



Committee of Adjustment
March 11, 2014
9:30 am
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Barb McKay, Chair
Mayor Dennis Lever

MEMBERS ABSENT

Matthew Bulmer
Beverley Nykamp

OTHERS IN ATTENDANCE

Kerry Hillis, Black, Shoemaker, Robinson & Donaldson
Randeep Sandhu
Inderpal Grewal
Subhash Chugh
Councillor Ken Roth

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 D. Lever and Seconded by B. McKay

That the Minutes of the Committee of Adjustment meeting dated January 14, 2014 are hereby adopted as presented.

CARRIED.

4. APPLICATIONS

1. GSB Properties Ltd. – 7294 Mason Road – Front Part Lot 25, Concession 7 - #A-2/2014 – D13 GSB

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

To allow an existing building referred to as a “New Metal Quonset Building” as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.86 metres; and

To allow an existing building referred to as a “Metal Clad Building” as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.34 metres.

Kerry Hillis of Black, Shoemaker, Robinson & Donaldson advised that a revised notice was circulated to include relief for "Metal Clad Building."

An email from Grand River Conservation Authority dated March 4, 2014 advised there are no comments as the property is not regulated by GRCA.

Mayor Lever inquired about the ramp.

Kerry Hillis advised the ramp is temporary and portable.

B. McKay, Chair advised conditions have been included in the decision to address the concern raised by Matthew Bulmer regarding the relocation of the buildings at the applicant's expense should the Township widen Mason Road.

Moved by D. Lever and Seconded by B. McKay.

That the application by GSB Properties Ltd., 7294 Mason Road:

- 1) To allow an existing building referred to as a "New Metal Quonset Building" as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.86 metres; and
- 2) To allow an existing building referred to as a "Metal Clad Building" as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.34 metres.

be approved conditional upon the following:

- a) The applicant register notice on title to the Corporation of the Township of Puslinch's satisfaction which acknowledges and provides notice that in the event the Township widens Mason Road the "New Metal Quonset Building and/or Metal Clad Building" as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 will be relocated at the owner's expense and in compliance with the setbacks established in the Township's zoning by-law at that time; and
- b) That the said notice be registered on title at the expense of the applicant and proof of registration be submitted to the Township no later than August 30, 2014; or
- c) If deemed appropriate by the Township's solicitor items conditions (a) and (b) above may be addressed through the Site Plan Agreement entered into by applicant with the Corporation of the Township of Puslinch provided the Site Plan Agreement is entered into and registered on title no later than December 31, 2014.

CARRIED.

5. **NEXT MEETING**

Tuesday April 8, 2014.

6. **AJOURNMENT**

The meeting adjourned at 9:50 am.