



**MINUTES**

**1. CALL THE MEETING TO ORDER**

The June 8, 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  
Deep Basi

**MEMBERS ABSENT**

Paul Sadhra

**STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Clerk  
Jeff Bunn, Deputy Clerk  
Meagan Ferris, Manager of Planning and Environment, 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: Dennis O'Connor

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-CUL – Stuart and Karen Cullen – 6944 Concession 1, Front Part Lot 18, Concession 1, Township of Puslinch.**

Requesting relief of Zoning By-law #23-2018, as amended, from Section 4.16. – General Provisions MDSI New Non-Farm Uses, to provide relief from the Minimum Distance Separation I (MDS I) setback requirement to permit approximately a reduced Minimum Distance Separation Type I of 223 meters (a difference of 53 meters) instead of 276 meters.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application and noted changes to the minor variance request due to Cue to Classy Lane Stables location and advised that there are only 3 barns within the 500 meter separation. She further noted that County planning staff have redone the calculations based on 5 barns and noted that in the photo attached to the County Report shows what the manure storage is over 500 metres away and advised that the manure is removed from the property every 14 days.
- There were no questions or comments from the public.
- Dan Kennedy asked if the structure could be moved further to the east and what happens if the manure is moved every month or longer instead of every 14 days.
- Nancy Shoemaker advised that it could be moved closer to the driveway and is working with the GRCA to keep the required distance from the Natural Environment features. She further noted that Classy Land Stables have a signed agreement that the manure is removed every 14 days.
- Dennis O'Connor asked if there is a nutrient management strategy attached to the property.
- Nancy Shoemaker advised that there is.
- Deep Basi asked if the GRCA is involved.
- Nancy Shoemaker advised that they are involved due to the Natural Environment zone on a portion of the property.
- John Sepulis asked the County planners to confirm that there is a nutrient management strategy.
- Meagan Ferris advised that there is and it has been provided to the Township.
- John Sepulis asked about moving the building closer to the driveway.
- Nancy Shoemaker advised that if it is moved it will be closer to the barn at 6955 Concession 1 than it currently is.
- Dennis O'Connor asked what the MDS is for 6955 Concession 1.
- Nancy Shoemaker noted that there is some room to move but it could only shift it 8 metres due to maintaining the 30 metre setback from the wetlands.
- There were no further questions or comments from the committee.

**That Application D13/CUL requesting relief from provisions of Zoning By-Law #023/2018, as amended, from Section 4.16. – General Provisions MDSI New Non-Farm Uses, to provide relief from the Minimum Distance Separation I (MDS I) setback requirement to permit:**

An approximate reduced Minimum Distance Separation Type I of 223 meters (a difference of 53 meters) instead of 276 meters, as required.

**CARRIED**

**6(b) Minor Variance Application D13-FEL – Jaqueline Fell and Brent Wilson – 4030 Highway 6, Rear Part Lot 37, Concession Gore Township of Puslinch.**

Requesting relief of Zoning By-law #23-2018, as amended, from Section 4.17.1 (a) and (b) Buildings and Structures, Section 4.17.4 Non-Conforming Uses, Section 4.33 Temporary Residence During Construction and Section 5.2.13 Parking of Recreational Vehicles and Boats, to provide relief from:

1. Section 4.17.1 (a) Buildings and Structures to have a reduced side yard setback from the existing 3.23 meters to 1.68 m;
2. Section 4.17.1 (b) to increase the height from the existing 5.18 meters to 8.23 meters;
3. Section 4.17.4 Non-Conforming uses to have legal non-conforming status;
4. Section 4.33 Temporary Residence During Construction - to permit the use of a temporary residence during the construction of the primary residential home in the commercial zone on a lot that is not vacant.; and
4. Section 5.2.13 Parking of Recreational Vehicles and Boats to permit the parking of a recreational vehicle in a commercial zone for a period of one year from the occupancy of the principal building.

- There were no questions or comments from the public.
- James and Carolyn Anthony, agents for the applicants, read a letter from the owners outlining an overview of the application.
- Dan Kennedy asked where the mobile home will be located on the property.
- James Anthony advised that it will be located closer to the rear of the property.
- Dan Kennedy asked what the timeline for the project is.
- James Anthony advised that it will be approximately 3-4 months.
- Deep Basi asked if there will be cosmetic changes to the current dwelling.
- John Anthony advised that there will be and that it will be more in keeping with current styles.
- There were no further questions or comments from the committee.

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

1. Section 4.17.1 (a) Buildings and Structures to have a reduced side yard setback from the existing 3.23 meters to 1.68 m;
2. Section 4.17.1 (b) to increase the height from the existing 5.18 meters to 8.23 meters;
3. Section 4.17.4 Non-Conforming uses to have legal non-conforming status;
4. Section 4.33 Temporary Residence During Construction - to permit the use of a temporary residence during the construction of the primary residential home in the commercial zone on a lot that is not vacant.; and
5. Section 5.2.13 Parking of Recreational Vehicles and Boats to permit the parking of a recreational vehicle in a commercial zone for a period of one year from the occupancy of the principal building.

**Is approved with the following condition(s).**

1. That the Township's Chief Building Official be satisfied that the proposed uses can be adequately serviced;
2. That any concerns of the Ministry of Transportation are addressed;
3. That the applicant enters into an agreement with the Township to address the temporary residence and temporary parking of a recreational vehicle at the cost of the owner and to the satisfaction of the Township;
4. That the applicant satisfies any and all of the requirements of the Township's Chief Building Official in regards to the temporary residence; and
5. That securities are provided by the applicant to address the removal of the recreational vehicle to the satisfaction of the Township.

**CARRIED**

**6(c) Minor Variance Application D13-ROB – Will Roberts and Vanessa Forster – 24 Gilmour Road, Front Part Lot 23, Concession 8, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.24.1 (a) and (b) Shipping Containers in Residential Zones, to provide relief from Section 4.24.1 (a) and (b) to allow for shipping containers on the property for a time period not to exceed 1 year.

- Will Rootham-Roberts, applicant, provided an overview of the application and advised that due to the Covid pandemic, their shipments of jars for their product was greatly reduced so he needed to source jars closer to home in order to keep production going and providing product to their



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
COMMITTEE OF ADJUSTMENT

July 13, 2021

7:00 PM

VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

clients, and he has purchased whatever was available but needs the storage containers right now to store the jars until his shipment schedule returns to normal.

- Cathy Smith, resident, provided comments to the Committee in support of the application.
- Dennis O'Connor asked if another storage solution will be needed.
- Will Rootham-Roberts advised that the company is starting to receive more shipments and is optimistic that the containers will only be required for approximately 8 months and he will then remove them from the property.
- John Sepulis asked if it was possible to put the containers on the abutting property at 30 Gilmour Road.
- Will Rootham-Roberts advised that due to the geography of the property, he would need to infill the property. He further noted that the storage containers are only temporary and is planning on removing all but one container and it will be relocated to another place.
- There were no further questions or comments.

**That Application D13/ROB requesting relief from provisions of Zoning By-Law #023/2018, as amended, to provide relief from Section 4.24.1 (a) and (b) to permit shipping containers on the property for a time period not to exceed 1 year.**

**Is approved with the following conditions.**

1. That the minor variance approval be applied for a maximum period of 1 year;
2. That a maximum of 3 shipping containers be permitted on-site and in the location as shown in Attachment 1 to the County of Wellington planning report received by the Committee of Adjustment;
3. That the owner enter in to an agreement with the Township regarding the removal and rehabilitation of the site once the use ceases; and
4. That securities are provided by the owner to address the removal of the shipping containers to the satisfaction of the Township.

**CARRIED**

**7. OTHER MATTERS**

None

**8. ADJOURNMENT**

Moved by: Deep Basi

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:51 p.m.

**CARRIED**