



MINUTES

1. CALL THE MEETING TO ORDER

The April 12, 2022 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, Municipal 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, March 8, 2022 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-FRE – David and Nathalie Freure – 29 Eagle Lane, Plan 386 Lot 16 to Lot 26 and Concession 1 Part Lot 6, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 4.17.4, Non-Conforming Uses to allow for the enlargement of an existing single detached dwelling within the Natural Environment Zone.

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

- Deep Basi noted that the property falls under legal non-conforming use.
- Trevor Hawkins advised that a portion of the property is in the Natural Environment zone, but the boundaries will need to be confirmed.
- Deep Basi noted that legal non-conforming prohibits any expansions in the Natural Environment zone and according to the report that the owner is looking to expand the footprint.
- Trevor Hawkins confirmed that there is an expansion proposed.
- Deep Basi asked if the septic system adequate for the expansion.
- Trevor Hawkins advised that there are no new fixtures being added and that the load on the septic system isn't changing and that the number of people in the house will stay the same.
- John Sepulis spoke to the 2 draft conditions being suggested for approval and canvassed the Committee for their comments. John Sepulis further noted that the condition regarding building permits for the accessory structures located on the property are to bring the property into compliance. The Committee is in agreement with the proposed draft conditions.
- There were no further questions or comments from the Committee.

That Application D13-FRE requesting relief from provisions of Zoning By-Law #23-2018, as amended, from Section 4.17.4, Non-Conforming Uses to allow for the enlargement of an existing single detached dwelling within the Natural Environment Zone.

Is approved, with three Committee members voting in favour of the application and two Committee members opposed.

The following conditions will apply:

1. A review of the existing septic system by a qualified septic installer or engineer will be required to confirm it can support the proposed addition with new plumbing fixtures. If the septic does need to be expanded or replaced, a separate building permit will be required.
2. Separate building permit applications are required to be applied for and obtained for the accessory buildings constructed on the property (2 separate buildings).

CARRIED

6(b). Minor Variance Application D13-FAB – Jason and Taunya Fabbian – 69 Heritage Lake Drive, WVLCF 172 Level 1 Unit 13, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 14.0, Table 14.1, Site Specific Special Provisions Number 31, to permit an increase in maximum lot coverage from 20% to 22%.

- Hailey Keast from Van Harten Surveying, 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-FAB requesting relief from provisions of Zoning By-Law #23-2018, as amended, to permit a reduced interior side yard setback to be 2.04m instead of 3m as required.

Is approved with no conditions.

CARRIED

6(c). Minor Variance Application D13-BRO – Broccolini Real Estate Group (Ontario) Inc. – McLean Road West, Concession 7, Front Part Lots 26 and 27, Township of Puslinch.



Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended for the following:

1. Section 4.22 a. i. to permit outdoor storage within 20m of a lot line abutting a street.
 2. Section 5.1.5 a. ii. to permit loading docks in the front yard facing McLean Rd.
 3. Section 13.5 a. to permit outdoor storage for trailer parking for short periods of time (<3 days).
 4. Section 14.0 site specific special provision number 83 to permit short-term (< 3 days) truck trailer parking.
- Chris Pidgeon, agent for the applicant, provided an overview of the application.
 - John Sepulis ask Joanna Salsberg to speak to the draft conditions that the County has proposed.
 - Joanna Salsberg reviewed the revised draft conditions and noted that the 2nd and 4th conditions were modified slightly and noted that County staff is agreeable to the conditions and that they still consider the request to be minor in nature.
 - There were no questions or comments from the public.
 - Dennis O'Connor asked for clarification on how many trailers will be permitted at the docks.
 - Chris Pidgeon advised that
 - There were no questions or comments from the Committee.

That Application D13-BRO requesting relief from provisions of Zoning By-Law #23-2018, as amended, to permit a reduced interior side yard setback to be 2.04m instead of 3m as required.

Is approved with the following conditions:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

CARRIED

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 7:48 p.m.

CARRIED