



February 13, 2024 CofA/PDAC Meeting

February 12, 2024

Addition to the Agenda - Questions received from the Committee seeking additional information and the corresponding responses provided by staff regarding the February 13, 2024 CofA/PDAC agenda items.

9.1.1 Severance Application B62-23 (revised) (D10-DEM) – Flavia Demaren

-p.13 have we received GRCA comments yet?

We received GRCA comments on the original application from 2023 and have reached out to the GRCA for updated comments for the revised application.

9.1.2 Severance Application B109-23 (D10-HUS) - Lorraine & Kurt Huschka

-p. 51 why isn't the north end of the proposed severance squared off?

Jeff Buisman noted in his letter that "The severance has been configured to have the rear boundary on an angle so that it will be at least 30m to a small wetland feature. This wetland feature is not mapped or identified on the GRCA Website but has been identified in preliminary consultation with GRCA."

9.1.3 Severance Application B1-24 D10-GAL) – Gallo Contracting Limited – c/o Joseph Gallo

-has there been a severance since 2005?

There have been no severances since 2005

7.1 Minor Variance Application D13-BED – Mher Bedirian and Niki Symeonindou

– 6598 Wellington Rd. 34., Concession 3, Front Part Lot 5, , Township of Puslinch

- if the entrance to 6598 WR34 is off WR34 why isn't the frontage on WR34 used which does not require a Minor Variance

The Township's zoning by-law defines the front lot line for a corner lot" being the shorter lot line that abuts the street is deemed to be the front lot line and the longer lot line that abuts the street is deemed to be the exterior lot line."



7.2 Minor Variance Application D13-DEO – Ramandeep Deol – 76 Heritage Lake

Drive PV, WVLC 172, Level 1, Unit 1, Township of Puslinch. ≠

-with the side yard reduction there a need to minimize the percentage of glassed area of the proposed home. Is the existing home affected as well?

Please see Building Department Comments:

*The elevation drawing should show how they can meet spatial separation requirements as per 9.10.15 of the Ontario Building Code with the reduced minimum distance of **2.3m**. The elevation drawing must include a chart with the following information:*

- a. Total area of glazed openings*
- b. Total area of the Exposed building face*
- c. Actual & Permitted percentage of openings.*

The Township has not received any comments or objections from the neighbour at this time.

-what is the width of the driveway at the road? (if 6m. see comments below under D13-SIN)
6 meters

7.3 Minor Variance Application D13-SIN – Ranjit Singh – Vacant Land, Wellington

Rd.34, Concession 3, Part Lot 4, Part 1 on Reference Plan 61R-22156. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended

-it appears that the 10m width of driveway is only at the garage doors; one can argue that these areas are aprons and not driveways; this flaring out is common at multicar garages or ancillary buildings; is this something that we be pursuing as a MV for all new residences with garages/ancillary buildings which flare out to the width of the structure?

The definition of a Driveway under the Township's Zoning by-law is as follows:

Driveway: *a defined area providing access for vehicles from a street or a lane to a parking area, loading space, private garage, carport, building or structure.*

Township staff recommend that in order to be consistent the driveway width maximum is for the extent. This allows the Township to regulate driveways versus parking areas in conjunction with the Township's Open Space requirements in accordance with the zone standards.



Consistency in this regard is important to mitigate complaints related to nuisance such as noise, unsightliness, etc.

As an example

-apron in front of storage building for Minor Variance Application D13-COR – Donny Correia – 6840 Gore Road exceeds 6m. Are we now going request a MV now?

The Township continues to improve upon how the Zoning By-law is administered and is seeking to be consistent in that approach given the Township is now in a position to have it own planner provide recommendations to Committee. This will be achieved through staff's zoning interpretation tracker. Through the Township's tracking, recommendations will be brought to Council through routine house keeping amendments should the need arise.