



Committee of Adjustment Meeting  
Tuesday, August 12, 2014  
9:30 am  
Council Chambers, Aberfoyle

## AGENDA

### 1. CALL TO ORDER

### 2. DISCLOSURE OF PECUNIARY INTEREST

### 3. APPROVAL OF MINUTES

a) Regular Meeting held Tuesday July 8, 2014, 9:30am

### 4. DELEGATION/PRESENTATIONS

a) Leanne McPhail, regarding application #D13/MCP **Refer to Item 5(a)**

b) Evelyn Tergisni, regarding application #D13/TER **Refer to Item 5(b)**

c) Jeff Buisman, Van Harten Surveying Inc, regarding application #D13/DEM  
**Refer to Item 5(c)**

### 5. REGULAR BUSINESS

#### a) Vince Klimkosz – 81 Brock Road S – Concession 7, Lot 23 - #D13/MCP

##### Relief from provisions of Zoning By-Law #19/85 as follows:

General Provisions, Home Occupations, Section 3(9) - to allow the use of a restaurant (roadside barbeque food stand) as a Home Occupation to operate until November 1, 2019, on a seasonal basis from May to November each year;

General Provisions, Home Occupations, Section 3(9d)- That a home occupation be permitted to be located in an accessory structure within a Hamlet Residential (HR) zone, whereas a home occupation is only permitted within the dwelling;

General Provisions, Accessory Uses Yard Requirements, Section 3.1d(i) - That an accessory structure be permitted in the required front yard whereas the by-law requires accessory structures to be located in the rear and/or interior side yards;  
and,

Hamlet Residential Zone, Section 6(3)(c) - to allow a front yard depth of 5 metres for the accessory structure, whereas the by-law requires a minimum front yard depth (minimum) of 10 metres.

- (i) County of Wellington letters dated July 2, 2014 & July 25, 2014.
- (ii) Grand River Conservation Authority email dated June 30, 2014
- (iii) Letter from Nestle dated June 24, 2014
- (iv) email from Cindy Dochstader dated July 8, 2014

**b) Frank & Evelyn Tersigni – 4761 Wellington Road 32 – Concession 5, Part Lot 6 - #D13/TER**

Relief from provisions of Zoning By-Law #19/85 as follows:

Agriculture Zone, Section 3b) Lot Frontage (minimum) – Requesting permission to allow a 42.7 metre frontage on a proposed lot, whereas the by-law requires a minimum lot frontage of 121.9 metres (400 feet) on an Agricultural lot with a lot area greater than 4.0 hectares (9.8 acres) (related to Wellington County Consent file B5/14).

- (i) County of Wellington letter dated July 31, 2014.
- (ii) Grand River Conservation Authority letter dated July 28, 2014

**c) Jeff Buisman – 4855 Pioneer Trail – Concession 5, Rear Part Lot 13 - #D13/DEM**

Relief from provisions of Zoning By-Law #19/85 as follows:

Agriculture Zone, Section 5, 3e(iv) Reduced Lot Requirements, Lot Width (Frontage) (minimum) – To allow a 14 +/- metre frontage on a proposed lot; whereas, the by-law requires a minimum lot width (frontage) of 24.3 metres (80 feet) (related to Wellington County Consent file B18/13).

- (i) County of Wellington letter dated July 21, 2014.
- (ii) Grand River Conservation Authority letter dated July 28, 2014

Note: The Township requests the following condition:

1. That the applicant enters into an agreement with the Township registered on title to have the A-2 Zoning provision for a kennel removed from the proposed severed and retained parcels related to Wellington County Consent file B18/13.

**6. CLOSED MEETING**

None

**7. ADJOURNMENT**