



## MINUTES

### **1. CALL THE MEETING TO ORDER**

The April 13, 2021 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation.

### **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: Dan Kennedy

That the Minutes of the Committee of Adjustment meeting held Tuesday, March 9, 2021 be adopted.

**CARRIED**

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

#### **6(a) Minor Variance Application D13-BOR– Jeffrey Born and Vicki Dickson – 4614 Concession 11, Part Lot 15, Concession 10, Township of Puslinch.**

Requesting relief of Zoning By-law #23-2018, as amended, to permit:

1. A reduced MDS 1 separation from a proposed new lot (future severance) to be 47.9 metres to an existing barn and 54.8 meters to the part of the barn that contains 5 stalls for 5 Welsh ponies.

2. A reduced lot frontage for the proposed retained parcel to be 109 meters instead of 120 meters, as required.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- John Sepulis asked Zachary Prince to provide more detail on the MDS.
- Dennis O'Connor asked Nancy Shoemaker what the other properties that are constrained by MDS.
- Nancy Shoemaker advised that there are 4 houses on Maltby Road East that back onto the property. She also noted that depending on where the new house is put on the lot, the new house could be farther away from the barn than the houses on Maltby Road East.
- Deep Basi asked if it is possible to move the barn further to the rear of the property.
- Nancy Shoemaker advised that the cost to move the barn is high and noted that the ponies are only in the barn for veterinarian visits and in extreme weather.
- Deep Basi asked if when the proposed severed lot is sold, will odor be a problem for the new owners of the lot.
- Zachary Prince advised that the MDS is in place to prevent any conflicts with abutting neighbors.
- Paul Sadhra asked Dennis O'Connor if the property is sold, would the new owner be able to put different animals in the barn other than ponies.
- Dennis O'Connor advised that it would not be possible as the stalls aren't big enough to hold heavy horses and it would be difficult to obtain a building permit if large horses were to be stalled in the barn.
- John Sepulis asked if the owner sells the property how many properties would be effected by any increase in the size of the barn.
- Zachary Prince advised that if the barn was expanded, the owner would need relief from MDSII and this would be calculated during the building permit process and that there would be seven properties, possibly eight affected.
- There were no further comments or questions.

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

1. A reduced MDS 1 separation from a proposed new lot (future severance) to be 47.9 metres to an existing barn and 54.8 meters to the part of the barn that contains 5 stalls for 5 Welsh ponies.
2. A reduced lot frontage for the proposed retained parcel to be 109 meters instead of 120 meters, as required.

**Is approved with the following conditions:**

1. The approval of the minor variance and the reduction for the MDS 1 will only apply to the lot as shown on the survey dated March 9, 2021.
2. Subject to approval of the proposed future severance.

**CARRIED**

## **7. OTHER MATTERS**

None

## **8. ADJOURNMENT**

Moved by: Paul Sadhra

Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 7:20 p.m.

**CARRIED**