



## MINUTES

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

The November 9, 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  
Paul Sadhra

#### **MEMBERS ABSENT**

None

#### **STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, 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: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Committee of Adjustment meeting held Tuesday, October 12, 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-MIL – Douglas Jamieson Miller – 6812 Concession 2, Front Part Lot 13, Concession 2, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 11.3, table 11.2 – Agricultural zone Standards.

The purpose and effect of the application is to provide relief from:

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the merged parcel to be 104m instead of 120m as required.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

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

Section 4.12(a) to permit a reduced lot frontage of the merged parcel to be 104m instead of 120m as required.

**Is approved with no conditions.**

**6(b) Minor Variance Application D13-WU – 6580 Wellington Road Inc. c/o Jane Wu – 6580 Wellington Road 34, Front Part Lot 4, Concession 3, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 11.3, table 11.2 – Agricultural zone Standards.

The purpose and effect of the application is to provide relief from:

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 109m instead of 120m as required.
- Lynne Banks read a letter from a resident that was submitted to the County of Wellington Land Division Committee when the consent application was being considered by the Committee.
  - Jeff Buisman, agent for the applicant provided an overview of the application.
  - Dan Kennedy asked Jeff Buisman to explain what the water issues are.
  - Jeff Buisman advised that he wasn't aware of a drainage problem with the property.
  - Dennis O'Connor asked if this is dependent on the land being Class 1 or Class 2.
  - Zachary Prince agreed that it is dependent on soil type and not yields.
  - Deep Basi asked if comments were received from the GRCA regarding floodplains.
  - Zachary Prince advised that it is not in the floodplain.
  - There were no further questions or comments from the Committee.

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

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 109m instead of 120m as required.

**Is approved with no conditions.**

**6(c) Minor Variance Application D13-SPE – Corey William Speers – 11 Farnham Road, Lot 2 Part Lot 3, Plan 131, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 11.4, table 11.3 – Agricultural zone Standards and Section 4.16.1 MDS I – New Non-Farm Uses.

The purpose and effect of the application is to provide relief from:

1. Section 11.4 (table 11.3) to permit a reduced lot frontage of the severed parcel to be 11m instead of 25m as required.

2. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the severed parcel to the barns at 413 Arkell Road to be 370m instead of 976m as required.
  - Lynne Banks read a letter received from an abutting landowner and advised that the owner is in attendance at the meeting tonight to speak to the Committee.
  - Jeff Buisman provided an overview of the application.
  - Alison MacNeill and Peter Robinson addressed their concerns to the committee regarding trees being planted to ensure their privacy as well as a request for a culvert to be installed to prevent ponding on their property.
  - There were no questions from the Committee regarding the abutting neighbours concerns.
  - Dennis O'Connor asked what is the protection to the agricultural research centre if the barns are modified or undergo expansion.
  - Zachary Prince advised that they would be required to go through the MDS 2 process and noted that there are a lot of other factors with other properties in the area.
  - Dennis O'Connor what avenue is available for the research centre if they expanded the housing of the animals.
  - Zachary Prince advised that he is not sure what the process would be.
  - Paul Sadhra asked if there is a mechanism to implement screening on the property.
  - John Sepulis asked Courtenay Hoytfox to comment on the screening and the culvert.
  - Courtenay Hoytfox advised that if a culvert is required, it will be addressed through the entrance permit process. She further noted that with respect to the screening, the Township's zoning by-law does not address screenings on a residential lot with respect to a laneway.
  - John Sepulis asked that staff put the neighbour's letter in the file for when a building permit is submitted the owner is aware of the concerns for drainage and screening.
  - There were no further questions or comments from the Committee.

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

1. Section 11.4 (table 11.3) to permit a reduced lot frontage of the severed parcel to be 11m instead of 25m as required.
2. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the severed parcel to the barns at 413 Arkell Road to be 370m instead of 976m as required.

**Is approved with no conditions.**

**6(d) Minor Variance Application D13-SLO – John Sloat – 985 Watson Road South, Rear Part Lot 10, Concession 9, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 11.3, table 11.2 – Agricultural zone Standards and Section 4.16.1 MDS I – New Non-Farm Uses.

The purpose and effect of the application is to provide relief from:

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 37m instead of 120m as required.
2. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the severed parcel to the barns at 4726 Watson Road South to be 291m instead of 392m 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 safe entrance can be achieved.
- Jeff Buisman advised that safe entrance is possible.
- There were no further questions or comments from the Committee.

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

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 37m instead of 120m as required.
2. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the severed parcel to the barns at 4726 Watson Road South to be 291m instead of 392m as required.

**Is approved with no conditions.**

**6(e) Minor Variance Application D13-HAM – William Harvey Hamilton and Lisa Anne Hamilton – 4674 Watson Road South, Rear Part Lot 13, Concession 9, 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.

The purpose and effect of the application is to provide relief from:

1. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the barn at 4677 Watson Road South to the severed parcel to be 174m instead of 220m as required

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

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

Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the barn at 4677 Watson Road South to the severed parcel to be 174m instead of 220m as required

**Is approved with no conditions.**

**6(f) Minor Variance Application D13-JHA – Kanwarpal Jhajj – 7004 Concession 4, Part Lot 20 Concession 4 S, 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.

The purpose and effect of the application is to provide relief from:

1. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the barn at 4638 Sideroad 20 North to the severed parcel to be 320m instead of 422m as required.
2. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the barn at 4638 Sideroad 20 North to the severed parcel to be 320m instead of 422m as required.
  - Jeff Buisman provided an overview of the application.
  - There were no questions or comments from the public.
  - Dennis O'Connor noted that the barn is a poultry barn and has an open manure pile that when it rains, the odour can be very strong and has concerns about the Township receiving complaints.
  - John Sepulis asked if there is any mechanism that potential purchasers can be aware of possible strong odours.
  - Courtenay Hoytfox advised that a note can be put in the file for when a building permit is submitted.

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

1. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the barn at 4638 Sideroad 20 North to the severed parcel to be 320m instead of 422m as required.
2. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the barn at 4638 Sideroad 20 North to the severed parcel to be 320m instead of 422m as required.

**Is approved with no conditions.**

**6(g) Minor Variance Application D13-GRE – Divinder Singh Grewal and Sukhbir Kaur Grewal – 130 Maltby Road West, Rear Part Lot 16, Concession 7, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 11.3, table 11.2 – Agricultural zone Standards.

The purpose and effect of the application is to provide relief from:

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 94m instead of 120m as required.
  - Jeff Buisman, agent for the applicant, provided an overview of the application.
  - There were no questions or comments from the public.
  - There were no questions or comments from the Committee.

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

Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 94m instead of 120m as required.

**Is approved with no conditions.**

**6(h) Minor Variance Application D13-THO – Alan and Marjorie Thomson – 7 Sumac Street, Lot 191, Plan 61M203, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Site Specific Special Provision Number 86.

The purpose and effect of the application is to provide relief from:

1. Site specific special provision number 86 to permit an increase in lot coverage to 38 percent instead of 35 percent as required.

- Alan Thomson, applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

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

Site specific special provision number 86 to permit an increase in lot coverage to 38 percent instead of 35 percent as required.

**Is approved with no conditions.**

**6(i) Minor Variance Application D13-HP – HP Polymers – 32 Kerr Crescent, Lot 1 Part Lot 2, Plan 677, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2 (b) – Shipping Containers in Agricultural and Industrial Zones.

The purpose and effect of the application is to provide relief from:

1. Section 4.24.2 (b) to permit three (3) shipping containers instead of one (1) as required.

- Ryan Ristine, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Dan Kennedy asked what materials are stored in the containers.
- Ryan Ristine advised that it will be dry goods only that are currently being stored in trucks.
- Dan Kennedy asked if there are any liquids being stored.
- Ryan Ristine advised that there are no liquids and that no containment can be required.

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

Section 4.24.2 (b) to permit three (3) shipping containers instead of one (1) as required.

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

That the applicant obtains site plan approval from the Township and address the location, layout and screening of the shipping containers.

**7. OTHER MATTERS**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
COMMITTEE OF ADJUSTMENT  
NOVEMBER 9, 2021  
7:00 PM  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

None

**8. ADJOURNMENT**

Moved by: Deep Basi

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 8:28 p.m.

**CARRIED**