



## 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  
Nancy Shoemaker, BSR& D  
Jeff Buisman, Van Harten Surveying Inc.  
Trevor Douglas  
Roman Walizad

### **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: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meetings held Tuesday, March 10, 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 D13DOU – Trevor Douglas** - Property described as Rear Part Lot 7, Concession 4, municipally known as 6644 Forestell Road, Township of Puslinch.

1. Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a maximum height of an accessory structure to be 9.02 metres to the peak of the roof instead of 5 metres, as required.
2. Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a maximum lot coverage of an accessory structure to be 5.1 percent instead of 5 percent, as required.

- The owner, Trevor Douglas provided an overview of the application.
- There were no comments from the public.
- Dennis O'Connor asked why did the owner want the height to be 9.02 meters
- The owner advised that he will be purchasing a larger recreational vehicle than he currently has in the future.
- Deep Basi asked what was the purpose of the canopy attached to the garage and inquired if it would be attached to the well or the septic system.
- The owner advised that there will be water but only for the hand wash sink.
- Deep Basi asked if any of the trees will be removed near the proposed access to the garage?
- The owner advised that none will be removed.
- Paul Sadhra asked the owner if the accessory dwelling could be designed to minimize the height.
- The owner advised that a new purchase will be close to 15 feet in height, and provided the footprint to his engineer who provided the design based on what is required under the building code.
- John Sepulis stated that he has concerns that the structure might be used for a commercial or industrial use and advised that he would be requesting a condition for approval that the owner provide a letter to the Township stating that the building would only be used for storage.
- The owner agreed that it would only be used for storage.

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

1. Permit a maximum height of an accessory structure to be 9.02 metres to the peak of the roof instead of 5 metres, as required; and
2. Permit a maximum lot coverage of an accessory structure to be 5.1 percent instead of 5 percent as required.

**Is approved with the following condition:**

That the Owner provide a letter 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**.

**4(b) Minor Variance Application D13/WAL – Roman Walizad** - Property described as Part Lot 6, Concession 5, municipally known as 4781 Wellington Road 32, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a maximum floor area of 52 percent instead of a maximum of 40 percent, as required.

- The owner, Roman Walizad provided an overview of the application.
- There were no questions from the public.
- Dan Kennedy asked if this will be a legal duplex?
- The owner advised that it will be an in-law suite and it has been designed to all fire regulations and will comply with the building code.
- Dan further asked if there will be fire separation between floors?
- The owner advised that yes there will be.
- John Sepulis asked if the lower floor has been constructed yet?
- The owner advised that it has not been and further advised that he was waiting for approval of the minor variance before he starts construction.
- John Sepulis asked if the drawings have been approved yet?



- The owner advised that he tried to get them approved but was advised to wait for approval of the minor variance.
- John Sepulis advised that he would request a condition of approval for the minor variance would be that it be subject to the owner obtaining a building permit for the construction of the basement.

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

3. Permit a maximum floor area of 52 percent instead of a maximum of 40 percent, as required, as required.

**Is approved with the following condition:**

That the minor variance is subject to the owner obtaining a building permit; and

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

**5. OTHER MATTERS**

None

**6. ADJOURNMENT**

Moved by: Deep Basi

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 7:23 p.m.

CARRIED