOEMAKER, ROBINSON & DONALDSON**  
 LIMITED

**BSRD &** Ontario Land Surveyors  
 Urban and Rural Planners

351 Speedvale Avenue West TEL: (519) 822-4031 WWW.BSRD.COM  
 Guelph, Ontario N1H 1C6 FAX: (519) 822-1220

DATE: NOVEMBER 12, 2013 BW PROJECT 12-9304-1

**temp**

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**From:** Nathan Garland <ngarland@grandriver.ca>  
**Sent:** Friday, February 28, 2014 3:24 PM  
**To:** temp  
**Subject:** RE: Committee of Adjustment - Application #A-2/2014 - GSB Properties Ltd.

Hello Joony,

Thank-you for circulating. The GRCA has no comments on the proposed application.

Regards,

**Nathan Garland**  
Resource Planner  
Grand River Conservation Authority  
(519) 621-2763 EXT. 2236

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**From:** temp [<mailto:temp@puslinch.ca>]  
**Sent:** February-28-14 2:58 PM  
**To:** Aldo Salis; Nathan Garland; Robert Kelly; Planning Advisory Committee; [jamesonp@wellington.ca](mailto:jamesonp@wellington.ca)  
**Subject:** Committee of Adjustment - Application #A-2/2014 - GSB Properties Ltd.

Hi,

Please find attached a Notice of Public Hearing for the above application. Please note, this matter was before the committee on January 14, 2014. The application is being re-circulated due to an amendment seeking a variance for the Metal Clad Building.

Please note, the hearing is scheduled for March 11, 2014 at 9:30 a.m.

If you have any comments in addition to those previously provided, kindly forward them to my attention by March 10, 2014.

Thank you,

Joony

Township of Puslinch  
519-763-1226 ext. 225