

**TOWNSHIP OF PUSLINCH**  
**COMMITTEE OF ADJUSTMENT**

MINUTES

Date: Tuesday, March 23, 2010

Time: 10:00 a.m.

The Second Regular 2010 Committee of Adjustment Meeting was held on the above noted date and called to order at 10:00 a.m. in the Municipal Office, Aberfoyle.

**ATTENDANCE:** All members of the Committee (except Beverley Nykamp) as well as the Secretary were present.

**OTHERS IN ATTENDANCE:**

1. David Brewer
2. Sarah Wilhelm
3. Bruce Donaldson
4. Jeff Buisman
5. Lloyd Grinham

**ADOPTION OF THE MINUTES:**

Motion #1: MOVED by Barb McKay and SECONDED by Robert Gordon;  
THAT: The Minutes of the First Regular 2010 Committee of Adjustment meeting dated January 19, 2010 be and are hereby adopted as corrected on Page 2 and 3.  
CARRIED.

**BUSINESS ARISING OUT OF THE MINUTES:**

Nil.

**DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:**

Nil.

**BUSINESS:**

1. A5/2010: CORPORATION OF TOWNSHIP OF PUSLINCH  
29 Brock Road South  
Part Lot 21, Concession 7  
Purpose: Relief from provisions of Zoning By-law #19/85, General Provisions, Section 3(18)(a). The by-law requires a minimum 27 metre set-back from the centerline of any road. Applicant cannot meet this set-back for a new library facility from Maple Leaf Lane (only has 15 metre set-back). Total relief being requested is 12 metre set-back from Maple Leaf Lane.

The Secretary provided the following correspondence to the Committee with regard to this application:

- i) County of Wellington letter dated March 8, 2010 wherein Aldo Salis provides his comments and advises that the County has no concerns with this request.
- ii) Grand River Conservation Authority plan review report dated March 16, 2010 wherein Liz Yerex advises that GRCA has no objection to this minor variance.

Sarah Wilhelm advised that this application was being applied for in the Township's name on behalf of the County of Wellington's proposed new library. There were no letters from the neighbours. The back of the building will face Maple Leaf lane. Mechanical/HVAC is on the roof – one to the south of building and one on the north side towards the parking lot. Both units will be screened and enclosed to help alleviate noise.

Motion #2: MOVED by Barb McKay and SECONDED by Robert Gordon;  
 THAT: The Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does give Application #A5/2010 (CORPORATION OF TOWNSHIP OF PUSLINCH), relief from provisions of Zoning By-law #19/85, Resort Commercial Zone, Section 3(18)(a). The by-law requires a minimum 27 metre set-back from the centreline of any road. Applicant cannot meet this set-back for a new library facility from Maple Leaf Lane (only has 15 metre set-back). Total relief being requested is 12 metre set-back from Maple Leaf Lane.  
 CARRIED.

2. A6/2010: Arthur David BREWER  
 4355 Victoria Road South  
 Part Lot 25, Concession 9
- Purpose: Relief from provisions of Zoning By-law #19/85, Agricultural Zone, Section 5(3)(e)(iv). The by-law requires minimum lot width to be 24.3 metre. The applicant is requesting relief from the minimum set-back to 17 metre lot width as a condition of Severance B142/09. Total relief being requested is 7.3 metre lot width.

The Secretary provided the following correspondence to the Committee with regard to this application:

- i) County of Wellington letter dated March 12, 2010 wherein Sarah Wilhelm advises the County has no concerns with this application.
- ii) Grand River Conservation Authority plan review report dated March 18, 2010 wherein Liz Yerex advises that GRCA has no objection to this proposal.

Jeff Buisman and Mr. Brewer were in attendance at the meeting. Mr. Buisman advised that the request was a condition of Severance Application B142/09. The existing driveway will have to be moved on to the retained parcel. Severed parcel becomes wider at the rear which allows for a building envelope.

Motion #3: MOVED by Barb McKay and SECONDED by Robert Gordon;  
 THAT : The Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A6/10 (BREWER), relief from provisions of Zoning By-law #19/85, Agricultural zone, Section (5)(e)(iv). The by-law requires minimum lot width to be 24.3 metres. The application is requesting relief from the minimum set-back to 17 metre lot width as a condition of Severance B142/09. Total relief being requested is 7.3 metre lot width.  
 CARRIED.

3. A7/2010: Larry & Jennifer RICHARDSON  
 123 Farnham Road  
 Lots 13 & 14, Plan 131
- Purpose: Relief from provisions of Zoning By-law #19/85, General Provisions, Section 3(18)(a). The by-law requires minimum 27 metre set-back from the centreline of any road for any building. The applicants are requesting relief to build a new accessory building 18.3 metres from the centreline of the road. Total relief being requested is 8.7 metres.

The Secretary provided the following correspondence to the Committee with regard to this application:

- i) County of Wellington letter dated March 12, 2010 wherein Sarah Wilhelm advises that the County has no concerns with this request.

Bruce Donaldson attended the meeting to discuss this application. The request is to erect an accessory building for easier access plus there is a stone walkway that would be disrupted. The building is staked out and looks fine. Farnham Road is a low traffic road and having this building closer to Farnham Road would not be an issue.

Motion #4: MOVED by Barb McKay and SECONDED by Robert Gordon;  
THAT : The Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A7/10 (RICHARDSON), relief from provisions of Zoning By-law #19/85, General Provisions, Section 3(18)(a). The by-law requires minimum 27 metre set-back from the centerline of any road for any building. The applicants are requesting relief to build a new accessory building 18.3 metres from the centreline of the road. Total relief being requested is 8.7 metres.  
CARRIED.

**OTHER BUSINESS:**

Nil.

**UNFINISHED BUSINESS:**

Nil.

**NEW BUSINESS:**

Nil.

**ADJOURNMENT:**

Motion #5: MOVED by Barb McKay and SECONDED by Robert Gordon;  
THAT : The Committee of Adjustment does hereby adjourn at 10:30 a.m.  
CARRIED.

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Chairman

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Secretary

