

MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Paul Sadhra

MEMBERS ABSENT

Dennis O'Connor

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Meagan Ferris, Senior Planner, County of Wellington
Matthieu Daoust, Junior Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.
Nancy Shoemaker, BSR&D
Hank Davis

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment and informed the gallery 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: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meetings held Tuesday, January 14, 2019 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/GRE (#1) – Arnold and Dianne Gregor - Property described as Part Lot 24, Concession 9, municipally known as **4388** Watson Road South, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a reduced lot area of the merged parcel to be 0.38 metres instead of 0.40 metres as required.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- John Sepulis asked if the lot area is reduced from 0.40 hectares to 0.38 hectares, and in the future if the owner wants to increase the dwelling size will they be subject to a hydrogeological study for the reduced lot size.
- Matthieu Daoust advised that it won't be needed as the property is in the Agricultural Zone and that zone doesn't require a hydrogeological study.

- Meagan Ferris advised that there might be some sort of analysis review if the dwelling is enlarged.
- Jeff Buisman further noted that it will be evaluated through the building permit process if the owner ever decides to expand the dwelling.
- There were no further questions or comments from the committee.

That Application D13/GRE requesting relief from provisions of Zoning By-Law #19/85, as amended, permit a reduced lot area of the merged parcel to be 0.38 metres instead of 0.40 metres as required.

The Committee voted on the motion with all in favour.

The request is hereby **Approved with no conditions.**

4(b) Minor Variance Application D13/GRE (#2) – Arnold and Dianne Gregor - Property described as Part Lot 24, Concession 9, municipally known as **4394** Watson Road South, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a reduced lot frontage of the retained and merged parcel to be 69 metres instead of 120 metres, as required.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Hank Davis, resident of 4385 Watson Road South stated that he was concerned with the density of the area if the minor variance is granted and inquired what prevents the approval from setting a precedent for other properties in the area.
- John Sepulis asked Mr. Davis if he could be more specific about his concern.
- Mr. Davis advised that he is concerned that it keeps happening along Watson Road and feels it is affecting the quality of life in the area.
- John Sepulis advised that there is a process for the approval of minor variances and that the control is the limitation of how many severances are permitted for a property.
- Mr. Davis ask who this matter could be discussed with further.
- Meagan Ferris advised him to contact the County of Wellington Planning Department.
- Paul Sadhra asked Jeff Buisman to review the minor variance request again.
- Jeff Buisman reviewed the application and the reason for the minor variance was due to the number of conditions for the new approved severance and further advised that the Township's roads department had visited the property and approved the proposed entrance to the property.
- Paul Sadhra inquired if there were any buildings to the rear of the property.
- Jeff Buisman advised that there are not.
- There were no further questions or comments from the committee.

That Application D13/GRE requesting relief from provisions of Zoning By-Law #19/85, as amended, permit a reduced lot frontage of the retained and merged parcel to be 0.69 metres instead of 120.0 metres as required.

The Committee voted on the motion with all in favour.

The request is hereby **Approved with the following condition:**

1. That the approval of the minor variance is subject to approval of the consent application by the County of Wellington Land Division Committee.

4(c) Minor Variance Application D13/RAS – Frank Rasmussen – Property described as Part Lot 27, Concession Gore, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a reduced lot frontage of the retained parcel to be 28.79 instead of 120.0 metres as required.



- Nancy Shoemaker, agent for the applicant provided an overview of the application and advised that sight lines have been approved for an entrance to the severed parcel, and that the retained parcel already has an entrance so no permit will be needed for the retained parcel.
- There were no questions or comments from the public.
- There were no questions or comments from the committee.

That Application D13/RAS requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage of the retained parcel to be 28.79 instead of 120.0 metres as required

The Committee voted on the motion with all in favour.

The request is hereby **Approved with no conditions.**

5. OTHER MATTERS

5(a). LPAT Matter – 161 Hume Road

- Lynne Banks provided an update and advised the Committee that the LPAT matter had been settled and a hearing was not required. She further noted that the LPAT written decision will be issued within the next 60 days.

6. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 7:28 p.m.

CARRIED