



Committee of Adjustment Meeting
April 14, 2015
7:00 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Dianne Paron
Councilor Ken Roth
Robin Wayne
Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Jeff Buisman
Andy Day
Anne Meunier
Steve Milligan
Kathy White
Kevin Johnson
Tim Galusz

1. OPENING REMARKS

- The meeting was called to order at 7:00 pm. The Chair welcomed the gallery

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

- Moved by Robin Wayne, Seconded by Ken Roth
- That the minutes of the Tuesday February 10, 2015 Committee of Adjustment Meeting are hereby adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/MEU – Anne Meunier – Property described as Plan 380, Lots 25 & 26 PT, municipally known as 24 Lakeside Drive, Township of Puslinch

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

1. a 7.5 metre setback from a warm watercourse for a proposed dwelling;
2. a 5.3 metre setback from a warm watercourse for a proposed deck; and
3. a proposed deck to have a 2.5 metre projection into the required front yard,

To accommodate a proposed dwelling and deck.

- Kelly Patzer summarized the application that the owner was demolishing and rebuilding a house on an increased footprint that extended further into the rear of the property towards the road, which triggered the requirement to receive relief from the by-law, but the foundation footprint along the lake side was remaining the same.
- Kelly Patzer noted that no objections were received from circulated agencies or the Public, the application meets the four tests of a minor variance and Township Staff has no objection to the approval of the application

- Anne Meunier and Steve Milligan, of 24 Lakeside Drive, explained the application history of the building to the committee. Anne Meunier stated that the existing cottage was built in 1930 with no insulation or electricity, and has an old wood furnace. She wishes to build on the footprint, but increase it slightly. All well locations were investigated, and everything has been completed professionally.
- Anne Meunier confirmed the application has been approved by the GRCA.
- Steve Milligan noted the location of the dwelling is being dictated as well by the existing wood burning stove that is too large to relocate, but a historic part of the house that is going to be a design feature.
- Robin Wayne noted there is plenty of room to move the house back and the deck on the lake side of the house is in the lake
- Tim Galusz, 23 Lakeside Drive, noted his house is 23 feet away and he is concerned that if a basement is constructed, it may affect his shallow well.
- Tim Galusz also noted that the driveway shown on the survey may go through lights that he has put on the right-of-way
- Ken Roth noted that Lakeside Drive is a private road where the Township does not have any jurisdiction.

Moved by Ken Roth and Seconded by Dianne Paron,

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 7.5 metre setback from the Natural Environment Zone for a proposed dwelling, whereas Section 3(25.a), Setbacks from the Natural Environment Zone, of the by-law requires a 30 metre setback for a dwelling from the Natural Environment Zone
2. A 2.5 metre projection into the required front yard for proposed deck whereas Section 3.23(a)(iv),

That the application is Approved.

CARRIED

4(b) Minor Variance Application D13/DAY – Andrew & Anne Day – Property described as Part of Lot 26, Concession Gore, 4071 Sideroad 25 S, Township of Puslinch.

Requesting Relief from provisions of Zoning By-Law #19/85, as amended, to permit a maximum gross floor area of 150 sq. m (1615 sq. ft.) to account for the second floor within the proposed building.

- Kelly Patzer summarized the application, that Zoning By-law 42/14 was passed with a maximum floor area of 100 sq. m. (1,076 sq. ft.) with a maximum height of 8.5 m (27.1 ft). At Building Permit stage it was noted the designed second floor loft area exceeded the maximum permitted floor area of the by-law. Through discussions with the consultant it was determined that it was an oversight that by-law was written with the maximum gross floor area of just the footprint, and excluded the planned second floor loft.
- Kelly Patzer noted that no objections were received from circulated agencies or the Public, the application meets the four tests of a minor variance and Township Staff has no objection to the approval of the application.
- Jeff Buisman, Van Harten Surveying noted that the footprint envisioned does not change, the minor variance will just allow for the second floor and noted there are no other changes.
- Ken Roth noted no residential uses are permitted within the accessory building.

Moved by Dianne Paron 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:

A maximum gross floor area of 150 sq. m (1615 sq. ft.) to account for the second floor within the proposed building whereas Section 5.4(eee), Agricultural (A-57) Zone, of the by-law permits a maximum gross floor area of 100 sq. m. (1076 sq. ft.) for a professional office

That the application is Approved.

CARRIED

5. FUTURE MEETINGS

- Tuesday May 12, 2015

6. AJOURNMENT

- The Committee of Adjustment meeting adjourned at 7:25 p.m.