



## MINUTES

### ROLL CALL:

#### **MEMBERS PRESENT**

Councillor John Sepulis, Chair  
Dan Kennedy  
Dennis O'Connor  
Deep Basi  
Paul Sadhra

#### **MEMBERS ABSENT**

None

#### **OTHERS IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Deputy Clerk  
Zachary Prince, Planner, County of Wellington  
Meagan Ferris, Planner, County of Wellington  
Christine McKay

### **1. OPENING REMARKS**

The meeting was called to order at 7:00 pm via electronic participation. The Chair welcomed those attending the meeting to the Committee of Adjustment and informed the attendees that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and 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: Deep Basi

Seconded by: Dennis O'Connor

That the Minutes of the Committee of Adjustment meeting held Tuesday, July 14, 2020 be adopted.

CARRIED

### **4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:

#### **4(a) Minor Variance Application D13/SCH – Brad Schmuck/Christine McKay** - Property described as Front Part Lot 31, Concession 7, municipally known as 7297 CALFASS Road, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a maximum height of an accessory structure to be 7.28 metres to the peak of the roof instead of 5 metres, as required.

- The owner, Christine McKay provided an overview of the application.
- There were no comments from the public.
- Dennis O'Connor asked if there is a home based business on the property and is the accessory building going to be a commercial shed.

- The owner advised that there is no home based business, the accessory building is being built for storage of their food truck so that it is not kept outside on the property.
- Paul Sadhra inquired if there will be any other commercial activities on the site.
- The owner advised that they do mobile catering and all operations are done off site.
- Paul Sadhra asked if there is the potential for the abutting property along the tree lined side of the owner's property to sever the land in the future and would it be impacted by the accessory building.
- Zachary Prince advised that the side yard set backs are being met on the owner's property for the accessory building and there are no restrictions for the accessory building.
- Paul Sadhra asked that if there is a future severance for the abutting lot could the severed lot be affected by the proposed building.
- Zach Prince advised that the abutting land is currently vacant and there is nothing in the Official Plan that would limit development of the land.
- Dan Kennedy asked if there will be any changes to the driveway access to the road allowance.
- Christine McKay advised that there won't be any changes to the configuration of the driveway.
- John Sepulis advised that the committee will include a condition of approval of the minor variance that the owner provide a letter to the Township stating that the accessory building will not be of a commercial or industrial use.

**That Application D13/SCH requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:**

Permit a maximum height of an accessory structure to be 7.28 metres to the peak of the roof instead of 5 metres, as required.

**Is approved with the following condition:**

That the Owner provide a letter, commissioned by a Commissioner for Taking Oaths, confirming that there will be no commercial or industrial use of the accessory structure that is the subject of this Decision.

The Committee voted on the motion **with all in favour**.

**5. OTHER MATTERS**

None

**6. ADJOURNMENT**

Moved by: Paul Sadhra

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 7:13 p.m.

CARRIED