



MINUTES

1. CALL THE MEETING TO ORDER

The July 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

Dan Kennedy

Dennis O'Connor – delayed-joined meeting at 7:19 p.m.

Deep Basi

MEMBERS ABSENT

Paul Sadhra

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator

Courtenay Hoytfox, Clerk

Jeff Bunn, Deputy Clerk

Zachary Prince, Senior Planner, County of Wellington

Joanna Salsberg, 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: Deep Basi

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meeting held Tuesday, June 8, 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-HUT –James and Sharon Hutton – 6547 Wellington Road, 34 Rear Part Lots 2 and 3, Concession 2, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.2(b)(i) Accessory Apartments.

The purpose and effect of the application is to provide relief from Section 4.2(b)(i) to permit an accessory apartment to be located 74 metres from the single detached dwelling on the lot instead of a maximum of 15 metres, as required.

- Matthew Robson, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Deep Basi commented that this doesn't appear to be minor in nature and that a zoning by-law amendment is required.
- Dan Kennedy advised that he agrees with Deep Basi's comment.
- John Sepulis advised that he also agrees that a zoning by-law amendment is required and that the County planning report is very extensive and makes a significant argument as to why this is not a minor variance.
- There were no further questions or comments from the Committee.

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

Section 4.2(b)(i) Accessory Apartments to permit an accessory apartment to be located 74 metres from the single detached dwelling on the lot instead of a maximum of 15 metres, as required.

Is denied.

The Committee voted on the application as follows:

Deep Basi – Deny

Dan Kennedy – Deny

John Sepulis – Deny

Dennis O'Connor – Absent

Paul Sadhra – Absent

(b) Minor Variance Application D13-CON – Kelly Contini – 4660 Nassagaweya-Puslinch Townline, Part Lot 13, Concession 11, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.16.1 MDS I – New Non-Farm Uses and Section 11.3 Zone Requirements, Table 11.2 Agricultural Zone Standards to provide relief from:

1. Section 4.16.1 to permit a reduced Minimum Distance Separation Type 1 of 87 metres instead of 137 metres as required.
2. Section 11.3 Zone Requirements, Table 11.2 Agricultural Zone Standards to permit a reduced frontage of 115 metres instead of 120 metres as required.

- Jeff Buisman, agent for the applicant provided an overview of the application.
- There were no questions or comments from the public.
- Deep Basi asked if the barn has been decommissioned.
- Jeff Buisman advised that it has not been decommissioned and further advised that there is a storage area in the upper portion of the barn and a home workshop on the lower portion of the barn.
- Dan Kennedy asked if the applicant has any plans to remove the stalls in the barn.
- Jeff Buisman advised that there are no specific plans at this time.
- John Sepulis commented that the committee looked at the MDS setbacks when the applicant's consent application was before the committee earlier this year for approval.
- There were no further questions or comments from the committee.

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

1. Section 4.16.1 to permit a reduced Minimum Distance Separation Type 1 of 87 metres instead of 137 metres as required.
2. Section 11.3 Zone Requirements, Table 11.2 Agricultural Zone Standards to permit a reduced frontage of 115 metres instead of 120 metres as required.



Is approved with no conditions.

Dennis O'Connor joined the meeting at this point in the agenda.

6(c) Minor Variance Application D13-LAN – Malcom Lander – 2 Hemlock Crescent PV, Lot 53, Plan 61M-203, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 14.0 Site-Specific Special Provision No. sp86 to provide relief from Section 14.0 Site-Specific Special Provision No. sp86 to permit a reduced side yard set-back of 0.44 metres instead of 1.2 metres as required.

- Shawn Sawitzsky, agent for the applicant, addressed the Committee and requested that the Committee defer the application as they will be amending the application and plans based on comments received from the Township's Chief Building Official.

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

Section 14.0 Site-Specific Special Provision No. sp86 to provide relief from Section 14.0 Site-Specific Special Provision No. sp86 to permit a reduced side yard set-back of 0.44 metres instead of 1.2 metres as required.

Is deferred and will be placed on the next available agenda, being September 14, 2021.

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:26 p.m.

CARRIED