



MINUTES

The December 8, 2020 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

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

3. OPENING REMARKS

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.

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Committee of Adjustment meeting held Tuesday, November 10, 2020 be adopted.

CARRIED

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

Minor Variance Application D13-TRI – Dhiren Kumar and Kirtiben Trivedi - 11 Fox Run Drive, Lot 52, Registered Plan 795, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a maximum height of an accessory structure to be 8.02 metres to the peak of the roof instead of 5 metres, as required.

- The owner's son, Mann Trivedi, provided an overview of the application and noted that they have changed the drawings to move the structure further away from the side yard setback. He also noted that the abutting landowner does not object to the location of the structure.
- There were no questions or comments from the public.
- Dennis O'Connor noted that the height seems excessive.
- Mr. Trivedi stated that they are keeping the option open for a boat or RV in the future to be stored in the structure.
- Deep Basi asked if the Township has received anything in writing from the neighbor stating that they have no objection to the size or the height of the structure.
- Mr. Trivedi advised that they do not have anything in writing, only a verbal agreement and that the abutting landowner stated that he will be satisfied as long as the owner put some trees along the shared fence line to block the view of the structure, and will obtain a written consent from the neighbor.
- Deep Basi further inquired if the drawings submitted to the committee shows the 6 foot setback.
- Mr. Trivedi advised that the drawings have been submitted.
- Dan Kennedy asked if it will be 6 feet from the wall or from the overhang of the roof.
- Mr. Trivedi advised that it is from the wall.
- Dan Kennedy ask if there will there be an access to the building from the side.
- Mr. Trivedi advised that there will not be access, only trees along the side of the wall.
- Dan Kennedy also inquired if the structure is only for storage.
- Mr. Trivedi advised that it will only be for storing vehicles.
- Dan Kennedy further asked if there will be a second floor.
- Mr. Trivedi advised that there will not be a second floor.
- John Sepulis noted that the Township's zoning by-law requires a 2 meter setback and that the setback will have to be from the overhang of the building and not the wall.
- Mr. Trivedi advised that they will ensure to have the 2 meter setback from the overhang and not the wall.
- John Sepulis further noted that Mr. Trivedi stated that there will be no second floor storage but the drawings show a staircase, and if there is not going to be a second floor, than the height could be reduced.
- Mr. Trivedi advised that they want to keep the height as shown in the drawings as they would like to have the option to add an attic in the future.
- John Sepulis stated that if they reduce the height, it will be less of a massive structure.
- Mr. Trivedi noted that it is more visually appealing to have it the same height as the house.
- Dan Kennedy asked if there will be plumbing in the structure.
- Mr. Trivedi advised that there will not be any plumbing as it will only be used for storage and noted that the second floor is only for an attic and not a usable floor.
- John Sepulis asked Zachary Prince to comment on the County Report that speaks to the massing issue.
- Zachary prince advised that the massing in the report relates to the size of the structure compared to the size of the house, however the main building is quite tall and has some high peaks also.
- Paul Sadhra asked if it complies with lot coverage.
- Zachary Prince advised that it does comply with the by-law for lot coverage.
- Paul Sadhra asked if 5 meters height is enough for an RV, and how much height is needed for an RV.
- John Sepulis reminded the Committee that they are dealing with a specific application and is not sure what the height is for an RV. He further advised that they should only comment on the height requested.
- John Sepulis also noted that there should be 2 conditions added to the Decision if the application is approved, which are:
 1. Proposed garage be setback 2 metres from property line. Moved by Dan Kennedy;
Seconded by Dennis O'Connor. Carried



2. That the owner provide a letter from the abutting neighbour to the west stating that he is in approval of the location and height of the structure. Moved by Dan Kennedy; Seconded by Deep Basi.

Carried.

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

Permit a maximum height of an accessory structure to be 8.02 metres to the peak of the roof instead of 5 metres, as required.

Is approved with the following conditions:

1. That the proposed garage maintain a 2 meter setback from the interior side yard property line.
2. That the applicant provides a letter of support from the abutting neighbour that supports the location and size of the proposed garage.

6(b) Minor Variance Application D13-BEN – Howard Bennion and Maureen Anderson - 17 Trillium Beach Drive, Plan 61M-203 Lot 163, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a minimum front yard setback of 1.96 metres instead of 3 metres, as required.

- Shawn Sawatzky, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Deep Basi asked if there if GRCA approval is needed
- Shawn Sawatzky noted that they have not inquired of the GRCA.
- John Sepulis asked Lynne Banks if there any comments were received from the GRCA.
- Lynne Banks advised that the GRCA was circulated and they have not submitted any comments.
- John Sepulis stated that a condition can be added to the Decision that it will be subject to GRCA approval. Moved by Paul Sadhra; Seconded by Deep Basi. Carried
- There were no further questions or comments from the Committee.

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

Permit a minimum front yard setback of 1.96 metres instead of 3 metres, as required.

Is approved with the following condition:

Subject to GRCA approval.

6. OTHER MATTERS

None

7. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:31 p.m.

CARRIED