



MINUTES

1. CALL THE MEETING TO ORDER

The February 8, 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
Paul Sadhra
Dan Kennedy
Dennis O'Connor
Deep Basi

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Municipal Clerk
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, January 11, 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-ODE – Philip and Pamela O'Dell – 6615 Concession 1, Gore Rear Part Lot 5, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 14.0 Site Specific Special Provision Number 94.

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

1. Section 14.0 Site Specific Special Provision Number 94, to permit a reduced setback to be 30m instead of 60m as required.
- Philip O'Dell, applicant, provided an overview of the application.

- There were no questions or comments from the public.
- Dan Kennedy asked if there will be any manufacturing on the site.
- Philip O'Dell advised that there is no manufacturing being done.
- There were no further questions or comments from the Committee.

That Application D13-ODE requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from:

Section 14.0 Site Specific Special Provision Number 94, to permit a reduced setback to be 30m instead of 60m, as required.

Is approved with the following conditions:

1. That the proposed building is adequately screened from Concession 1 to the satisfaction of the Township.
2. That the relief is applicable to the proposed new, two-storey building only; and
3. That the applicant meets any requirements from Natural Resources Canada.

CARRIED

6(b). Minor Variance Application D13-SAJ – Dusan and Sonja Sajic – 73 Heritage Lake Drive, WVLCPC 172 Level 1 Unit 14, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Section 14.0 Site Specific Special Provision Number 31.

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

1. Section 14.0 Site Specific Special Provision Number 31 to permit a reduced rear yard setback of 6.0m instead of 7.5m as required.
 2. Section 14.0 Site Specific Special Provision Number 31 to permit a maximum lot coverage of 24% instead of 20% as required.
- Jeff Buisman, agent for the applicant, provided an overview of the application.
 - There were no questions or comments from the public.
 - Dan Kennedy asked if the condominium corporation is okay with this minor variance.
 - Jeff Buisman advised that he wasn't sure if the condominium corporation is involved with the application but doesn't think the owner needs support from it.
 - There were no further questions or comments from the Committee.

That Application D13-SAJ requesting relief from provisions of Zoning By-Law #23-2018, as amended, from:

1. Section 14.0 Site Specific Special Provision Number 31 to permit a reduced rear yard setback of 6.0m instead of 7.5m as required.
2. Section 14.0 Site Specific Special Provision Number 31 to permit a maximum lot coverage of 24% instead of 20% as required.

Is approved with the no conditions.

CARRIED

6(c). Minor Variance Application D13-SAI – Kamaljit and Tarlochan Saini and Gurinder Saini – 9 Hume Road, Concession 10 Part Lot 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.

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

1. Section 4.16.1 MDS I – New Non-Farm Uses to permit a reduced MDS I setback from the livestock at 4726 Watson Road South to the severed parcel to be 260m 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.
- There were no questions or comments from the Committee.

That Application D13-SAI requesting relief from provisions of Zoning By-Law #23-2018, as amended, from:

Section 4.16.1 MDS I – New Non-Farm Uses to permit a reduced MDS I setback from the livestock at 4726 Watson Road South to the severed parcel to be 260m instead of 392m as required.

Is approved with the no conditions.

CARRIED

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:29 p.m.

CARRIED