



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
September 10, 2019
7:00 p.m.

ADDENDUM

A G E N D A

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- August 13, 2019

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

4(a) Minor Variance Application D13/DOK – Edward & Johanna Dokter

Property described as Part of Lot 16, Concession 7, 110 Maltby Road West, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit an accessory building be located in the left front side yard.

4(b) Minor Variance Application D13/DOU – David Doughty

Property described as Part of Lots 24 and 25, Concession 2, Smith Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a proposed purchaser for the land to build their preference to style of home, ie. 2 storey.

4(c) Minor Variance Application D13/ROY – Robert & Erica Roy

Property described as Front Part Lot 23, Concession 7, 4427 Concession 7, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced front yard setback for an attached garage of 3.0 metres

4(d) Minor Variance Application D13/TIM (117) – Timberworx Custom Homes Inc.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

September 10, 2019

7:00 p.m.

Property described Level 1 Unit 70, 117 Heritage Lake Drive PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, that the total lot coverage be increased to 21.3 percent.

4(e) Minor Variance Application D13/TIM (125) – Timberworx Custom Homes Inc.

Property described as Level 1 Unit 68, 125 Heritage Lake Drive PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, that the total lot coverage be increased to 22.0 percent.

5. OTHER MATTERS

- None

6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

7. OPENING REMARKS

8. DISCLOSURE OF PECUNIARY INTEREST

9. APPROVAL OF MINUTES

- August 13, 2019

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

- None

12. LAND DIVISION

12(a) Severance Application B50/19 (D10/DAY) – Andrew and Ann Day, Part Lot 26, Concession Gore, municipally known as 4071 Sideroad 25 South RR#2, Puslinch.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

September 10, 2019

7:00 p.m.

Proposed severance is 65m frontage x 65m = 0.4 hectares existing agricultural land for proposed rural residential use.

Retained parcel is 34 hectares with 196m frontage, existing and proposed agricultural and residential use with existing dwelling, shed, driveshed, old barn, office building and garage.

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING Tuesday, October 8, 2019 @ 7:00 p.m.

16. ADJOURNMENT

MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Meagan Ferris, Sr. Planner, County of Wellington
Zach Prince, Planner, County of Wellington
Ravinder Sidhu
Jon Kuiper

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment and informed the gallery 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.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Committee of Adjustment meetings held Tuesday, July 9, 2019 be adopted.

CARRIED

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

4a.) Minor Variance Application D13/SID – Ravinder Sidhu – Property described as Part Lot 1, Concession Gore, 563 Townline Road, Puslinch

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a new dwelling with a maximum height of 12.5 metres to the midpoint of the roofline.

- Lynne Banks outlined the application, advised that the notice requirements for the application had been met and then outlined the comments that were received from the circulated agencies and public.
- The owner provided an overview of the application.
- There were no questions from the public.
- Deep Basi inquired that if the pitch of the roof of the proposed building is 45 degrees, could the pitch be reduced and could the height of the first floor of the proposed building be reduced from 12 feet to 10 feet.

- The owner advised that in order to fit the look they would like for the building they don't want to change the roof pitch or the height of the floor.
- John Sepulis asked what the plan is for the existing dwelling already located on the property.
- The owner advised that they would like to keep it if that is possible.
- John Sepulis advised that the owner can enter into an agreement with the Township to reside in the existing dwelling until the new dwelling is built.
- John Sepulis asked when construction of the new dwelling will begin.
- The owner advised that they are hoping to begin construction by the end of August
- Dennis O'Connor inquired if there should be a condition in the minor variance decision that specific setback for the location of the dwelling from the road be set.
- Meagan Ferris advised that a setback of 150 feet from the road allowance can be added as a condition of the minor variance decision.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee voted on the motion with all in favour.

That Application D13/SID requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a new dwelling with a maximum height of 12.5 metres to the midpoint of the roofline.

The request is hereby **Approved** with the following conditions:

1. That Education Development Charges shall be collected prior to the issuance of a building permit.
2. That a permit will be required from the GRCA prior to development
3. That the building setback must be 150 feet from the road allowance.
4. That the owner enter into an agreement with the Township to reside in the existing dwelling while, and until, construction is completed on the new dwelling.

4(b). Minor Variance Application D13/KUI – Jon Kuiper - Property described as Front Part Lot 8, Concession 1, 6680 Concession 1 Puslinch

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

1. An accessory dwelling with a maximum height of 8.0 metres to the midpoint of the roofline.
 2. An accessory building or structure that exceeds the maximum five per cent permitted lot coverage by 20 square feet.
- Lynne Banks outlined the application, advised that the notice requirements for the application had been met and then outlined the comments that were received from the circulated agencies and public.
 - The owner provided an overview of the application.
 - There were no public comments or questions.
 - Deep Basi inquired if the owner would be putting a second floor in the building
 - The owner advised that he would not be putting in a second floor as the height requirement is for a service van/truck and crane.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/KUI requesting relief from provisions of Zoning By-Law #19/85, as amended to permit:

3. An accessory dwelling with a maximum height of 8.0 metres to the midpoint of the roofline.
4. An accessory building or structure that exceeds the maximum five per cent permitted lot coverage by 20 square feet.

The request is hereby **Approved** with the following conditions:

1. That Education Development Charges shall be collected prior to the issuance of a building permit.
2. That the accessory structure cannot be used for commercial/industrial business purposes or for habitation.

5. OTHER MATTERS

5(a) 161 Hume Road

- Lynne Banks advised the Committee that the owner of the property has appealed the decision for the minor variance and that since the consent application was also appealed, then a prehearing conference can be scheduled to decide whether both appeals can be heard by LPAT at the same time.

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:20 p.m.

CARRIED

MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Meagan Ferris, Sr. Planner, County of Wellington
Zach Prince, Planner, County of Wellington

1 - 6. COMMITTEE OF ADJUSTMENT

- See August 13, 2019 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:21 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

8. DISCLOSURE OF PECUNIARY INTEREST

- Paul Sadhra declared a conflict of interest with respect to Item 12(c) Severance Application B44/19 (D10/SAD) – Resham and Jasvir Sadhra, Part Lot 20, Concession 3, 7000 Wellington Road 34, Township of Puslinch because he resides at the subject property and has an interest in the severance application and refrained from discussions on the matter.
- John Sepulis declared a conflict of interest with respect to Item 12(c) Severance Application B44/19 (D10/SAD) – Resham and Jasvir Sadhra, Part Lot 20, Concession 3, 7000 Wellington Road 34, Township of Puslinch because he has an unsold lot adjacent to the property owned by the applicants, and the creation of the new lot may be perceived as impacting the value of his unsold lot and refrained from discussions on the matter.

Dennis O'Connor, Vice Chair, continued with that portion of the meeting with respect to the Consent Applications.

9. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, July 9, 2019, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

- None

12. LAND DIVISION

12(a) Severance Application B42-19 (D10/HUE) – Wesley and Sarah Huether, Part Lot 22, Concession 8, 26 Old Brock Road, Puslinch.

Proposed severance is 0.591 hectares with 35m frontage (Part 1 on sketch), existing and proposed rural residential use with existing barn and silos. Barn and silos to be removed.

Retained parcel is 0.84 hectares with 32.27m frontage, existing and proposed rural residential use with existing dwelling and garage.

- The owner provided an overview of the application and advised that the 2 silos located on the property are being removed and that he has already obtained the demolition permit. He further advised that the barn will also be taken down.
- Dennis O'Connor asked what will happen with the shed.
- The owner advised that the portion of the shed on the parcel to be severed will be removed and the remaining portion of the shed on the retained parcel will be moved 5 to 6 metres back from the interior side yard lot line.
- Meagan Ferris asked the owner to check and make sure that a separate demolition permit is not required for removing the shed.

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition..
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the distance of the shed on the retained parcel meets lot line setback requirements.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

CARRIED

12(b) Lot Line Adjustment Application B43-19 (D10/HAR) – William Harrison, Part Lot 15, Concession 8, 26 Old Brock Road, Puslinch.

Proposed lot line adjustment is 5.5m frontage x 228.6m = 0.126 hectares (Parcel 2 on sketch), vacant land with part of driveway to be added to abutting rural residential lot – Will & Donna Harrison (Parcel 3 on sketch). Together with an easement from hydro to benefit 7644 Maltby Road East.

- There was no one in attendance to present the application.
- There were no questions from the Committee.

The committee supports the application with the standard conditions imposed.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

CARRIED

12(c) Severance Application B44-19 (D10/SAD) – Rasham and Jasvir Sadhra, Part Lot 20, Concession 3, municipally known as 7000 Wellington Road 34.

Proposed severance is 27m frontage x 152m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 7.0 hectares with 88m frontage, existing and proposed rural residential use with existing dwelling.

- Jeff Buisman, agent for the owner provided an overview of the application and advised that a minor variance will be required for the reduced lot frontage for the severed lot.
- Dennis O'Connor asked what about removal of trees on the property.
- The owner advised that the trees are not an issue as it has been reforested.
- The owner advised that the trees are not an issue as it has been reforested.

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the Owner apply for, and receive a minor variance for the decreased frontage of the severed parcel.

Moved by: Deep Basi

Seconded by: Dan Kennedy

CARRIED

12(d) Lot Line Adjustment Application B46-19 (D10/IRE) – Robert Ireland, Part Lot 12, Concession 9, municipally known as 4700 Watson Road South, Puslinch.

Proposed lot line adjustment is 532.9 hectares with no frontage, vacant land to be added to abutting vacant lot.

Retained parcel is 2.8 hectares with 105m frontage, existing and proposed rural residential use with existing dwelling and shop.

- Jeff Buisman, agent for the owner provided an overview of the application and advised that a minor variance will be required for the reduced lot frontage for the property being added to.
- Dan Kennedy inquired if there is safe access from the road allowance to the driveway.

- Jeff Buisman advised that there is safe access from the road allowance.
- Dan Kennedy also inquired if the property is zoned agricultural.
- Jeff Buisman advised that it is zoned secondary agricultural.

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the Owner apply for, and receive a minor variance for the decreased frontage of the property being added to.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, September 10, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:40 p.m.

CARRIED

TOWNSHIP OF PUSLINCH



RECEIVED

AUG 01 2019

Township of Puslinch

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Edward and Johanna Dokter

Address: 110 Mattby Rd. West

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

Applicant (Agent) Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

5. Why is it not possible to comply with the provisions of the by-law?
(please specifically indicate on sketch).

no room at rear of house.
-septic bed : would disturb the natural setting.

6. What is the current Official Plan and zoning status?

Official Plan Designation: residential

Zoning Designation: ~~residential~~ Agricultural

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

8. What is the name of the road or street that provides access to the subject property?

Maltby Road West.

9. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

N/A .

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? residential

The abutting properties? residential

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

Type of Building(s)/ structures	on		proposed.	
Main Building height	7 m	24 ft.	5.5 m	18 ft.
*Percentage lot coverage	5.5% m	ft.	2% m	ft.
*Number of parking spaces	N/A			
*Number of loading spaces	N/A			
Number of floors	1		1	
Total floor area	m ²	2,400 ft ²	m ²	720 ft ²
Ground floor area (exclude basement)	m ²	3,100 ft ² including garage	m ²	720 ft ²

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

Front Yard	51.59 m	ft.	28.30 m	ft.
Rear Yard	54.51 m	ft.	70' m	ft.
Side Yards	14.82 m	ft.	30' 3.5 m	ft.

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) _____ of the
_____ of _____ County/Region of
_____ do hereby authorize
_____ to act as my agent in this application.

Signature of Owner(s)

Date

Affidavit:

I (we) Johanna Dokter of the
_____ of Wellington County/Region of
Township of Puslinch solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the Township of Puslinch in the
County/Region of Wellington this 31 day of
July, 20 19.

Signature of Owner or authorized
solicitor or agent

July 31, 2019
Date

Signature of Commissioner

Date

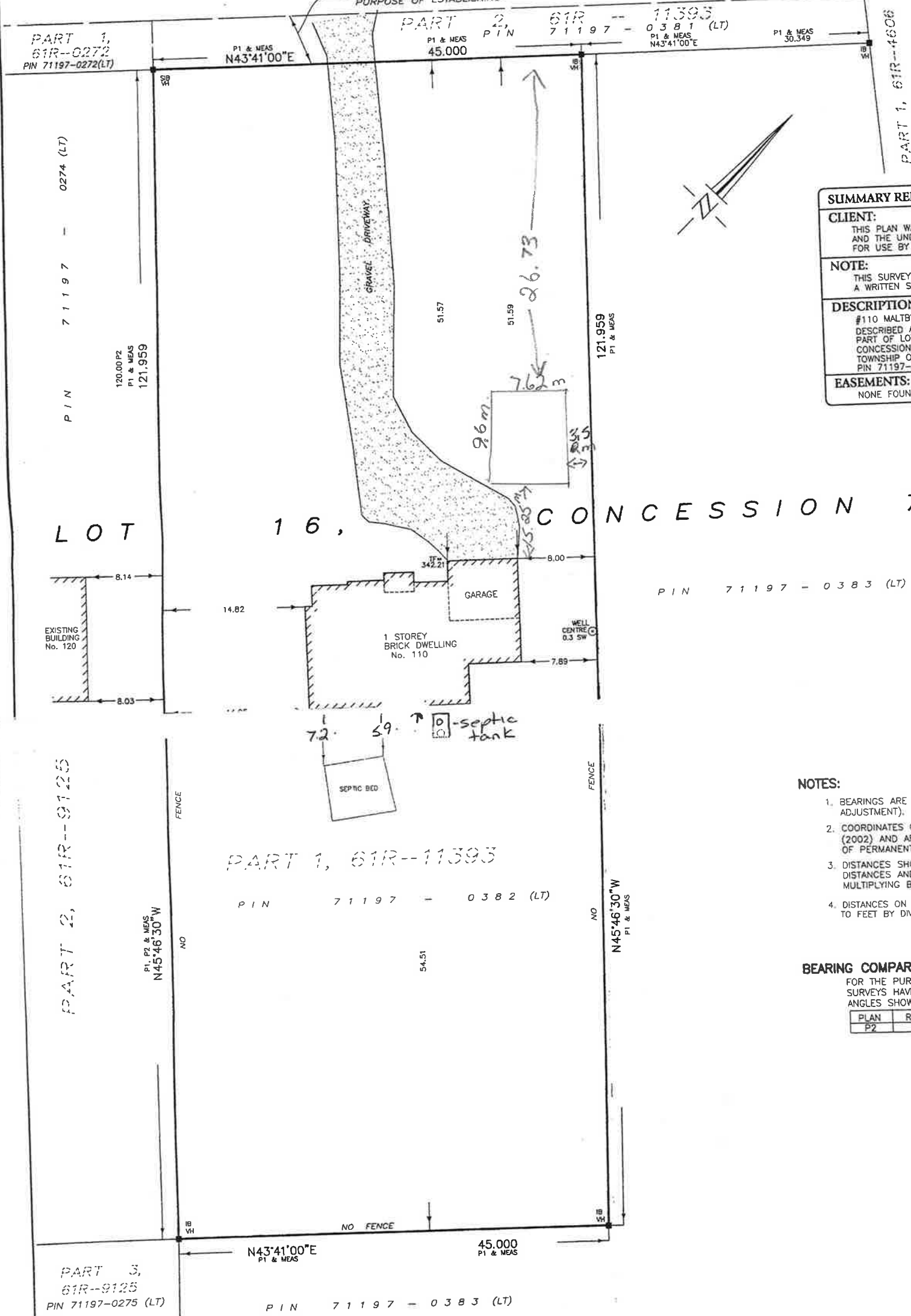
(ROAD ALLOWANCE BETWEEN LOTS 15 & 16)
PIN 71199-0002 (LT)

PLAN OF
PART OF LOT 16
CONCESSION 7
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE: 1 = 300

VAN HARTEN SURVEYING INC.

TRANSFERRED TO THE CITY OF GUELPH BY INST. WC290000 FOR THE
PURPOSE OF ESTABLISHING AS PART OF MALTBY ROAD WEST



SUMMARY REPORT:

CLIENT:

THIS PLAN WAS PREPARED FOR **STONEHEDGE HOMES LTD.**
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.

NOTE:

THIS SURVEY PLAN IS TO BE READ IN CONJUNCTION WITH
A WRITTEN SURVEY REPORT DATED SEPTEMBER 22, 2011

DESCRIPTION OF PROPERTY:

#110 MALTBY ROAD
DESCRIBED AS PART 1, 61R-11393
PART OF LOT 16
CONCESSION 7
TOWNSHIP OF PUSLINCH
PIN 71197-0382(LT)

EASEMENTS:

NONE FOUND IN REGISTRY OFFICE

NOTES:

1. BEARINGS ARE GRID BEARINGS (UTM ZONE 17, NAD 83 ADJUSTMENT).
2. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD 83-CSRS (2002) AND ARE BASED ON GPS OBSERVATIONS TO A NETWORK OF PERMANENT GPS REFERENCE STATIONS.
3. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9996064.
4. DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P2	-0°32'10"

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

1816906



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

LEGEND

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- RP DENOTES ROCK POST
- WIT DENOTES WITNESS
- CC DENOTES CUT CROSS
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- 375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
- P1 DENOTES DEPOSITED PLAN 61R-11393 BY (VH)
- P2 DENOTES DEPOSITED PLAN 61R-9125 BY (VH)

SURVEYOR'S CERTIFICATE:

1. I CERTIFY THAT:
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT AND THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 13th DAY OF SEPTEMBER,
2011

DATE: SEPTEMBER 22, 2011

O.L.S.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: 519-940-4110
FAX: 519-940-4113
www.vanharten.com

DRAWN BY: GKS CHECKED BY: JS PROJECT No. 20004-11



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: August 30th, 2019
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Matthieu Daoust, Junior Planner
Zach Prince, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 DOK (Edward & Johana Dokter)**
110 Maltby Road W
Part Lot 16, Concession 7

We have reviewed the application for minor variance and provide the following comments. Please be advised that staff visited the site on August 23rd, 2019.

Planning Opinion

The applicant is proposing to construct a new accessory structure in front of the main dwelling (between the dwelling and the front lot line). The variance requested would provide relief from Section 3 (1)(d)(i) which does not permit the construction of a new accessory structure in the front yard.

The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. Planning staff consider the proposal minor and have no concerns with this application.

The details of the minor variance application are included in the table below.

Section of By-law	Required	Proposed
Section 3.1(d)(i) General Provisions, Zone Requirements	A building or structure to a single detached dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.	Requesting that the proposed accessory building be located in the front yard.

Our discussion of this application relative to the four tests under the *Planning Act* is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">We find that the requested variance is minor in nature.

That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject lands are zoned as Agricultural (A). • An accessory building is a permitted use within the Agricultural (A) Zone. • The intent of the subject application is to build an accessory building for personal use.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject lands are designated as Secondary Agricultural in the County Official Plan and located within the Paris Galt Moraine Policy Area. • Accessory buildings are allowed in the Secondary Agriculture designation.
That the variance is desirable and appropriate for the development and use of the land, building or structure	<ul style="list-style-type: none"> • The intent of the by-law is to allow the front yard to be maintained for open space and ensure that accessory buildings remain subordinate and incidental to the main use. • The subject lands are approximately 0.55 hectares (1.36 acres) in size and the immediate, adjacent land uses are primarily larger, rural lots with dwellings situated on them. • It is understood the structure is proposed to be setback from the road and front lot line by roughly 26.73m (87.7ft). • There is sufficient vegetative buffing on the property line and along the roadway to screen the building. The building generally should not be visible to the neighbours nor from the road.

In conclusion, planning staff is of the opinion that the requested variance **does meet the four tests** of the *Planning Act*.

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department


Matthieu Daoust, Junior Planner


Zach Prince MCIP RPP, Planner



Township of Puslinch
 7404 Wellington Road 34
 Puslinch, ON, N0B 2J0
 T: (519) 763 – 1226
 F: (519) 763 – 5846
 www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s):

DAVID DOUGHTY

Address:

City:

PUSLINCH

Postal Code:

N3C 2V4

E-mail Address:

Telephone Number:

Fax:

Applicant (Agent) Name(s):

JENNIFER SEAGER

Address:

33-635 SAGINAW PKWY

City:

CAMBRIDGE

Postal Code:

N1T 0C1

E-mail Address:

jen.ejenstyle.ca

Telephone Number:

416-300-5840

Fax:

--

2. Provide a description of the “entire” property:

Width of road allowance (if known): _____

Reason for Application:

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

- ☐ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or
- ☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

**4. What is the nature and extent of the relief that is being applied for?
(please specifically indicate on sketch).**

TO ALLOW A BUYER TO BUILD THEIR PREFERENCE TO STYLE OF HOME i.e. 2 storey.

retained
parcel
2-09700

5. Why is it not possible to comply with the provisions of the by-law?
(please specifically indicate on sketch).

~~5.2~~ THE CURRENT BY-LAW DOES NOT ALLOW A 2 STOREY HOME TO BE BUILT. WE ARE HAVING A TOUGH TIME SELLING THE LOT DUE TO THIS RESTRICTION.

6. What is the current Official Plan and zoning status?

Official Plan Designation: _____

Zoning Designation: _____

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

☐

Other: ☐ (please specify below)

8. What is the name of the road or street that provides access to the subject property?

SMITH ROAD

9. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? _____

The abutting properties? _____

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

15. What are the dates of acquisition and construction of subject property and building property?

Date of acquisition of subject property: _____

Date of construction of buildings property: _____

16. How long have the existing uses continued on the subject property? ____

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

--

Other Related Planning Applications:

18. Has an application for any of the following on the subject lands?

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) DAVID DAUGHTY of the
_____ of _____ County/Region of

_____ do hereby authorize
JENNIFER SEAGER to act as my agent in this application.

Signature of Owner(s)

August 13/19
Date

Affidavit:

I (we) _____ of the
_____ of _____ County/Region of
_____ solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the _____ of _____ in the
County/Region of _____ this _____ day of
_____, 20_____.

Signature of Owner or authorized
solicitor or agent

Date

Signature of Commissioner

Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



CAPITAL PAVING INC.

Quality Construction by Quality People

P.O Box 815 Guelph, Ontario N1H 6L8

August 2, 2019

Mayor James Seeley – VIA Email
Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario, N0B 2J0

**RE: Mr. David Doughty – 7129 Smith Rd. - Part Lot 25, Concession 2
Severance Application B77/16**

Dear Mayor Seeley,

As a follow up to previous email correspondence regarding Mr. Doughty's property at the above noted location, I am writing to notify yourself and the Township that Capital Paving does not have any issue or concerns with the location of the proposed residential dwelling location as shown on the Site Plan drawing included with this letter, prepared by Mr. Doughty's consultant, Van Harten Surveying Inc.

In addition to the above, and considering the proposed location of the dwelling on the property, Capital has no concerns with the construction of a 2-storey building if so desired and recommend that any condition placed on the lot requiring only a one story dwelling be removed as a condition.

When Capital submitted concerns during Mr. Doughty's severance application, it was unknown where and how many buildings would be located on the newly severed lot. Capital did not specifically object to the application but wanted to ensure Township and County staff were addressing potential issues between the severed lot and Capital's operations. It was not Capital requesting a condition of a one-story building be placed on the lot. After recent discussions with Mr. Doughty and his proposed dwelling footprint, we are satisfied that our concerns are addressed even with a 2-storey residence.

Mr. Doughty currently has his lot for sale and we request that this matter be addressed as soon as possible. If you have any questions, please do not hesitate to contact me at (519) 822 – 4511 or to contact Mr. Doughty.

Sincerely,

George Lourenco, P. Eng
Resources Manager

C.C. Nina Lecic, Township of Puslinch
Mr. David Doughty

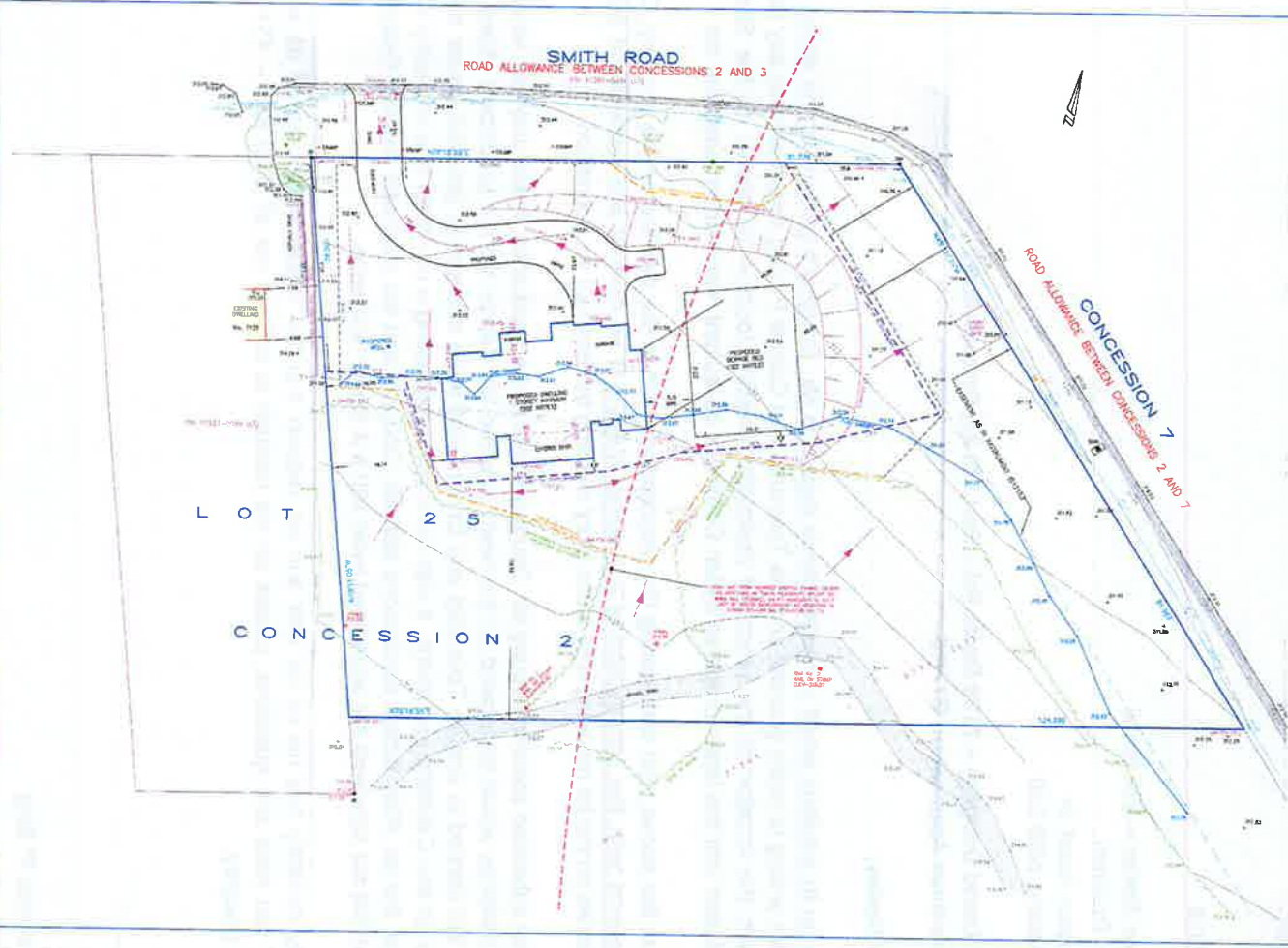


[illegible]

1. MEASURED AND/OR RECALCULATED AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, WGS 82 (EPS=3143) DATUM/REF.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED USING DISTANCE AND CAN BE CONVERTED TO ONLY DISTANCES BY MEANS OF AN AVERAGE FORWARD SCALE FACTOR OF 0.999912.
3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (EPS=3143) OBSERVATIONS FROM A NETWORK OF

[illegible]

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



A map of the Astoria, Oregon area. The property is located in the central part of the map, near the intersection of Highway 101 and Highway 30. The map shows various streets, including Hamilton, Corvallis, and Astoria. The property is highlighted with a red outline and labeled 'SUBJECT PROPERTY'.

- PART OF PHS 71201-1005 (3/7)
- PART OF LINES 24 & 25, COMMISSION 2, AS IN INSTRUMENT
- 00000000, EXCEPT PARTS 1 & 2, 318-2092 AND PART 1, 318-
- 2093000 OF PULASKI
- SUBJECT TO EASEMENT AS IN INSTRUMENT 00000000

REQUIRED	PROPOSED
• MINIMUM LOT AREA = 0.4ha	• (0.03ha)
• MINIMUM LOT WIDTH = 24.5m	• (31.6m)
• MINIMUM LOT SIDE YARD 1 STOREY = 1.8m	• (1.6m)
• 1/2 to 2 STOREYS = 2.4m	
• MINIMUM REAR YARD = 7.6m	• (2.83m)

TOP OF FOUNDATION	=	(214.27)
INTERIOR OF FOOTING	=	(212.03)
BASEMENT FLOOR	=	(213.58)
FINISHED FLOOR	=	(214.87)
GARAGE FLOOR	=	(213.31)

NOTE: 0.15 GARAGE SLAB SLOPE REQUIRED.
 NOTE: 2.38m (7'-10") FOUNDATION WALLS

BENCHMARK REFERENCE:
ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE
POINTS WHICH HAVE BEEN CORRELATED TO BENCHMARK ELEVATIONS WITH 2003
DATA. DATA IS SUPPLIED BY AN INDEPENDENT, REPUTABLE ORGANIZATION.

SITE BENCHMARK:

1. NAIL ON STUMP NEAR SOUTH PROPERTY LIMIT HAVING AN ELEVATION
OF 216.00 METERS.
2. NAIL ON STUMP NEAR SOUTH PROPERTY LIMIT HAVING AN ELEVATION
OF 215.37 METERS.

TOPOGRAPHIC SURVEY DATES:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 08th DAY OF JULY, 2011.

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS, AND
OW BE CONVERTED TO FEET BY DIVIDING BY 3.2808.

TOWNSHIP OF FUSHER
COUNTY OF WELLINGTON

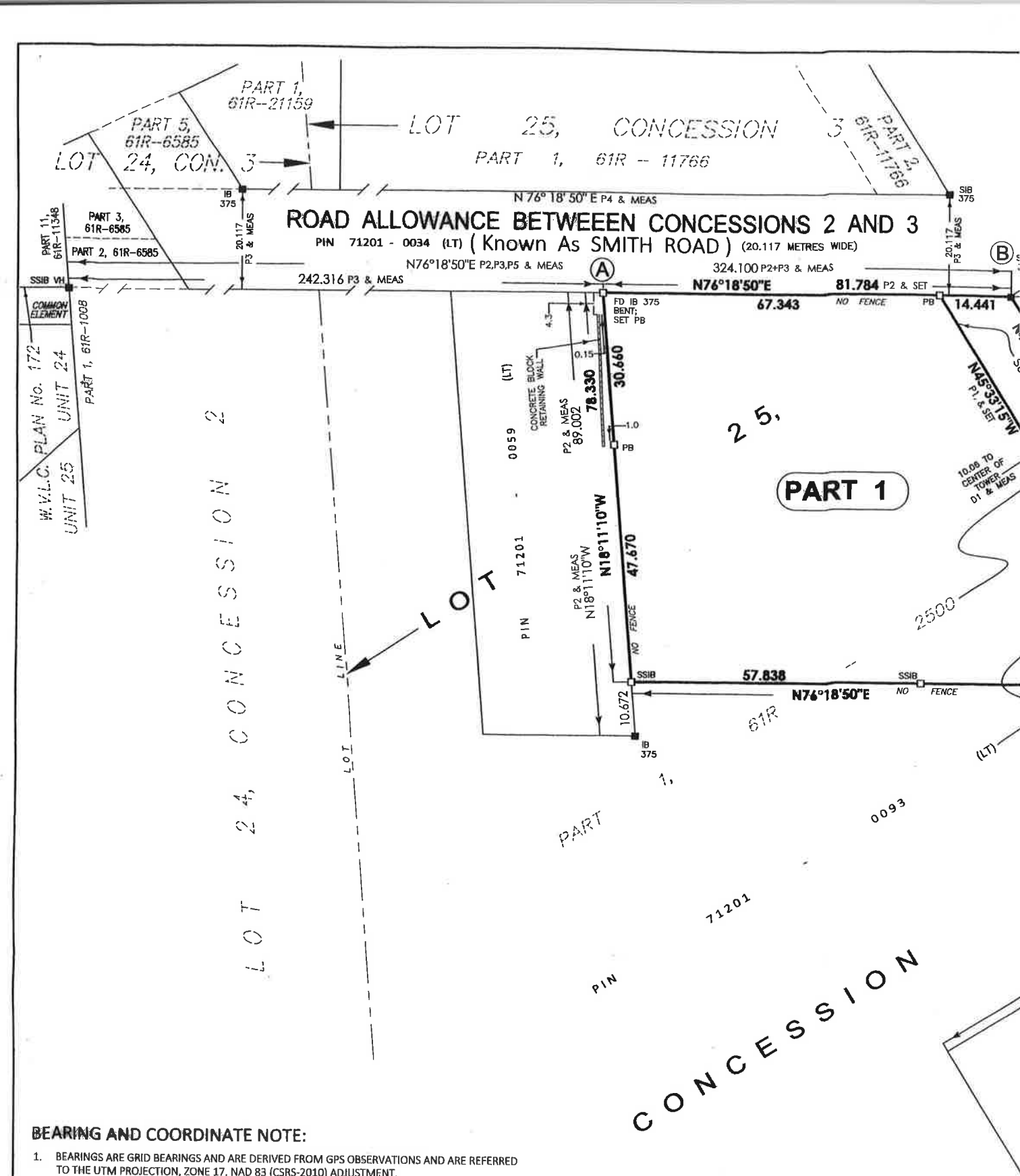
1	WATER TREATMENT PLANT	100
2	WATER TREATMENT PLANT	100
3	WATER TREATMENT PLANT	100
4	WATER TREATMENT PLANT	100
5	WATER TREATMENT PLANT	100
6	WATER TREATMENT PLANT	100
7	WATER TREATMENT PLANT	100
8	WATER TREATMENT PLANT	100
9	WATER TREATMENT PLANT	100
10	WATER TREATMENT PLANT	100

PROJECT No. 22814-15



P.O. Box 1100 P.O. Box 1100 P.O. Box 1100	P.O. Box 1100 P.O. Box 1100 P.O. Box 1100	P.O. Box 1100 P.O. Box 1100 P.O. Box 1100
---	---	---

FORM NO. S.A.F. DESIGNED BY: M.J. DATED BY: J.L.B.
FAS OL 2015-1 Stage
S.VINAYAK/Confidential/PAGE PT LOTS 26 (PROPERTY) WITH ROAD WIDENING 2nd

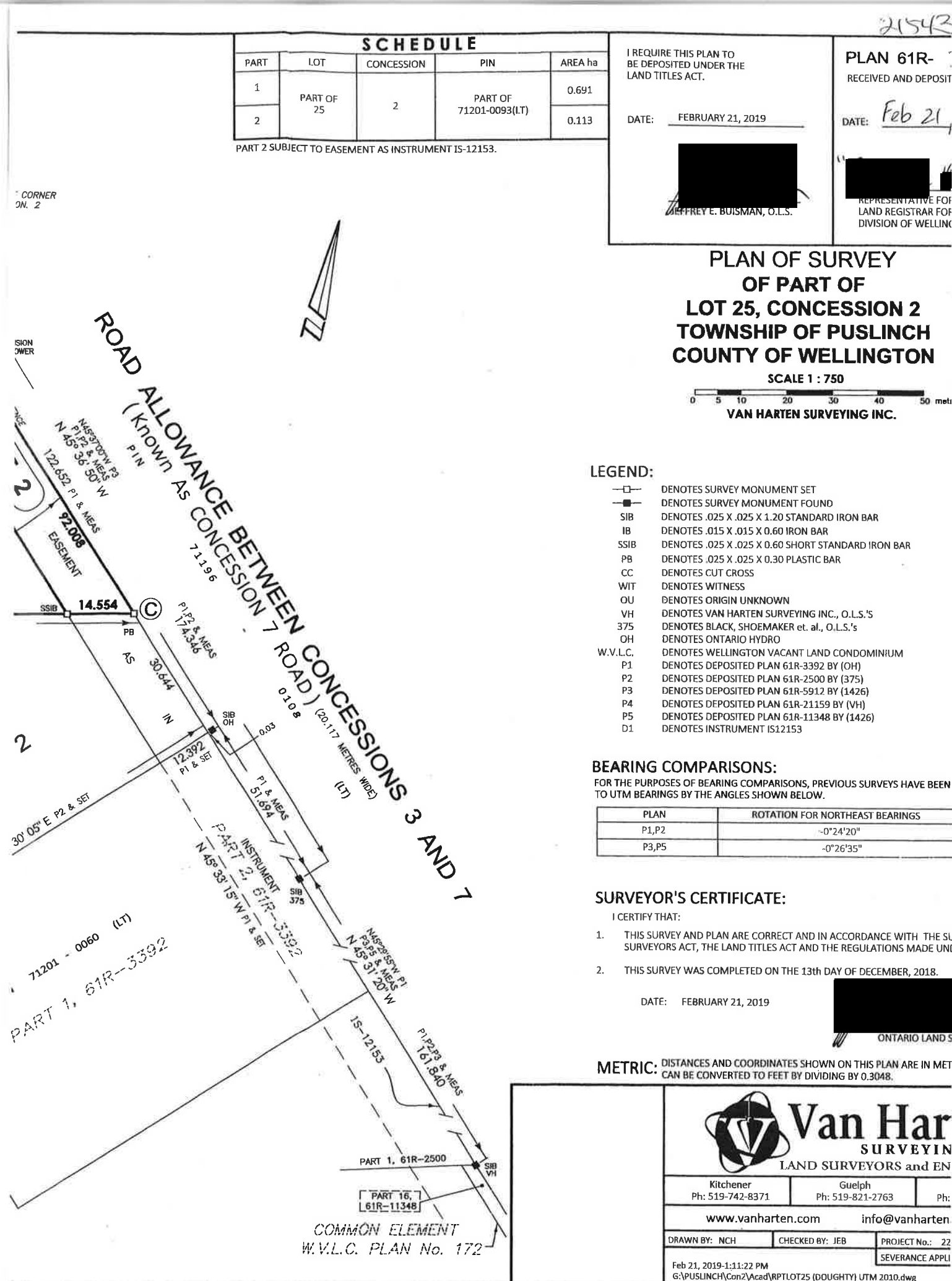


BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9996112.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4,812,116.70	567,121.52
B	4,812,136.04	567,200.95
C	4,812,071.71	567,266.68

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O. REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.





**PLAN REVIEW REPORT: Township of Puslinch,
Lynne Banks, Secretary-Treasurer**

DATE: September 3, 2019

YOUR FILE: D13/DOU

**RE: Minor Variance Application #D13/DOU
David Doughty
Part Lot 24 and 25, concession 2, Township of Puslinch**

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains lands adjacent to the Provincially Significant Mill Creek Puslinch Wetland Complex, located on the neighbouring property.

2. Legislative/Policy Requirements and Implications:

The subject property contains land adjacent to a natural heritage features as identified in the Provincial Policy Statement (2014), and Core Greenlands in accordance with the County of Wellington Official Plan (2019). We understand that the homeowner is planning to construct a dwelling and is seeking relief from Zoning By-Law 19/85 Section. 5(3) to permit a second storey. As there is sufficient space to accommodate a dwelling, and maintain appropriate setbacks from the natural heritage features, GRCA staff does not anticipate a negative impact to the wetland and would not object to the proposed minor variance.


Due to the presence of the above-noted features, the entire property is regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). As such, the proposed dwelling, and any other associated development, will require a permit from our office. The development proposal can be reviewed through our permitting process.

3. Additional information/suggestions provided in an advisory capacity:

This application is considered a "minor" minor variance application. A review fee is required for our review of this application. With a copy of this letter, the applicant will be invoiced the fee in the amount of \$270.00.

Should you have any further questions or require additional information, please contact Jenn Simons at ext. 2236.

Yours truly,



Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
*FN/js

c.c. David Doughty, 7129 Smith Road, Puslinch ON N3C 2V4
Jennifer Seagier, 33-635 Saginaw Parkway, Cambridge ON N1T 0C1

**** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***



Part Lot 24& 25, Concession 2,
Puslinch

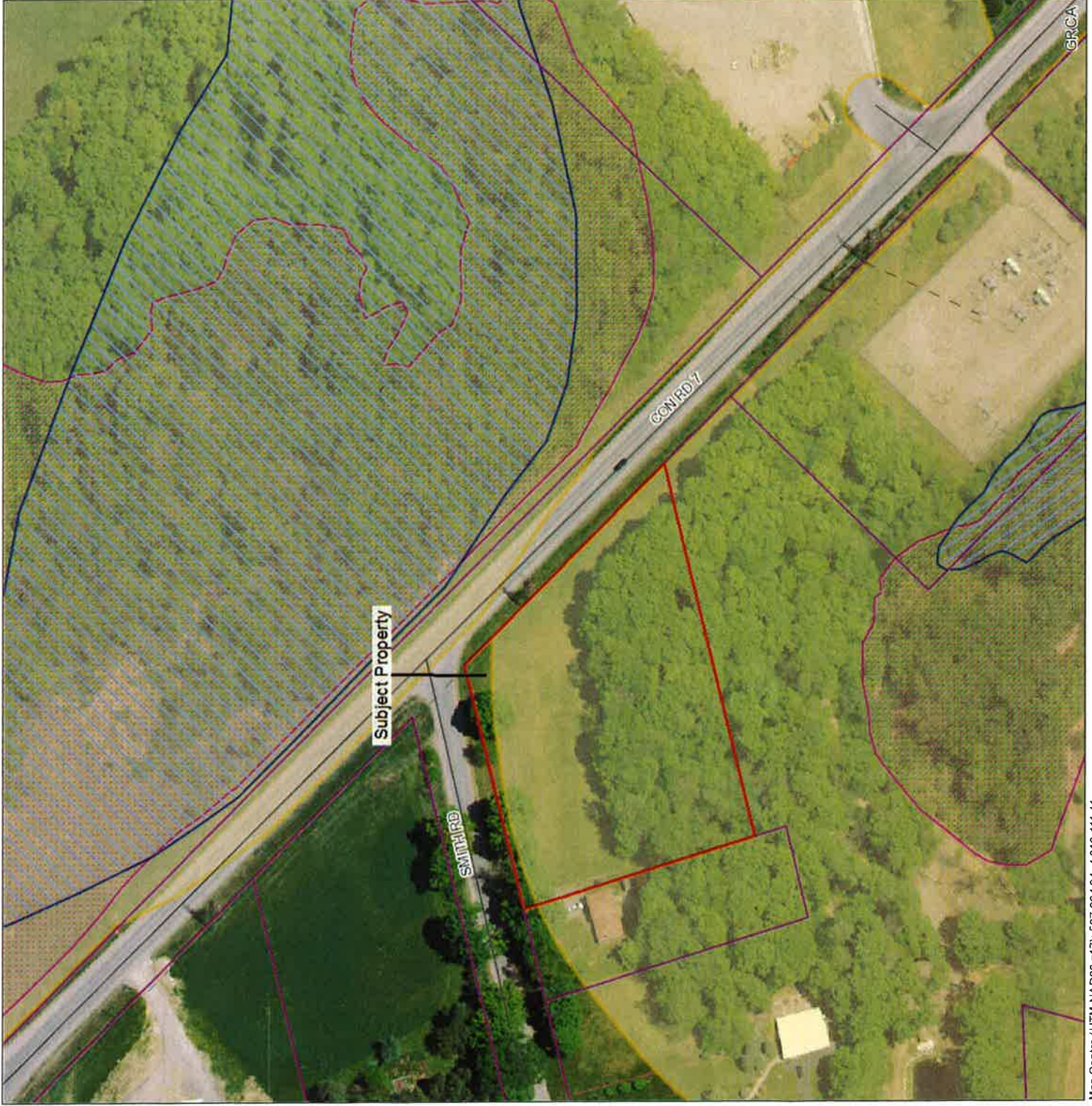


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Steep
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 15006 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2019.
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/sources-and-citations.pdf>





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: August 30th, 2019
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Zach Prince, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 DOU (David Doughty)**
7129 Smith Road

We have reviewed the application for minor variance and provide the following comments. Please be advised that the following comments have been provided without the benefit of a site visit.

Planning Opinion

The applicant is proposing to construct a new dwelling on the property in the future. The variance requested would provide relief from the site specific zoning to permit a second storey. The existing zoning limits the height of the building to one storey in consideration of noise impacts from a nearby asphalt plant. An acoustic report completed by RWDI from November 9, 2017 as part of severance application B77/16 (to create the lot) recommended a building height of one (1) storey. Planning staff have no concerns with the proposed variance to allow a second storey subject to a condition that requires that noise impacts are properly addressed. Noise impacts/compliance can be reviewed as part of the building permit process eg. Sufficient insulation, window types and locations etc.

The Committee should be satisfied that the application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is desirable and appropriate for the development of the subject property and is minor. Planning Staff recommend that the Committee apply the following condition if the application is approved:


1. That a noise study be completed at building permit submission to ensure that the design of the house will mitigate noise to an acceptable MOEE standard per the current acoustic report.

The details of the minor variance application are included in the table below;

Section of By-law	Required	Proposed
Section A70/18 Site Specific Zone Requirements	A single detached dwelling or dwelling unit of any kind, including an accessory dwelling unit, shall be limited to a first storey. No additional storey shall be permitted above the first storey	Requesting relief to permit a buyer to build their preference to style of home, ie. 2 storey.

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department


Zach Prince, RPP MCIP
Planner



Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s):

Erica & Robert Roy

Address:

4427 Concession 7.

City:

Puslinch

Postal Code:

E-mail Address:

Telephone Number:

Fax:

Applicant (Agent) Name(s):

Emily Larochelle, elle3 design & interiors inc.

Address:

142 Melrose St

City:

Cambridge ON.

Postal Code:

N3H 4A4

E-mail Address:

emily@elle3design.com

Telephone Number:

519-219-0153

Fax:

Rob + Erica Roy

2. Provide a description of the “entire” property:

Width of road allowance (if known): _____

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

- 4. What is the nature and extent of the relief that is being applied for?
(please specifically indicate on sketch).**

Front setback for attached garage, 3m encroachment

5. Why is it not possible to comply with the provisions of the by-law?
(please specifically indicate on sketch).

3-car desired; AREA ~~the~~ only would allow
brameway connection & we need to be able to drive
a car to rear of property through brameway.

6. What is the current Official Plan and zoning status?

Official Plan Designation: NE

Zoning Designation: _____

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

8. What is the name of the road or street that provides access to the
subject property?

9. If access is by water only, please describe the parking and docking facilities
used or to be used and the approximate distance of these facilities from the
subject land to the nearest public road.

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☒

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? Residential

The abutting properties? _____

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

15. What are the dates of acquisition and construction of subject property and building property?

Date of acquisition of subject property: _____

Date of construction of buildings property: _____

16. How long have the existing uses continued on the subject property? ____

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

Other Related Planning Applications:

18. Has an application for any of the following on the subject lands?

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) _____ of the
_____ of _____ County/Region of
_____ do hereby authorize
_____ to act as my agent in this application.

Signature of Owner(s)

Date

Affidavit:

I (we) _____ of the
_____ of _____ County/Region of
_____ solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the _____ of _____ in the
County/Region of _____ this _____ day of
_____, 20_____.

Emily Larochelle

Signature of Owner or authorized
solicitor or agent

August 15/19

Date

Signature of Commissioner

Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

NEW SINGLE FAMILY DWELLING
4427 CONCESSION 7, PUSLINCH ON.

SCOPE OF WORK

- DEMOLISH EXISTING HOUSE TO MAIN SUBFLOOR
- DEMOLISH EXISTING CELLAR AND FRONT PORCH
- EXISTING FOUNDATION WALLS REMAIN
- EXISTING MAIN FLOOR FRAMING REMAINS
- NEW MAIN AND SECOND STOREYS
- NEW PORCH, BREZZEWAY, AND FREESTANDING GARAGE
- NEW SEPTIC

SEPTIC SUMMARY

- 3 BEDROOMS + 1 BEDROOM FUTURE ON MAIN FLOOR
- 2 FULL BATHS
- 1 HALF BATH
- ASSURE TWO SINKS IN KITCHEN
- LAUNDRY SINK
- ONE SET OF LAUNDRY MACHINES
- ASSURE UTILITY SINK IN BASEMENT

GENERAL NOTES:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING REPORT.
- ENGINEERED FRAMING ITEMS NOTED IN BLUE
- VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER.
- DO NOT SCALE DRAWINGS.
- BUILDING PERMIT AND APPROVED DRAWINGS TO BE AVAILABLE ON SITE AT ALL TIMES
- CRCA APPROVAL, GRANTED FOR WORK SHOWN.

OPENING, HEADERS, AND MOUNTING HEIGHTS

- MOUNT ALL WINDOWS TO ALIGN WITH EXTERIOR DOORS, CASINGS TO ALIGN. REFER TO RS05

WINDOW WELLS

- ENSURE MIN. 22" CLEARANCE AT FRONT OF WINDOW TO WELL
- DRAIN ALL WINDOW WELLS TO KEEPING TILE BELOW

GENERAL

- PROVIDE APPROVED FASTENING DEVICES INCLUDING JOIST HANGERS
- ENSURE WOOD BEAMS HAVE MIN. 3 1/2" LEVEL BEARING AT EACH END
- NEW WOOD POSTS SHALL BE AS WIDE AS THE BEAM FLANGE IT IS SUPPORTING
- MIN. ACCESS INTO UNHEATED ATTIC THROUGH BED 3 & CEILING ACCESS. 20" x 20"
- VENT ALL FANS TO EXTERIOR INCLUDING HOOD FAN, KITCHEN STOVE, BATH FANS
- MIN. 50CFM FAN IN BATHROOMS
- BATH FANS EXHAUST DUCT SIZE MIN. 5" FOR 20 & FAN CAPACITY. WHERE DUCT LENGTH DOES NOT EXCEED 9m
- AND NUMBER OF ELBOWS DOES NOT EXCEED 4. INCREASE DIAMETER BY 1" WHERE FLEXIBLE DUCT USED. REFER TO S 32.3.5
- BATHROOMS TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET
- ENSURE MIN. 2 1/2" AIR SPACE IS MAINTAINED BETWEEN INSULATION AND UNDERSIDE OF SHEATHING, INSTALL DEPRESSORS AS REQUIRED
- PROVIDE MIN. 7-11" EAVES PROTECTION PER S 26.5
- 1/2" GREEN BOARD AROUND TUB LOCATIONS
- 1/2" CEMENT BOARD OR DENS SHEILD IN TILED SHOWERS
- PROVIDE 1/2" DEEP SAW CUT ON ALL CONCRETE SLABS TO MAX. AREA OF 300 sq ft.
- ENSURE ROOF VENTS 1:300 RATIO PER CBC
- NEW FOUNDATION WALLS TO BE TIED TO EXISTING PER P-ENG DETAIL

PLUMBING & HVAC

- FIRST 6" OF HOT WATER PIPING FROM HOT WATER STORAGE TANK SERVING NON-RECIRCULATING SYSTEM SHALL BE INSULATED TO MIN. R 3.5 (PER 12.3.1.4 (2))
- NEW WATER CLOSETS SHALL BE MAX. 8" x 4 1/4" DUAL FLUSH
- NEW PLUMBING FIXTURES REQUIRE MIXING VALVE TO ENSURE MAX WATER TEMPERATURE AT 49 DEGREES C
- ALTERNATELY, INSTALL MIXING VALVE ON HOT WATER HEATER
- ENSURE ONE HEAT SUPPLY VENT PER ROOM. UNDERCUT DOORS TO ROOMS WHERE RETURN AIR IS NOT PROVIDED. LOW WALL SUPPLY AND RETURN OUTLETS ARE RECOMMENDED.

GUARDS / RAILINGS

- ALL INTERIOR STAIR RAILINGS TO BE MIN. 36" PER CBC
- EXTERIOR GUARDS BY PRO-BUILT, REFER TO MANUAL AND ENGINEERING AT INSPECTIONS (REAR PORCH ONLY; NOT REQUIRED AT FRONT OR SIDE DOORS DUE TO GRADE)
- PROVIDE 36" CONSTRUCTION GUARD AT ANY DOOR 5' ABOVE GRADE DURING COURSE OF CONSTRUCTION

ENERGY EFFICIENCY DESIGN SUMMARY

SB-12 TABLE 3.1.1.1 ADDITIONS TO EXISTING BUILDINGS

THERMAL INSULATION	
BUILDING COMPONENT	R VALUE
CEILING WITH ATTIC SPACE	R60
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	R19 + R5 g
BASEMENT WALLS	R12 + R10 g
HEATED SLAB w/ SLAB <= 2" BELOW GRADE	R10
EDGE OF BELOW GRADE SLAB <= 2" BELOW GRADE	R10
WINDOWS & SLIDING GLASS DOORS	0.28 MAX. U

GROSS AREA OF WINDOWS

WALL AREA: 4046 sq ft

GLAZING: 512.2 sq ft

RATIO = 12.7 %

IF < 11%, COMPLY WITH TABLE

IF 11% - 22%

1.8 where table requires 2.0

1.6 where table requires 1.8

1.4 where table requires 1.6

IF > 22%, COMPLY WITH 2.1.2

SMOKE & CO ALARMS

LEGEND:

609 CARBON MONOXIDE ALARM

609 SMOKE ALARM, INTERCONNECTED & WITH VISUAL SIGNAL

NOTES

AS PER CBC, S 10.15.3 (2017)

- AT LEAST ONE SMOKE ALARM ON EACH FLOOR LEVEL, INCLUDING BASEMENTS. ...

- ON ANY STOREY CONTAINING SLEEPING ROOMS, INSTALL ALARM

- IN EACH SLEEPING ROOM

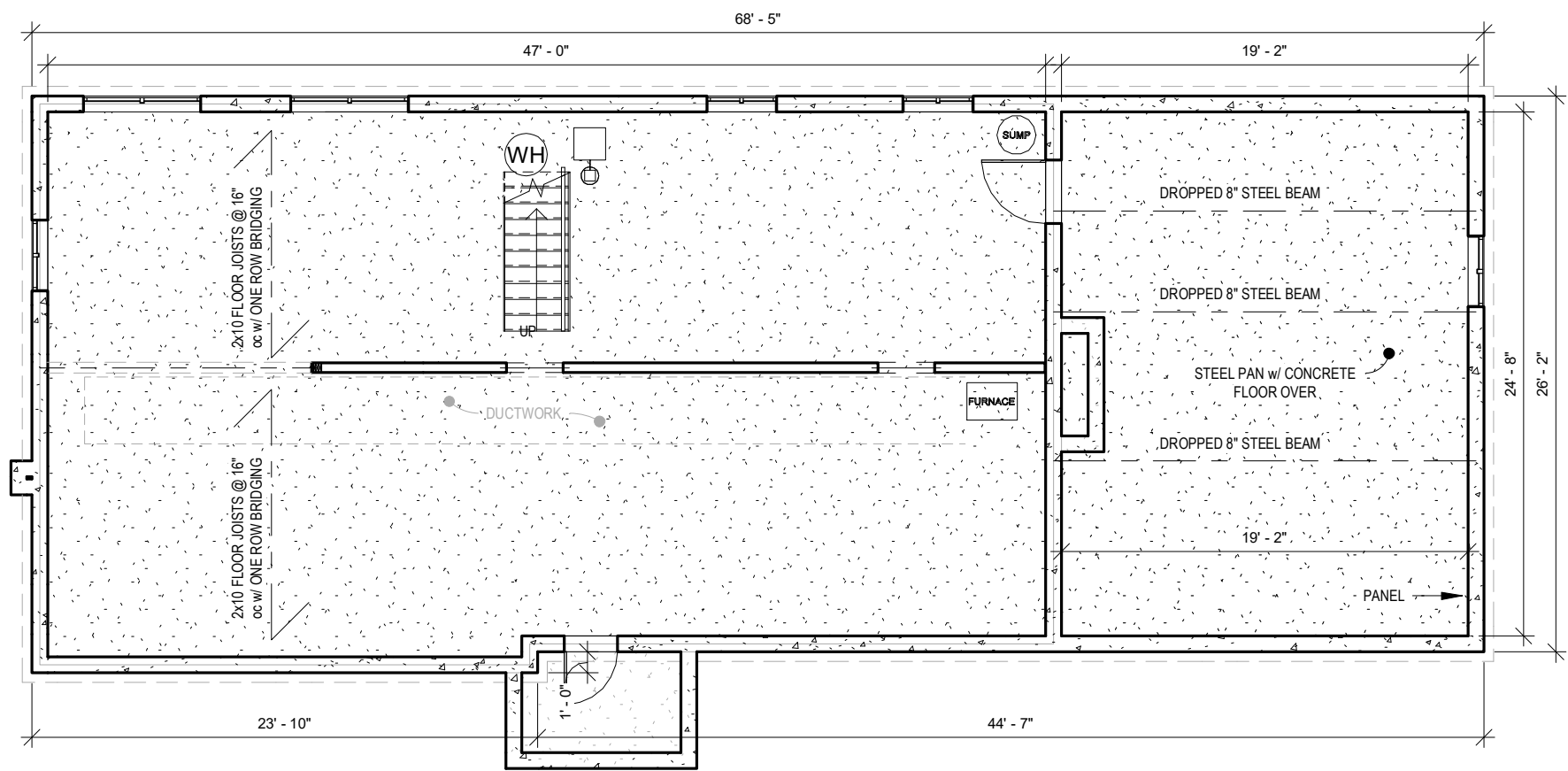
- IN A LOCATION BETWEEN SLEEPING ROOMS AND REMAINDER OF STOREY, AND IN HALLWAY IF SLEEPING ROOMS ARE SERVED BY A HALLWAY

AS PER CBC, S 31.4.2

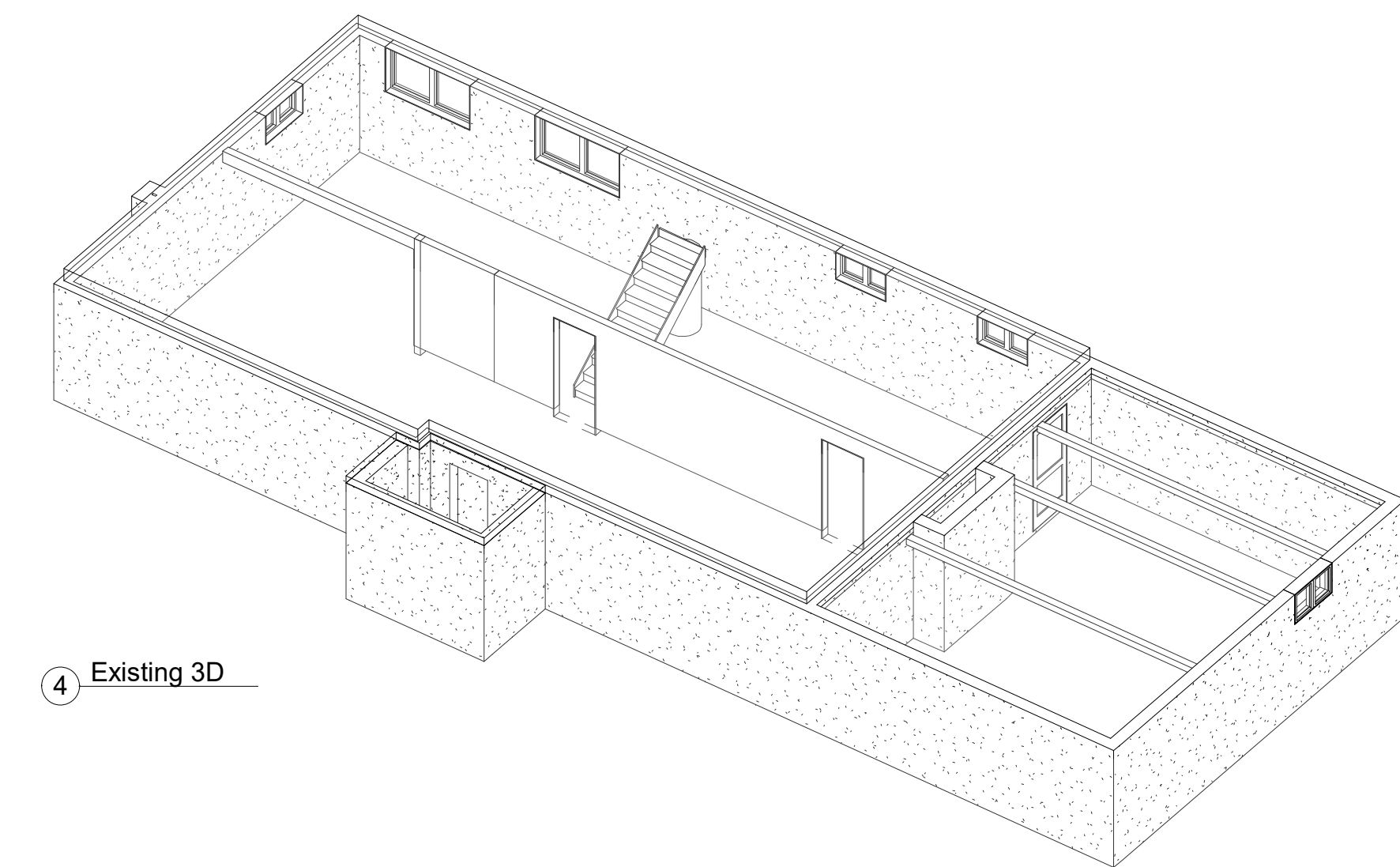
- WHERE FUEL-BURNING APPLIANCE IS INSTALLED, ALARM ADJACENT TO EACH SLEEPING AREA

- ALL ALARM INTERCONNECTED & HARDWIRED, INSTALLED AT MANUFACTURER'S

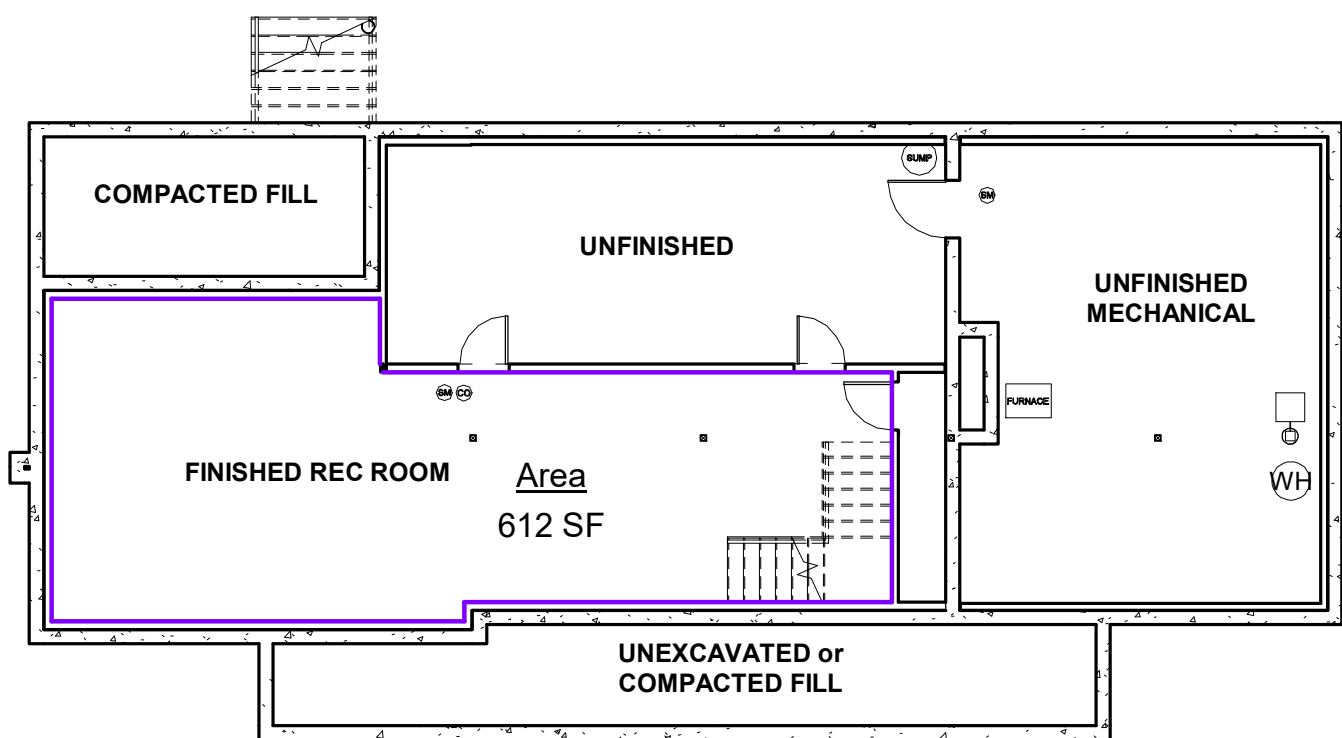
RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC INSTRUCTIONS, ON OR NEAR CEILING



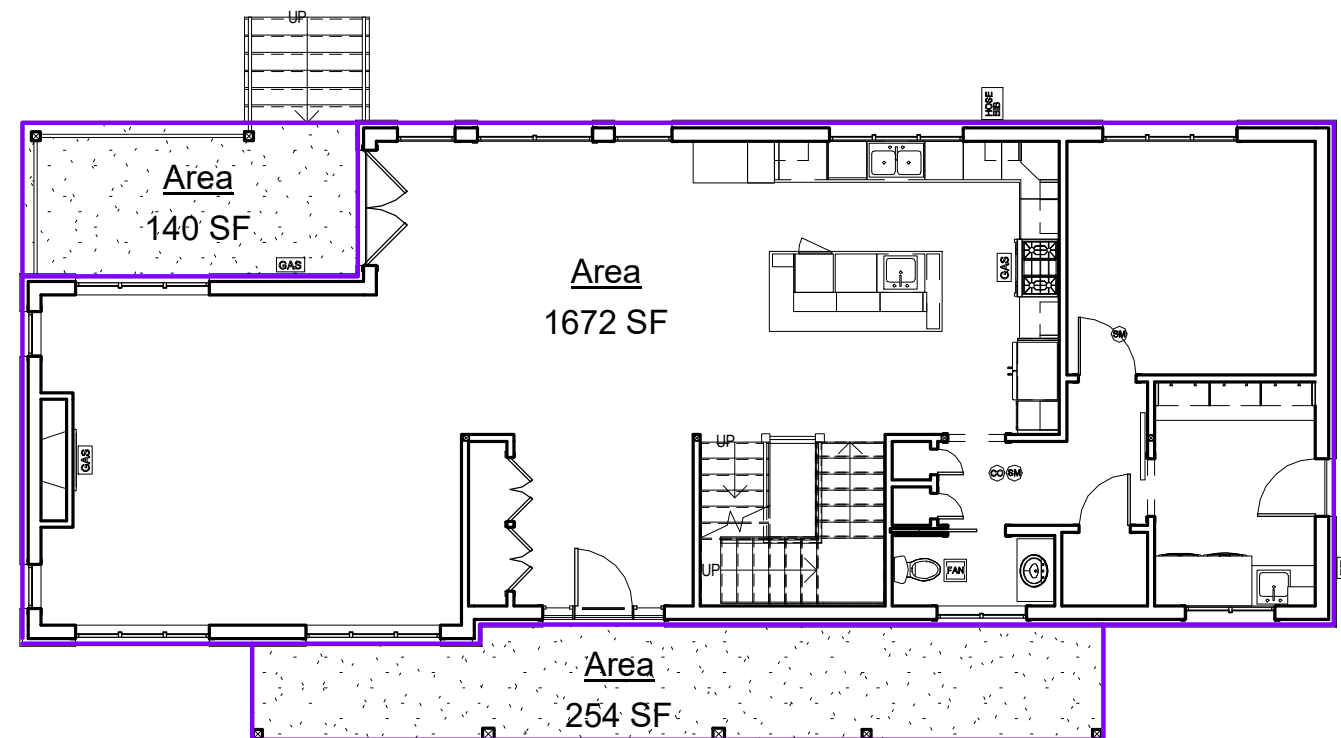
3 Existing - Basement
1/8" = 1'-0"



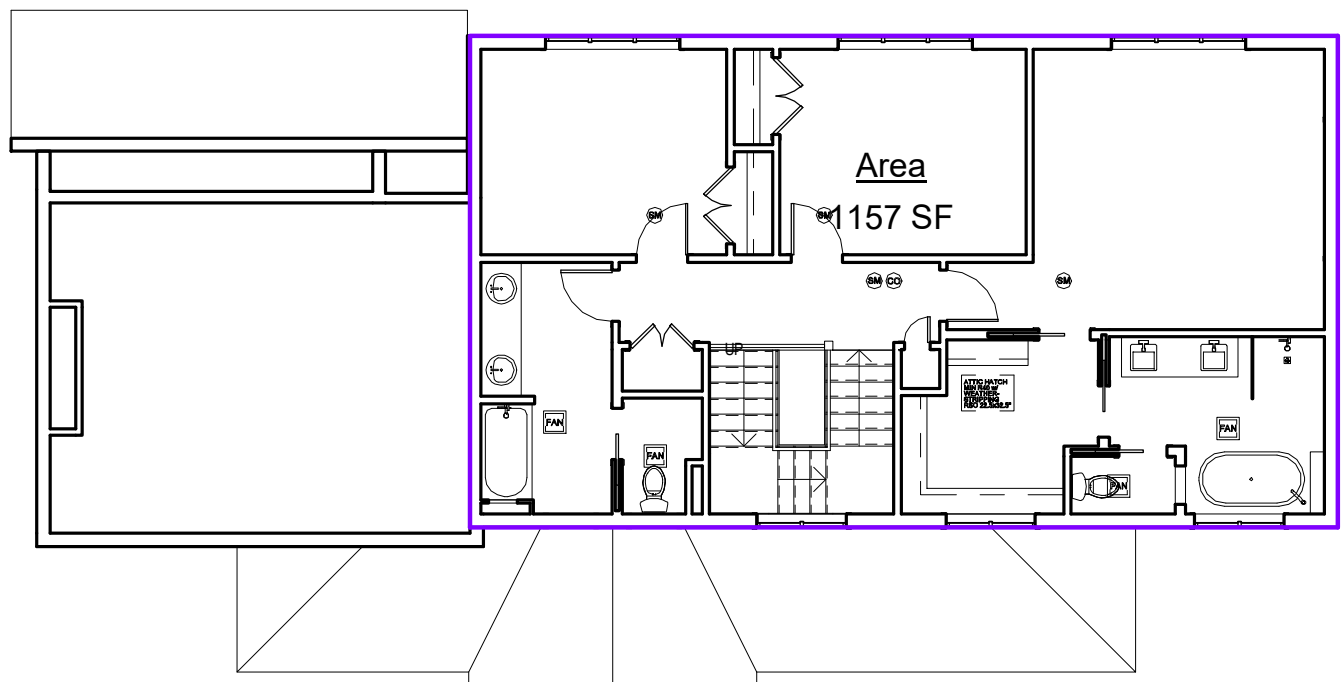
4 Existing 3D



6 Area - Finished Basement
1" = 10'-0"



1 Area - Main Floor
1" = 10'-0"



2 Area - Second Floor
1" = 10'-0"

SQUARE FOOTAGES:

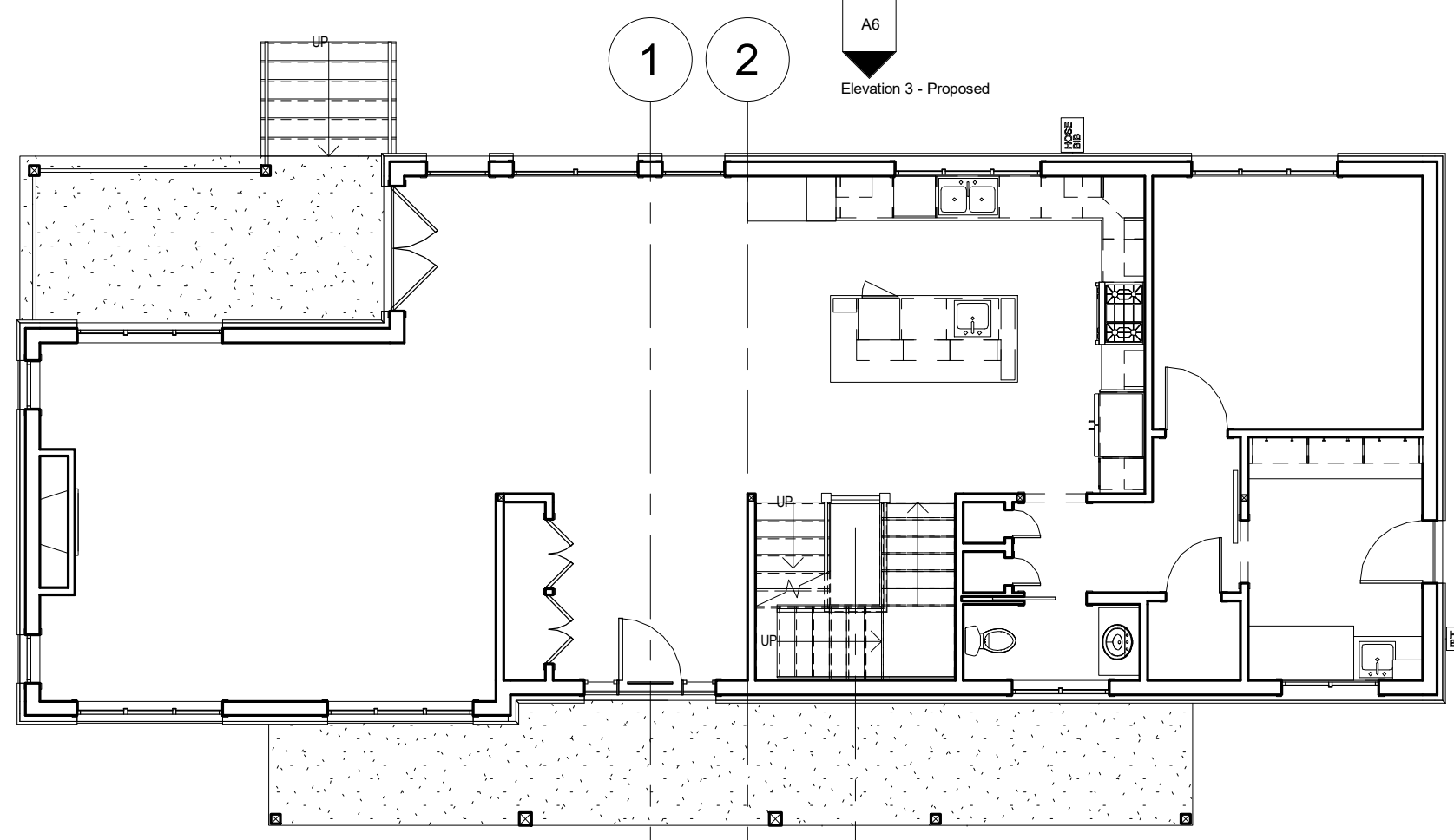
PROPOSED:

MAIN FLOOR: 1672 sq ft

SECOND FLOOR: 1157 sq ft

TOTAL: 2829 sq ft

FINISHED BASEMENT: 612 sq ft



5 Key Plan
1/8" = 1'-0"



I, EMILY LAROCHELLE, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES DOCUMENTED IN THESE DRAWINGS.

I AM QUALIFIED AND REGISTERED UNDER THE PROFESSIONAL BUILDING ACT (R.S.O. 1990, CHAPTER 122).

- GENERAL NOTES:
1. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.
 2. DO NOT SCALE DRAWINGS.
 3. ALL DRAWINGS IN PACKAGE ARE TO BE READ IN CONJUNCTION.
 4. DRAWINGS ARE PROPERTY OF ELLE3 DESIGN & INTERIORS INC. AND ARE NOT TO BE REPRODUCED WITHOUT PERMISSION OR INSTRUCTION TO DO SO.

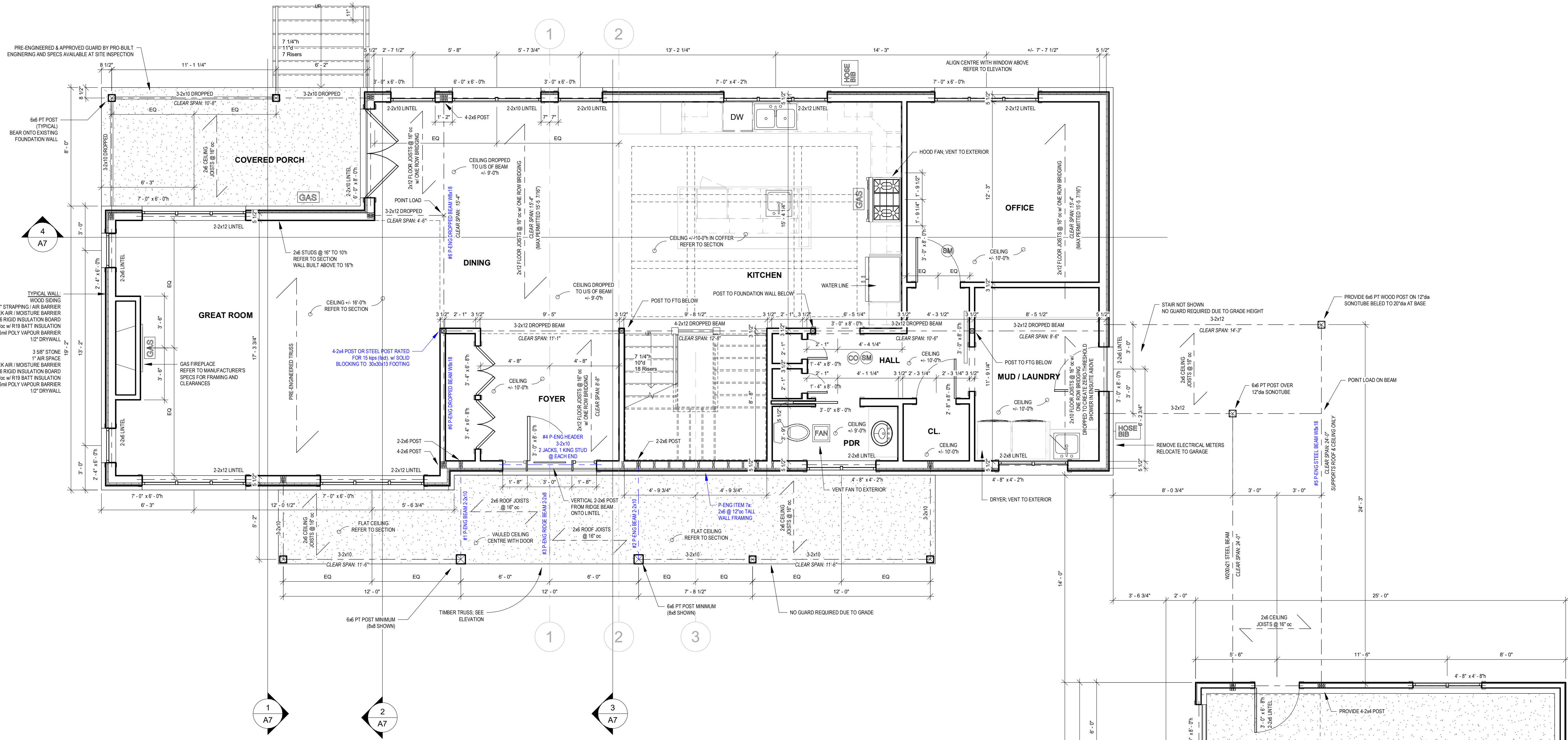
ELLE3
DESIGN & INTERIORS INC.
Emily Larochelle
p: 905-211-0151
emily@elle3design.com

Roy Renovation /
Addition
4427 Concession 7,
Puslinch Twp

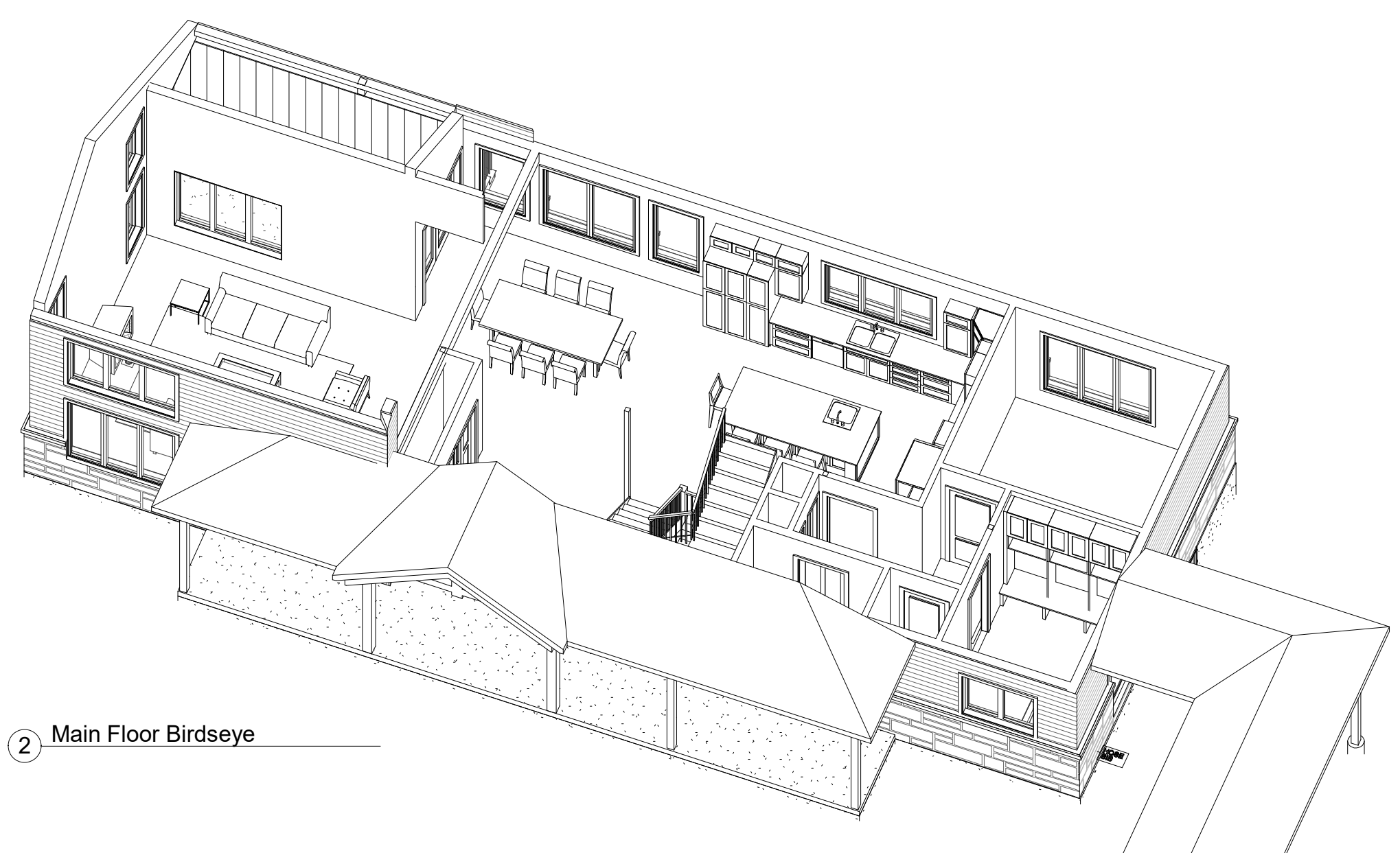
Titlepage

2019-07-25 2:15:40 PM

As indicated A1



1 Proposed - Main Floor
1/4" = 1'-0"



2 Main Floor Birdseye

1. EMILY LAROCHELLE, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES DOCUMENTED IN THESE DRAWINGS.

I AM QUALIFIED AND REGISTERED UNDER BC'S PROFESSIONAL BUILDING ACT (PROB-10001).

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.

2. DO NOT SCALE DRAWINGS.

3. ALL DRAWINGS IN PACKAGE ARE TO BE READ IN CONJUNCTION.

4. DRAWINGS ARE PROPERTY OF em3 DESIGN & INTERIORS INC. (em3) & ARE NOT TO BE REPRODUCED WITHOUT PERMISSION OR INSTRUCTION TO DO SO.

ELLE3

DESIGN & INTERIORS INC.

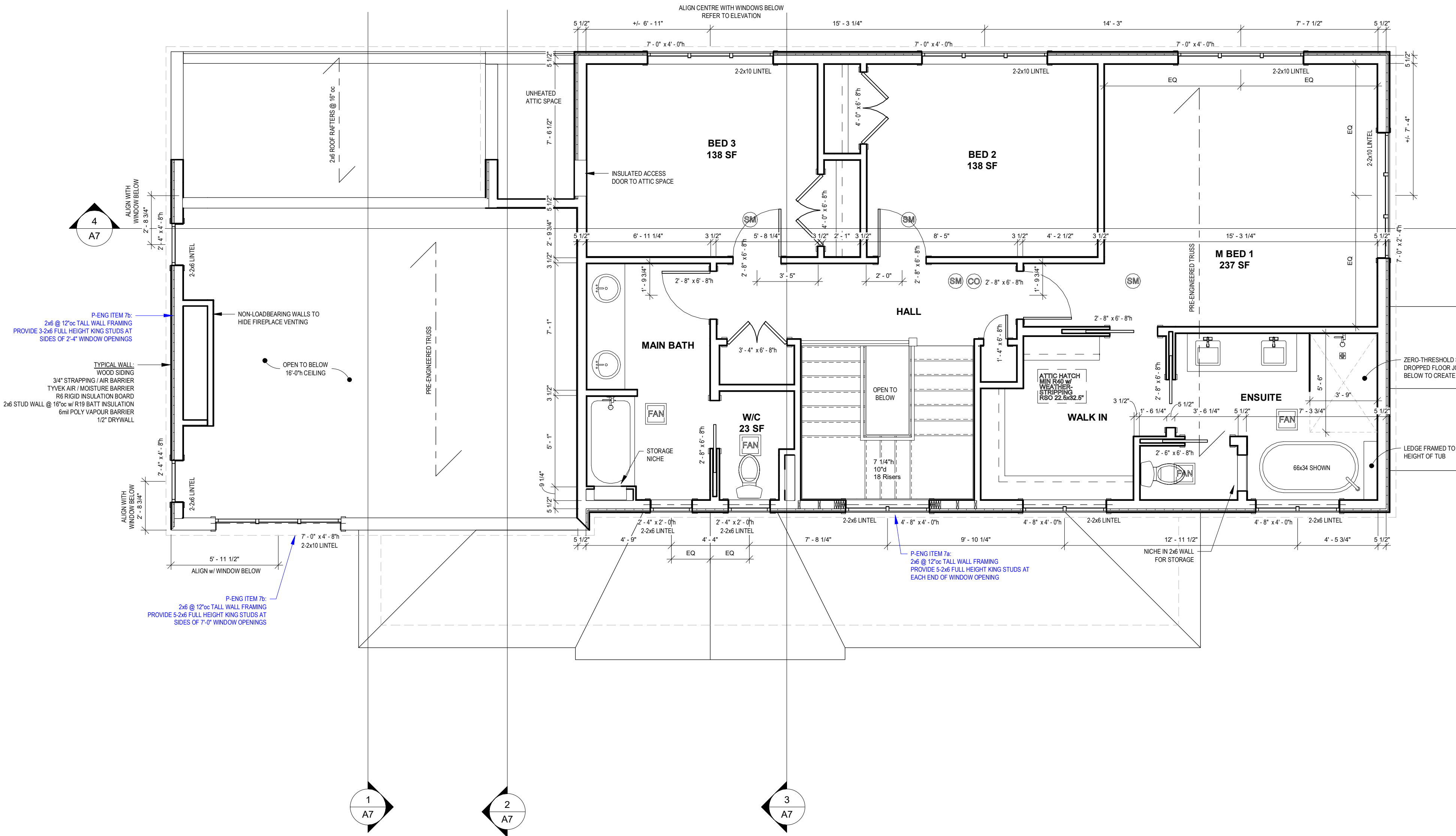
Emily Larochelle
p: 604-271-0353
emilylevel3design.com

Roy Renovation / Addition
4427 Concession 7,
Puslinch Twp

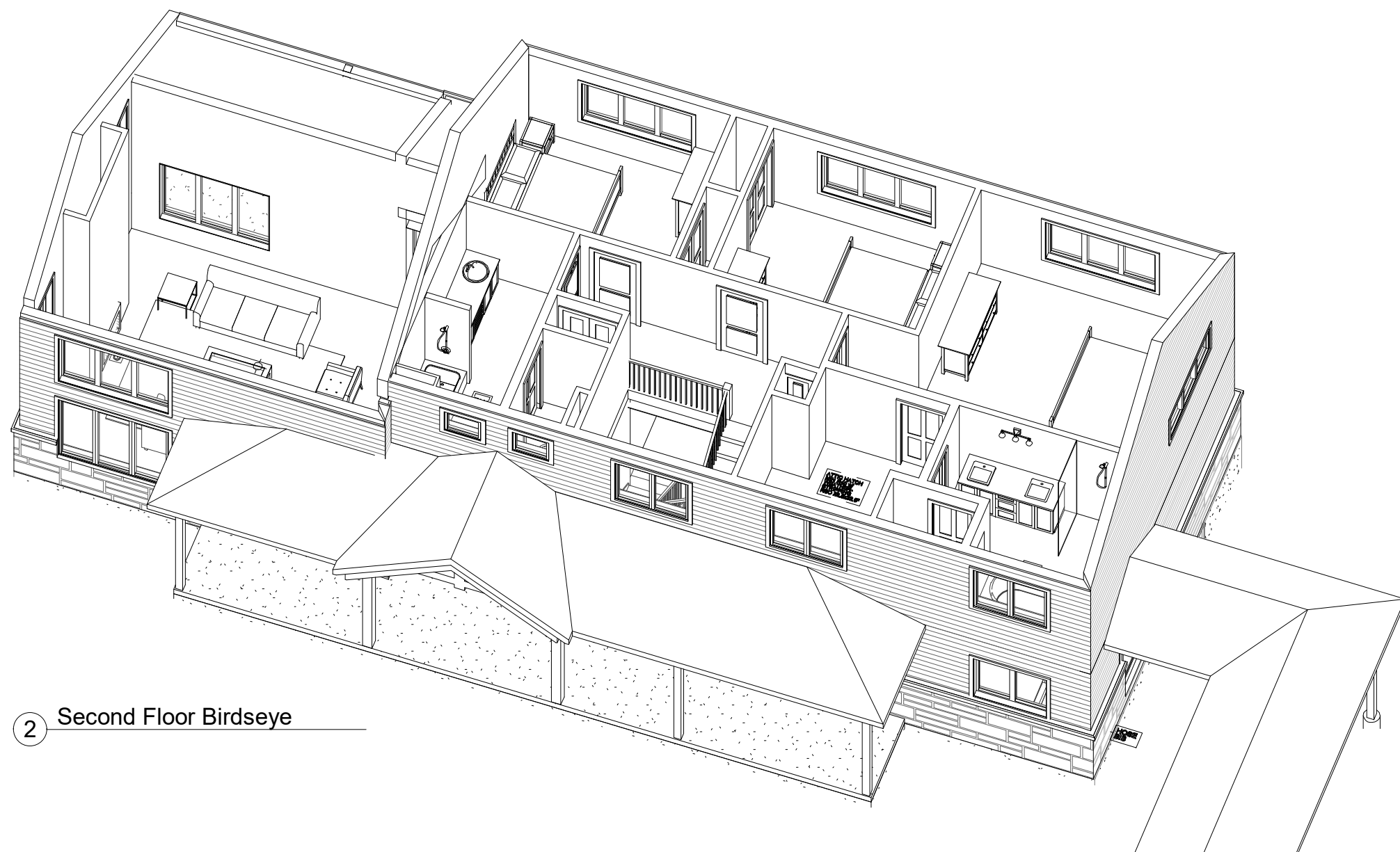
Proposed Main Floor

2019-07-25 2:15:42 PM

1/4" = 1'-0" A3



1 Proposed - Second Floor
1/4" = 1'-0"



2 Second Floor Birdseye

1. EMILY LAROCHELLE, HAVE
REVIEWED AND TAKE
RESPONSIBILITY FOR THE DESIGN
ACTIVITIES DOCUMENTED IN THESE
DRAWINGS.
I AM QUALIFIED AND REGISTERED
UNDER BCIT
BUILDING ACT
[Redacted]
GENERAL NOTES:
1. REPORT ANY DISCREPANCIES TO
DESIGNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS IN PACKAGE ARE
TO BE READ IN CONJUNCTION.
4. DRAWINGS ARE PROPERTY OF elle3
design & interiors and ARE NOT TO BE
REPRODUCED WITHOUT PERMISSION
OR INSTRUCTION TO DO SO.

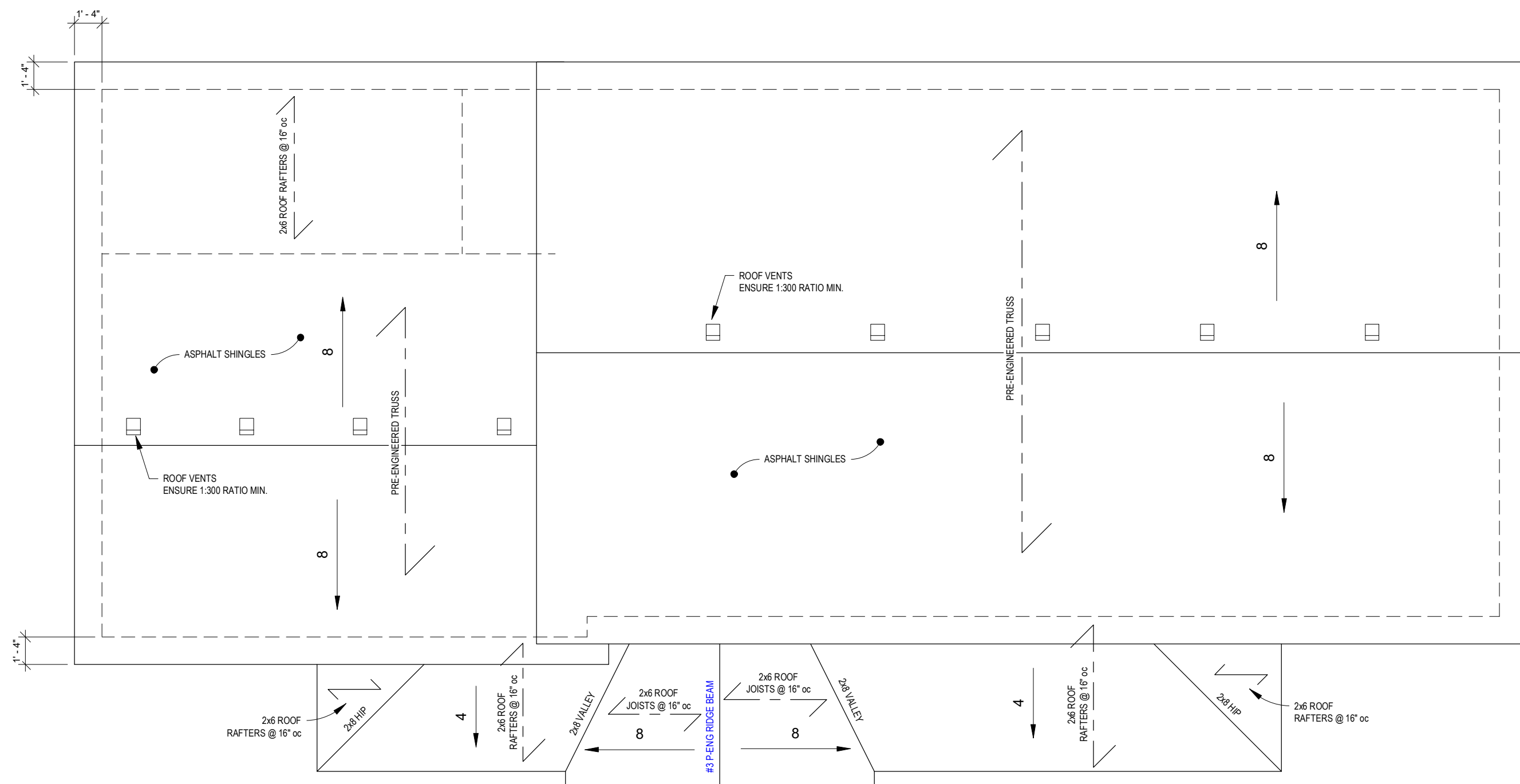
ELLE3
design & interiors inc.
Emily Larochelle
p: 604-271-0151
emily@elle3design.com

Roy Renovation /
Addition
4427 Concession 7,
Pustlinch Twp

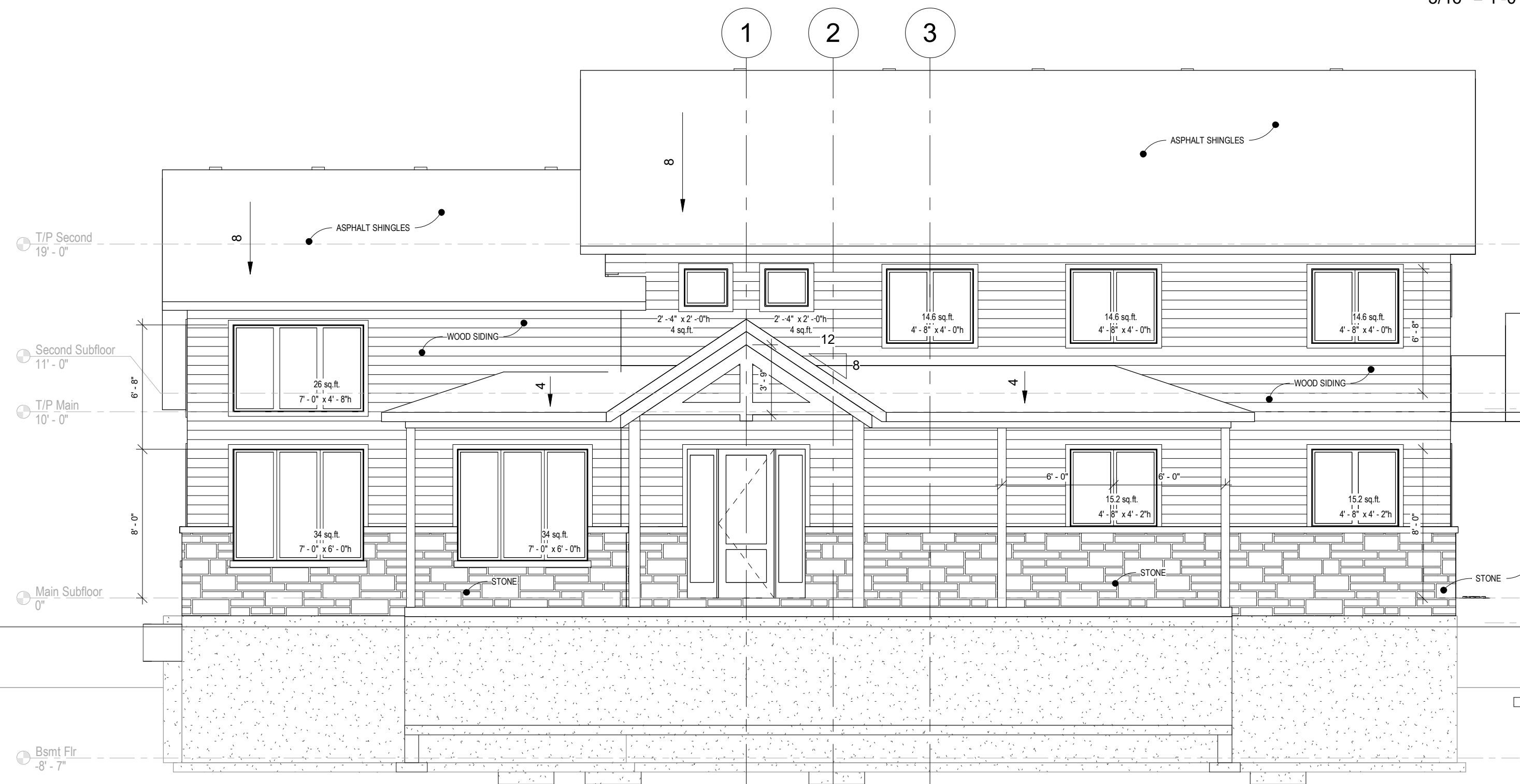
Proposed Second
Floor

2019-07-25 2:15:43 PM

1/4" = 1'-0" A4

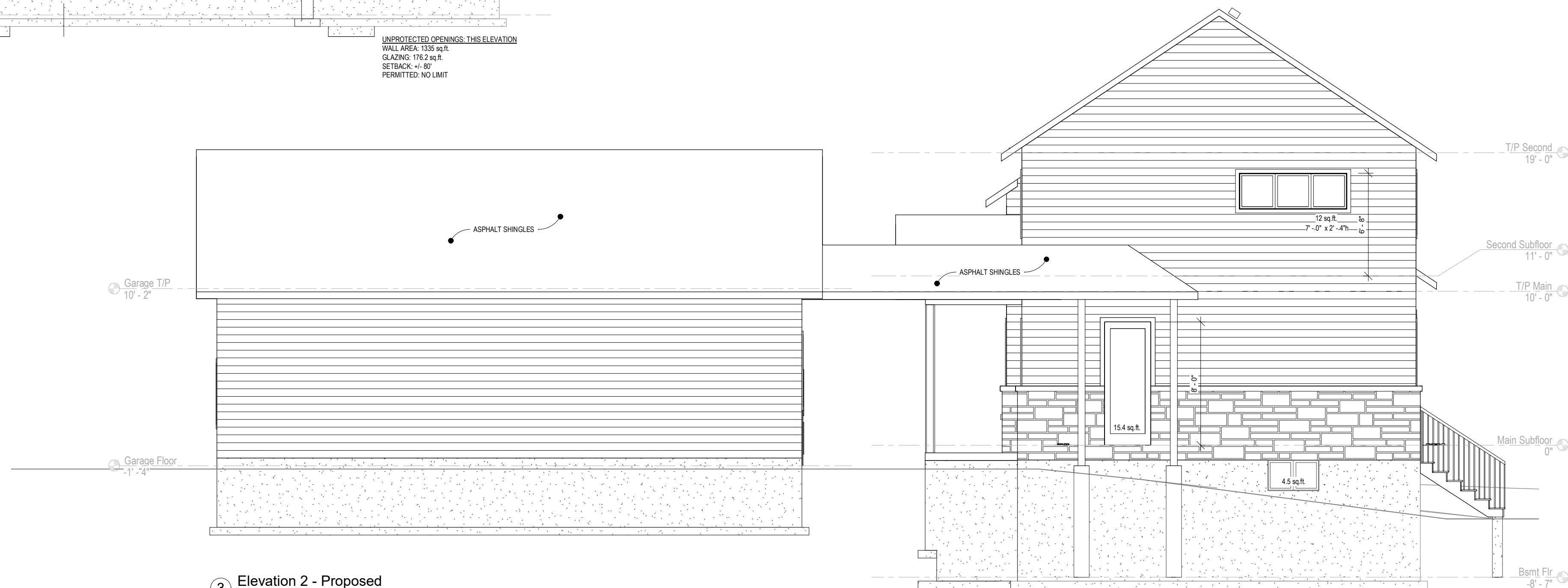


1 Proposed - Roof
3/16" = 1'-0"



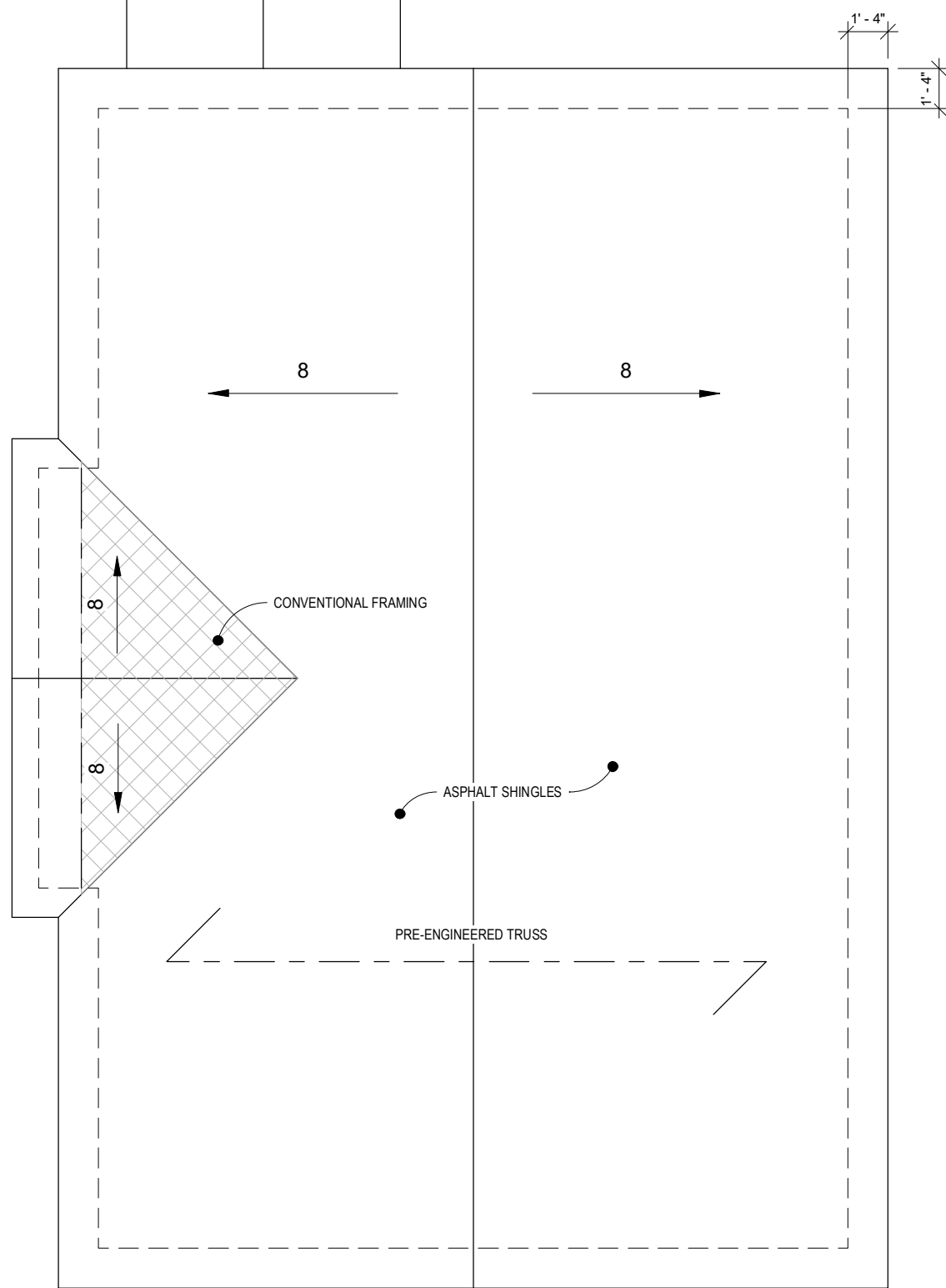
2 Elevation 1 - Proposed
3/16" = 1'-0"

UNPROTECTED OPENINGS: THIS ELEVATION
WALL AREA: 135 sq.ft.
GLAZING: 175.2 sq.ft.
SETBACK: +/- 80"
PERMITTED: NO LIMIT



3 Elevation 2 - Proposed
3/16" = 1'-0"

UNPROTECTED OPENINGS: THIS ELEVATION
WALL AREA: 150 sq.ft.
GLAZING: 31.9 sq.ft.
SETBACK: +/- 28"
PERMITTED: +/- 75%
ACTUAL: 4.3%



I, EMILY LAROCHELLE, HAVE
REVIEWED AND TAKE
RESPONSIBILITY FOR THE DESIGN
ACTIVITIES DOCUMENTED IN THESE
DRAWINGS.
I AM QUALIFIED AND REGISTERED
UNDER BC's PROFESSIONAL
BUILDING ACT (P.B.A.) (S.S.E.L.)
[Redacted Signature]

GENERAL NOTES:
1. REPORT ANY DISCREPANCIES TO
DESIGNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS IN PACKAGE ARE
TO BE READ IN CONJUNCTION.
4. DRAWINGS ARE PROPERTY OF em3
design & interiors and ARE NOT TO BE
REPRODUCED WITHOUT PERMISSION
OR INSTRUCTION TO DO SO.

ELLE3
DESIGN & INTERIORS INC.
Emily Larochelle
p: 250-215-0353
em3@elle3design.com

Roy Renovation /
Addition
4427 Concession 7,
Puslinch Twp

Roof Plan &
Elevations

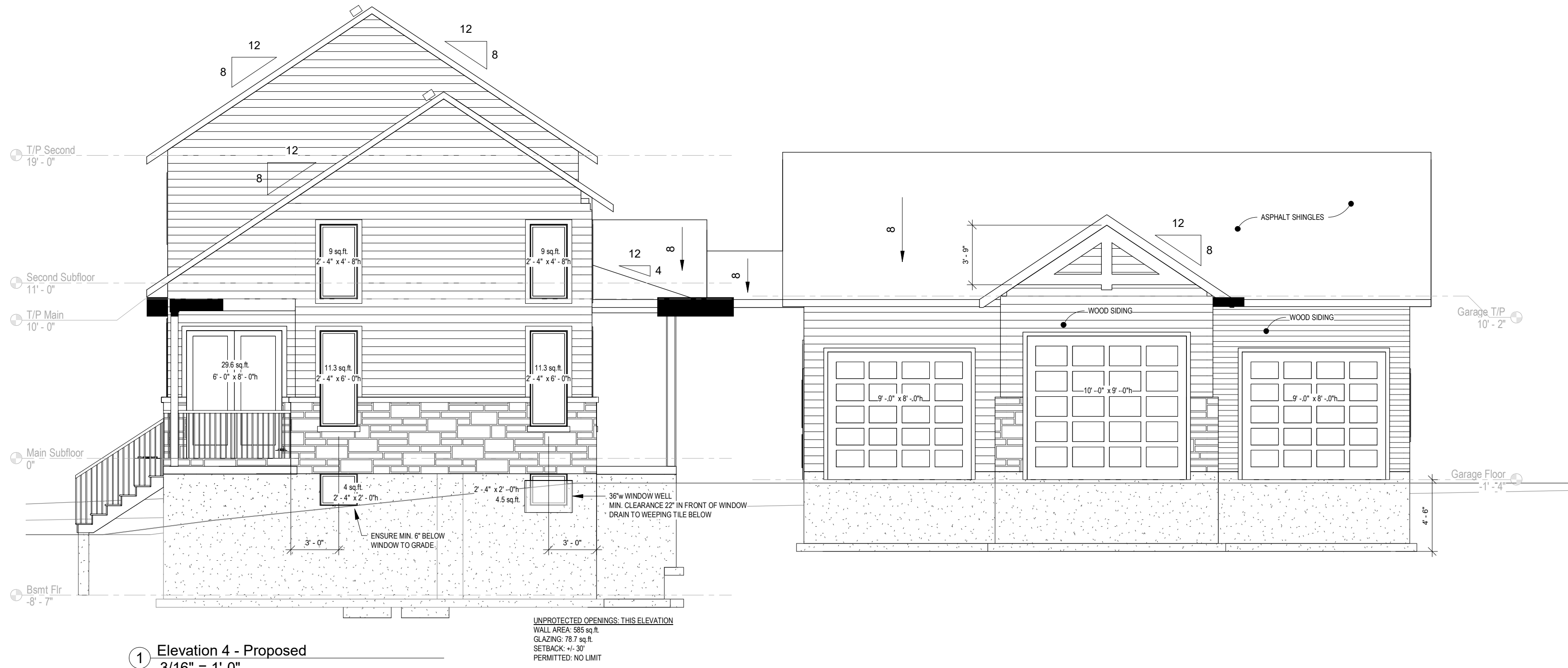
2019-07-25 2:15:44 PM

3/16" = 1'-0" A5



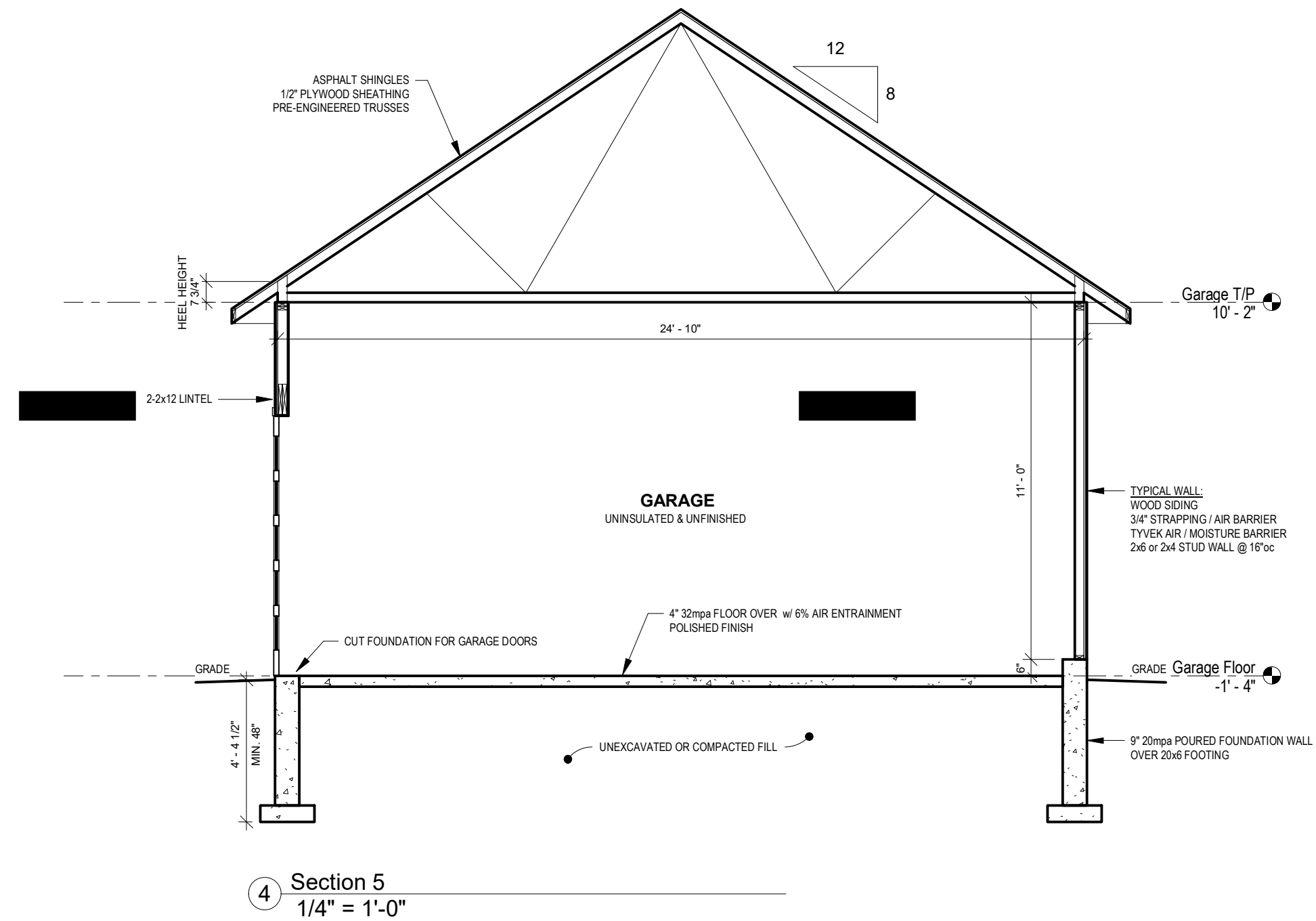
3 Elevation 3 - Proposed
3/16" = 1'-0"

UNPROTECTED OPENINGS, THIS ELEVATION
WALL AREA: 1598 sq.ft.
GLAZING: 2254 sq.ft.
SETBACK: +/- 167'
PERMITTED: NO LIMIT



1 Elevation 4 - Proposed
3/16" = 1'-0"

UNPROTECTED OPENINGS, THIS ELEVATION
WALL AREA: 555 sq.ft.
GLAZING: 157 sq.ft.
SETBACK: +/- 30'
PERMITTED: NO LIMIT



4 Section 5
1/4" = 1'-0"



PROPOSED EXTERIOR 3Ds

I, EMILY LAROCHELLE, HAVE
REVIEWED AND TAKE
RESPONSIBILITY FOR THE DESIGN
ACTIVITIES DOCUMENTED IN THESE
DRAWINGS.
I AM QUALIFIED AND REGISTERED
UNDER BC'S PROFESSIONAL
BUILDING ACT.

GENERAL NOTES:
1. REPORT ANY DISCREPANCIES TO
DESIGNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS IN PACKAGE ARE
TO BE READ IN CONJUNCTION.
4. DRAWINGS ARE PROPERTY OF elle3
design & interiors and ARE NOT TO BE
REPRODUCED WITHOUT PERMISSION
OR INSTRUCTION TO DO SO.

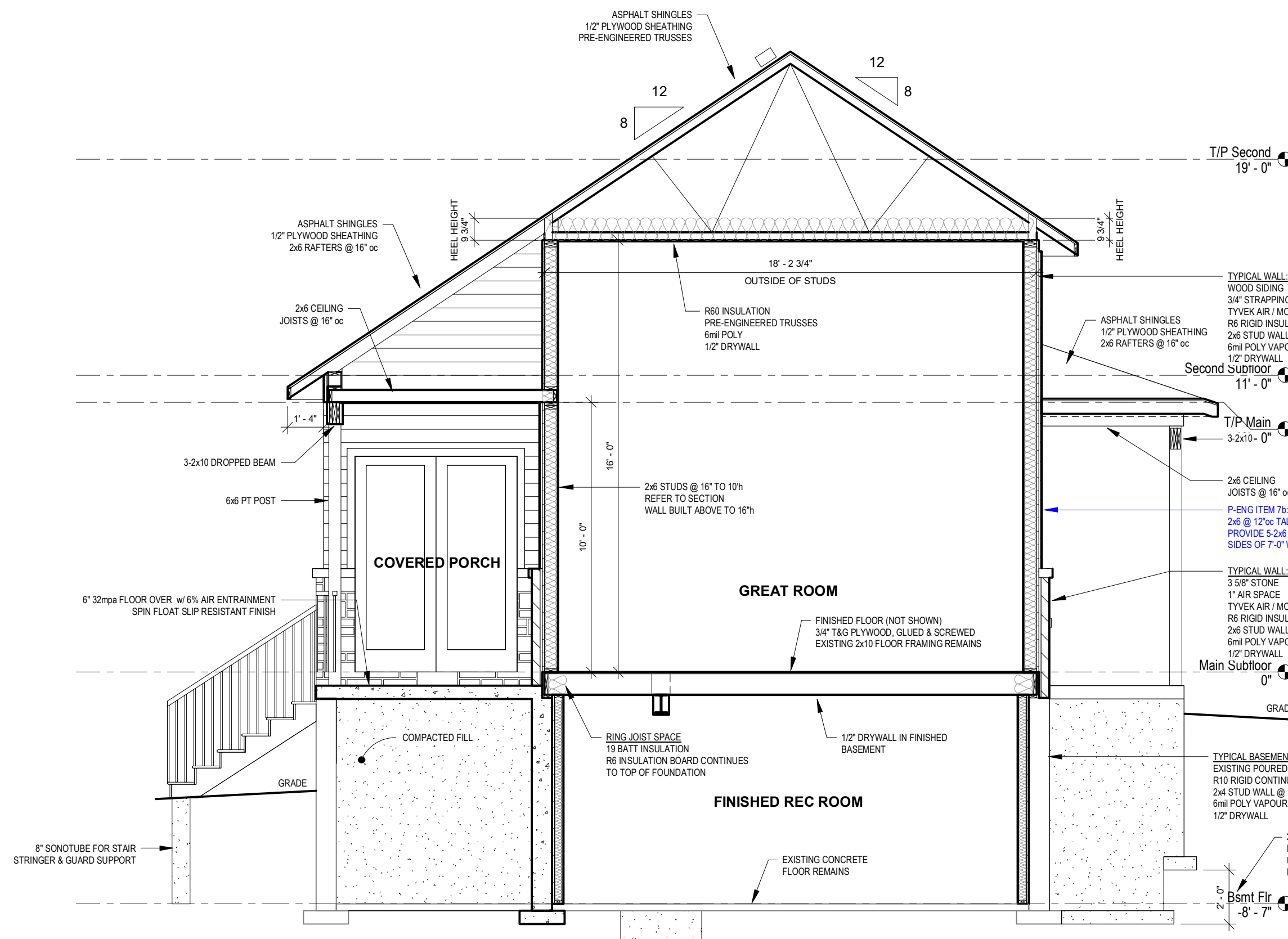
ELLE3
design & interiors inc.
Emily Larochelle
p: 250-215-0153
emily@elle3design.com

Roy Renovation /
Addition
4427 Concession 7,
Puslinch Twp

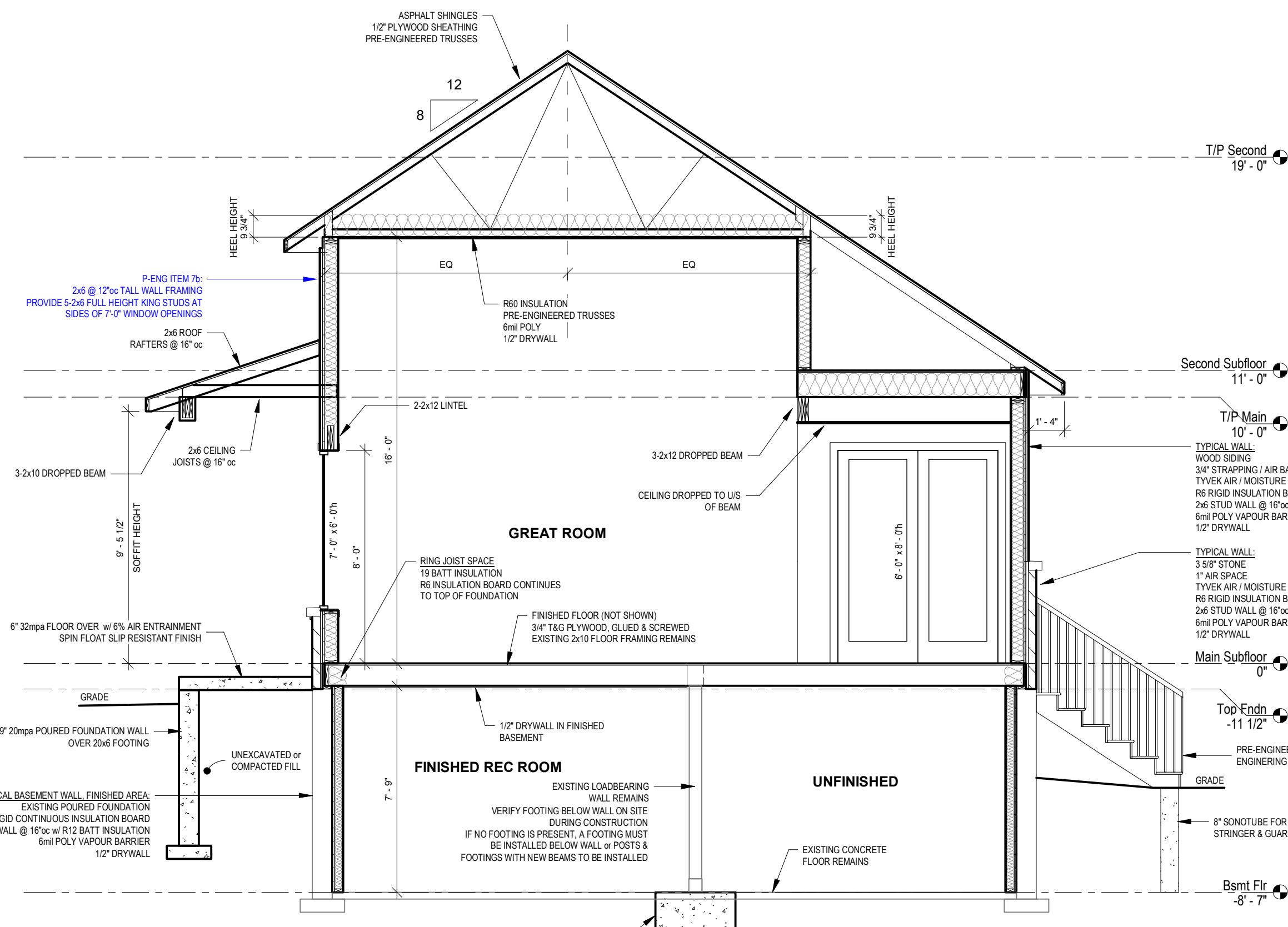
Elevations & Sections

2019-07-25 2:15:46 PM

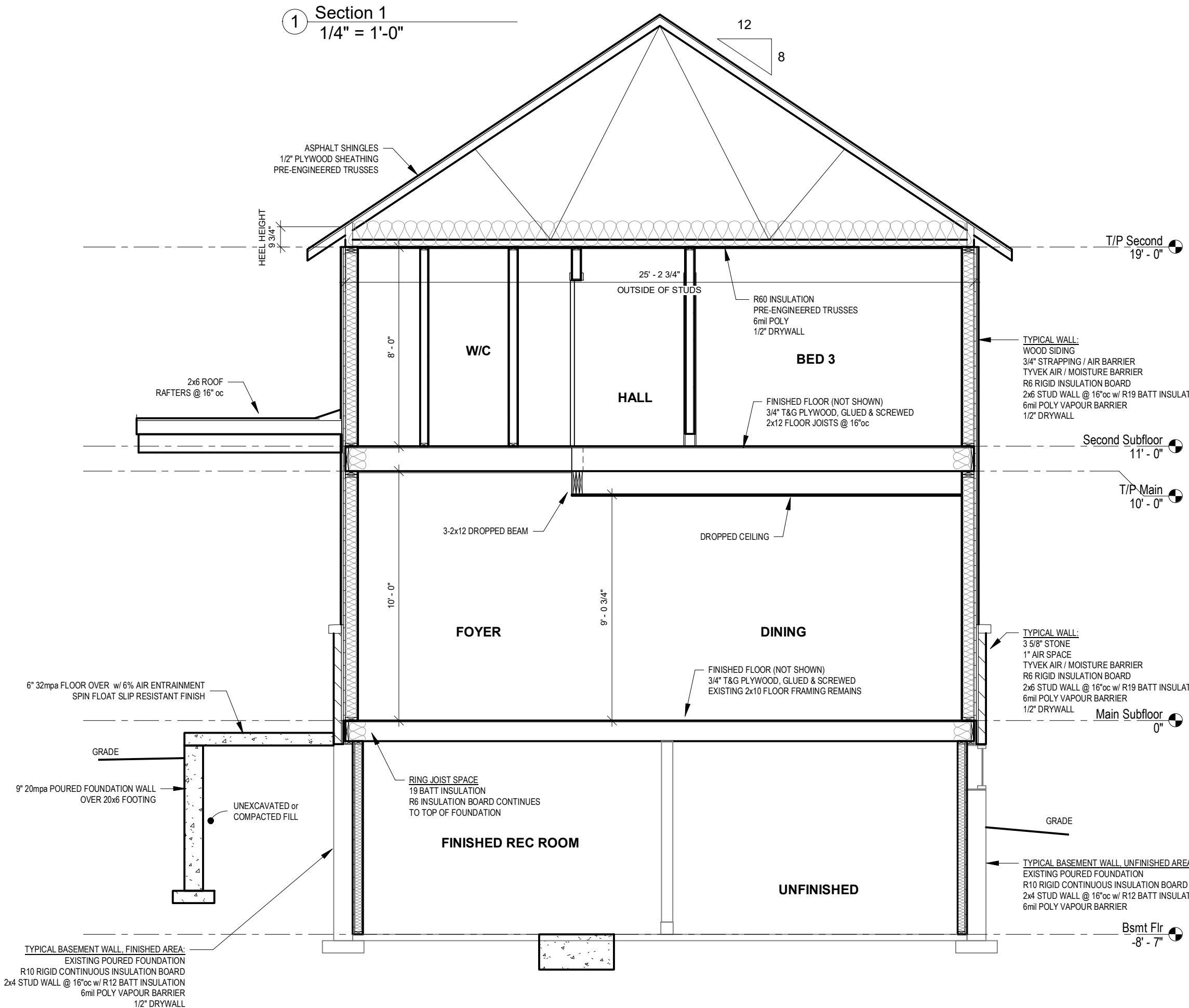
As indicated A6



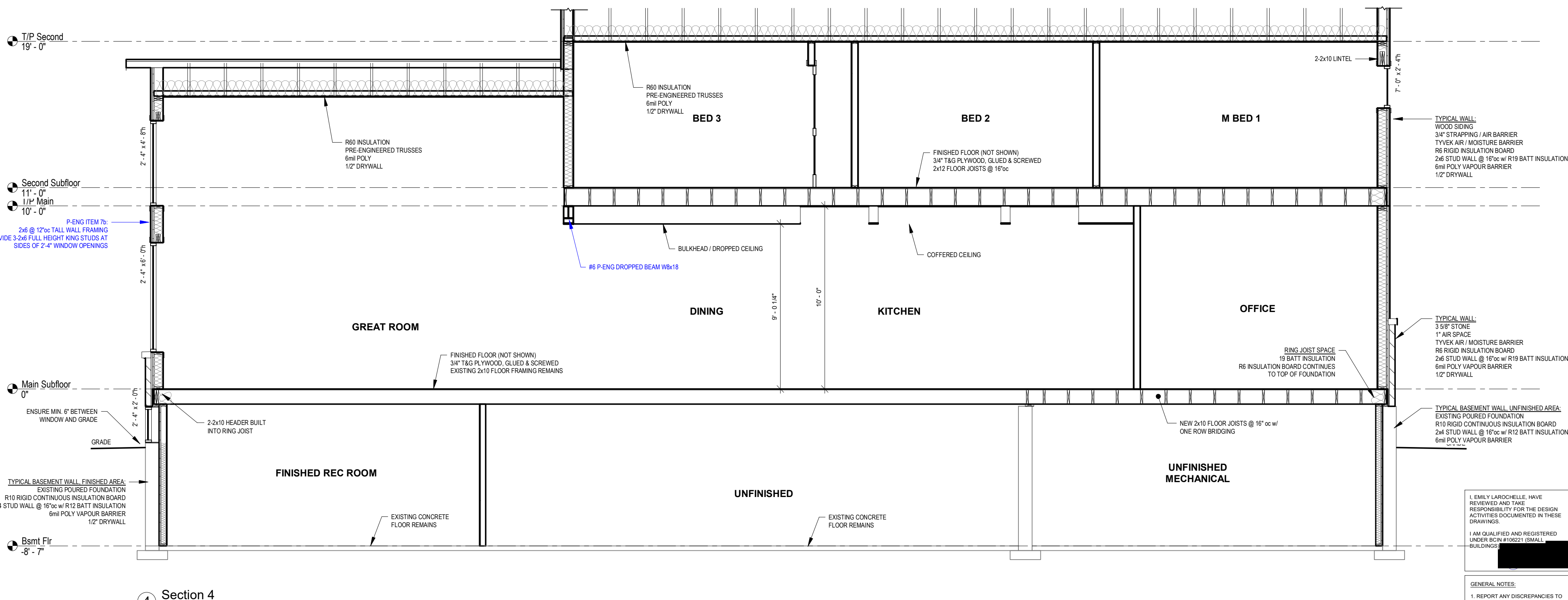
1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



4 Section 4
1/4" = 1'-0"

I, EMILY LAROCHELLE, HAVE
REVIEWED AND TAKE
RESPONSIBILITY FOR THE DESIGN
ACTIVITIES DOCUMENTED IN THESE
DRAWINGS.
I AM QUALIFIED AND REGISTERED
UNDER BC'S PROFESSIONAL
DESIGN ACT.

GENERAL NOTES:
1. REPORT ANY DISCREPANCIES TO
DESIGNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS IN PACKAGE ARE
TO BE READ IN CONJUNCTION.
4. DRAWINGS ARE PROPERTY OF em3
design & interiors and ARE NOT TO BE
REPRODUCED WITHOUT PERMISSION
OR INSTRUCTION TO DO SO.

ELLE31
DESIGN & INTERIORS INC.
Emily Larochelle
p: 604-271-0353
em3@em3design.com

Roy Renovation /
Addition
4427 Concession 7,
Pustinch Twp

Sections

2019-07-25 2:15:47 PM

1/4" = 1'-0" A7

COUNTY OF WELLINGTON, TOWNSHIP OF PUSLINCH

N45°38'30"W

45.720

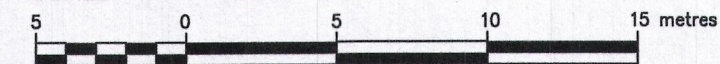
IB (375) (WT)
DISTURBED
0.21 NW P2&Meas
0.37 NE P2&Meas

SKETCH

FOR THE PURPOSE OF SHOWING

BUILDING PERMIT APPLICATION

SCALE 1 : 250



METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

1. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2. ELEVATIONS SHOWN HEREON ARE GEODETIC, DERIVED FROM THE HT.2.0 GEOID USING GPS.

350.00 DENOTES PROPOSED GRADE BY BSR&D

339.73 DENOTES EXISTING ELEVATION SEPT. 2018

— DENOTES DIRECTION OF DRAINAGE

T.O.F. DENOTES TOP OF FOUNDATION

U.S.F. DENOTES UNDERSIDE OF FOOTING

F.F. DENOTES FINISHED FLOOR

B.F. DENOTES BASEMENT FLOOR

BDF DENOTES BOARD FENCE

B.W. DENOTES BOTTOM OF WALL

C.L.F. DENOTES CHAIN LINK FENCE

SWL DENOTES SWALE

T.W. DENOTES TOP OF WALL

• HP

≡ PED

† MB

○ WELL

— E

0.3 DIA CL9

⚡

☼

DENOTES HYDRO POLE

DENOTES TELEPHONE PEDESTAL

DENOTES MAIL BOX

DENOTES WATER WELL

DENOTES OVERHEAD ELECTRICAL WIRE

DENOTES TRUNK DIAMETER AND NUMBER IN CLUSTER

DENOTES CONIFEROUS TREE

DENOTES DECIDUOUS TREE

ELEVATION NOTE

ELEVATIONS HEREON ARE RELATED TO GEODETIC DATUM (CGVD-1928:1978) AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT-V2.0.

NOTES:

THE NEW HOUSE SHALL BE BUILT UPON THE EXISTING FOOTPRINT.

SEPTIC SYSTEM IS TO BE UPGRADED AS PER APPROPRIATE GUIDELINES.

EROSION AND SEDIMENT CONTROL TO BE INSTALLED PRIOR TO CONSTRUCTION
— HEAVY DUTY SD-74B SILT FENCE.

INDEX CONTOURS ARE AT 1.00m INTERVALS.
INTERMEDIATE CONTOURS ARE AT 0.25m INTERVALS.

THE ENTIRETY OF THE SUBJECT PROPERTY FALLS WITHIN THE ENGINEERED FLOODPLAIN AS PER THE GRAND RIVER CONSERVATION AUTHORITY.

DRAFT

THIS SKETCH WAS PREPARED FOR ROB & ERICA ROY
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

REVISED:

RAYMOND J. SIBTHORP
ONTARIO LAND SURVEYOR

© COPYRIGHT 2018: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

BLACK, SHOEMAKER, ROBINSON & DONALDSON

LIMITED

BSR&D

Ontario Land Surveyors
Urban and Rural Planners
& A wholly owned subsidiary of J.D.Barnes Ltd.

WWW.BSRD.COM

257 Woodlawn Road West, # 101
Guelph, Ontario N1H 8J1

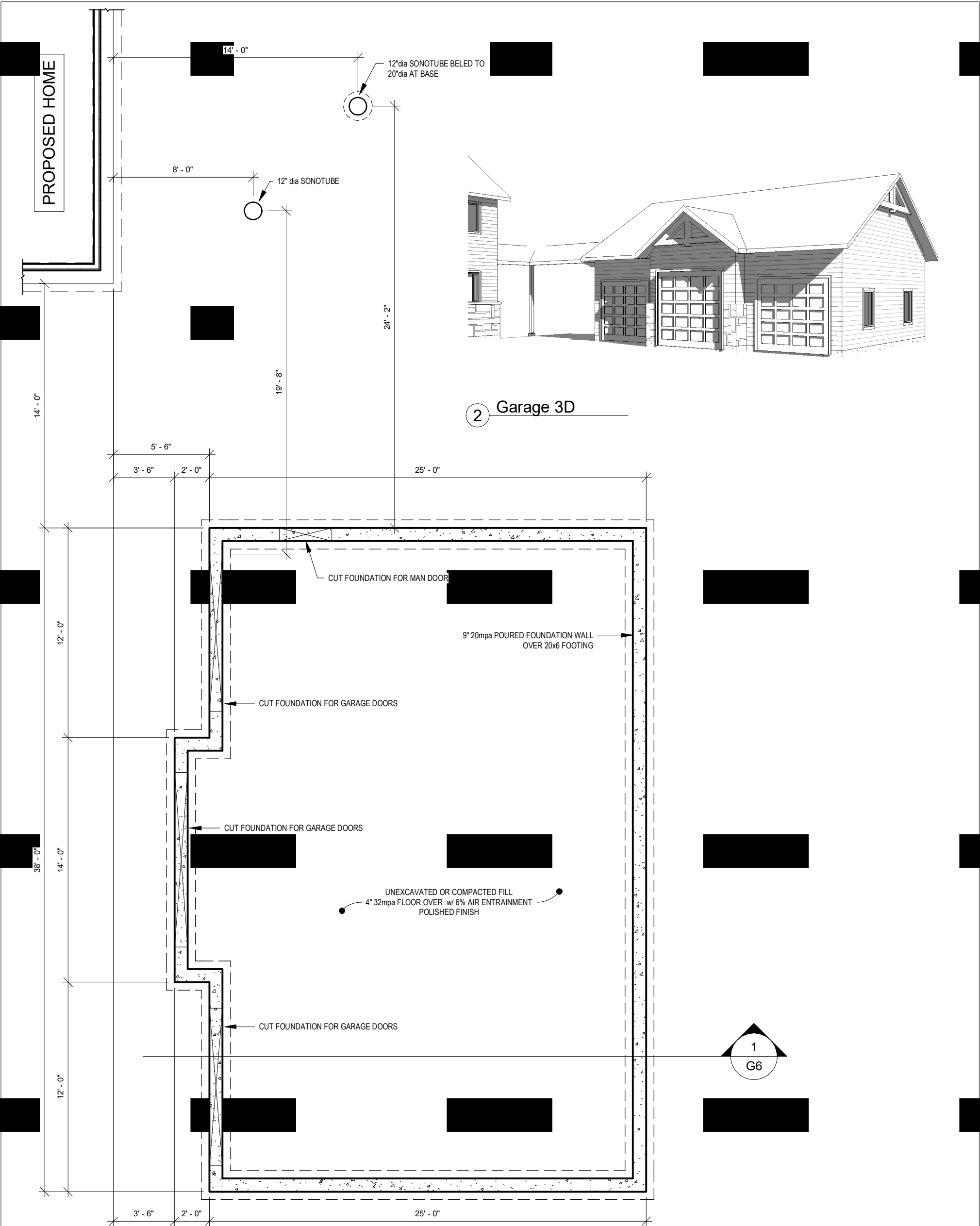
FAX: (519) 822-1220
TEL: (519) 822-4031

NOVEMBER 16, 2018

RPA

PROJECT 18-14-794-00

KNOWN AS CONCESSION 7 ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 7



1 Proposed - Foundation Garage
3/16" = 1'-0"

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS IN PACKAGE ARE TO BE READ IN CONJUNCTION.
4. DRAWINGS ARE PROPERTY OF elle3 design & interiors AND ARE NOT TO BE REPRODUCED WITHOUT PERMISSION OR INSTRUCTION TO DO SO.

ELLE3

DESIGN & INTERIORS INC.

Emily Larochelle
p: 519-219-0153
emily@elle3design.com

I, EMILY LAROCHELLE, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES DOCUMENTED IN THESE DRAWINGS.

I AM QUALIFIED AND REGISTERED UNDER BCIN #111543 (SMALL BUILDINGS) elle3 design & interiors inc.

Roy Renovation / Addition
4427 Concession 7, Puslinch Twp

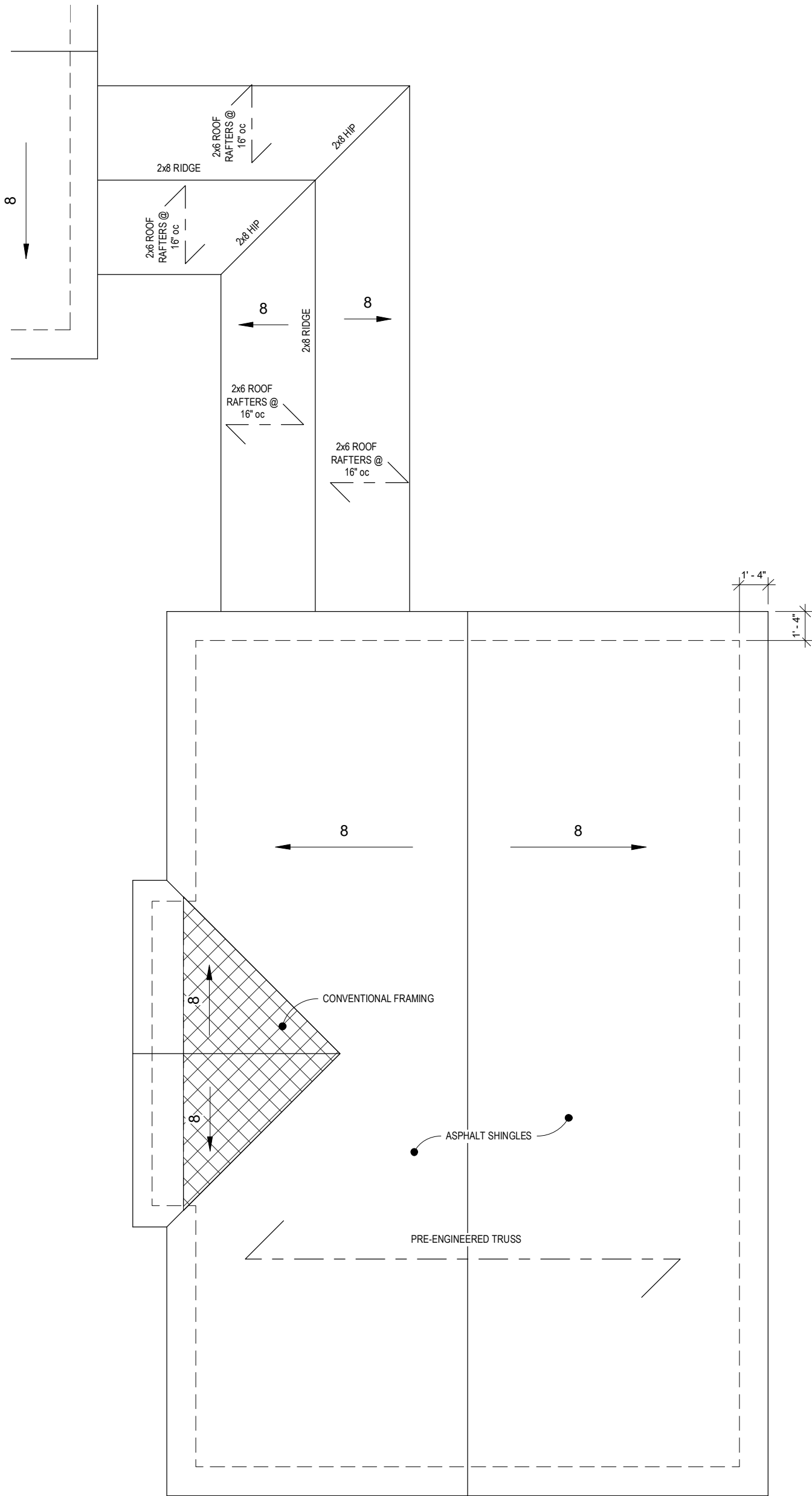
Garage 3D & Foundation
Plan

2019-08-23 12:33:56 PM

3/16" = 1'-0"

G1

PROPOSED HOME



1 Proposed - Roof Garage
3/16" = 1'-0"

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS IN PACKAGE ARE TO BE READ IN CONJUNCTION.
4. DRAWINGS ARE PROPERTY OF elle3 design & interiors AND ARE NOT TO BE REPRODUCED WITHOUT PERMISSION OR INSTRUCTION TO DO SO.

ELLE3
DESIGN & INTERIORS INC.

Emily Larochelle
p: 519-219-0153
emily@elle3design.com

I, EMILY LAROCHELLE, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES DOCUMENTED IN THESE DRAWINGS.

I AM QUALIFIED AND REGISTERED UNDER BCIN #111543 (SMALL BUILDINGS) elle3 design & interiors inc.

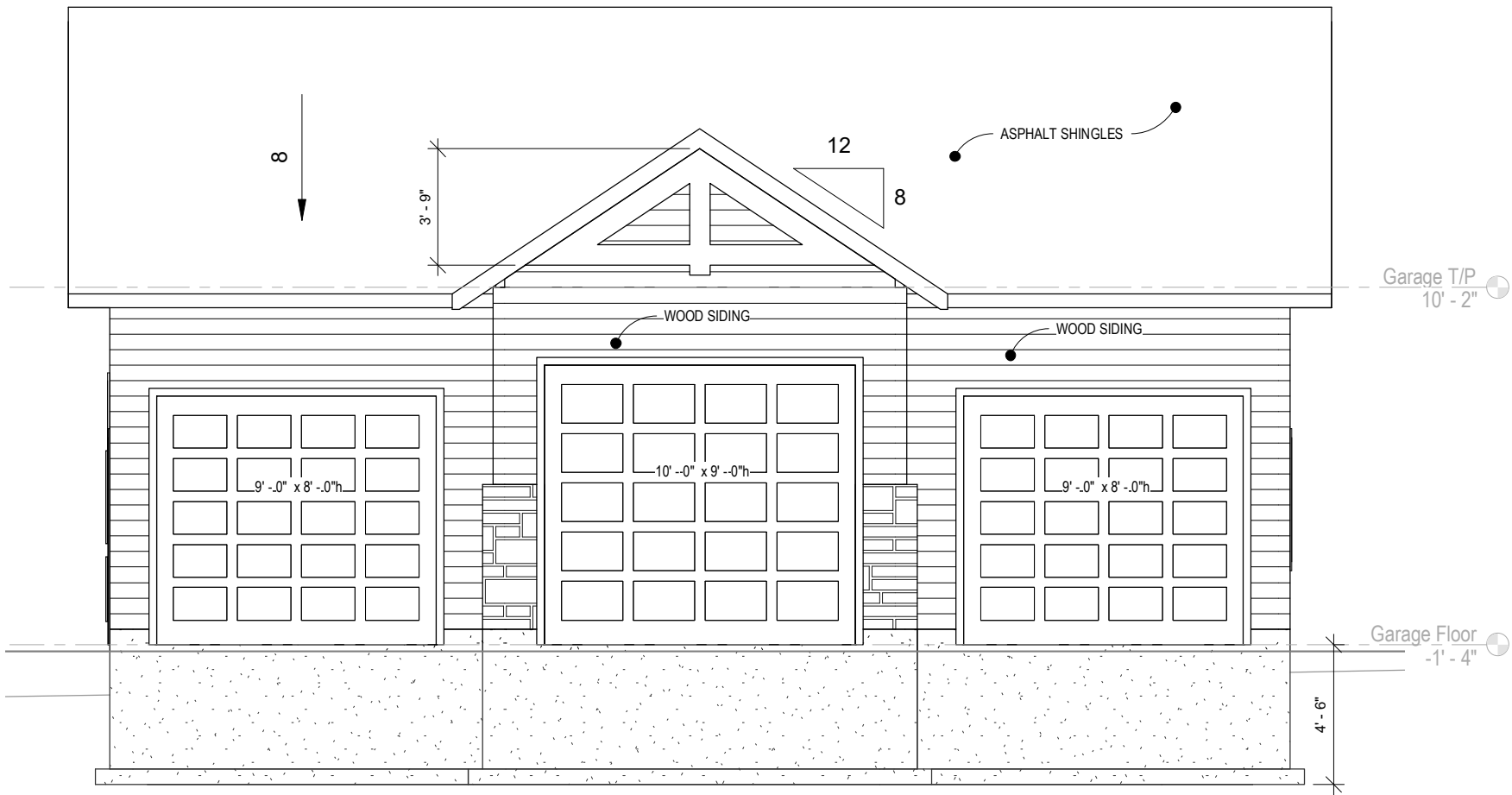
Roy Renovation / Addition
4427 Concession 7, Puslinch Twp

Garage Plans

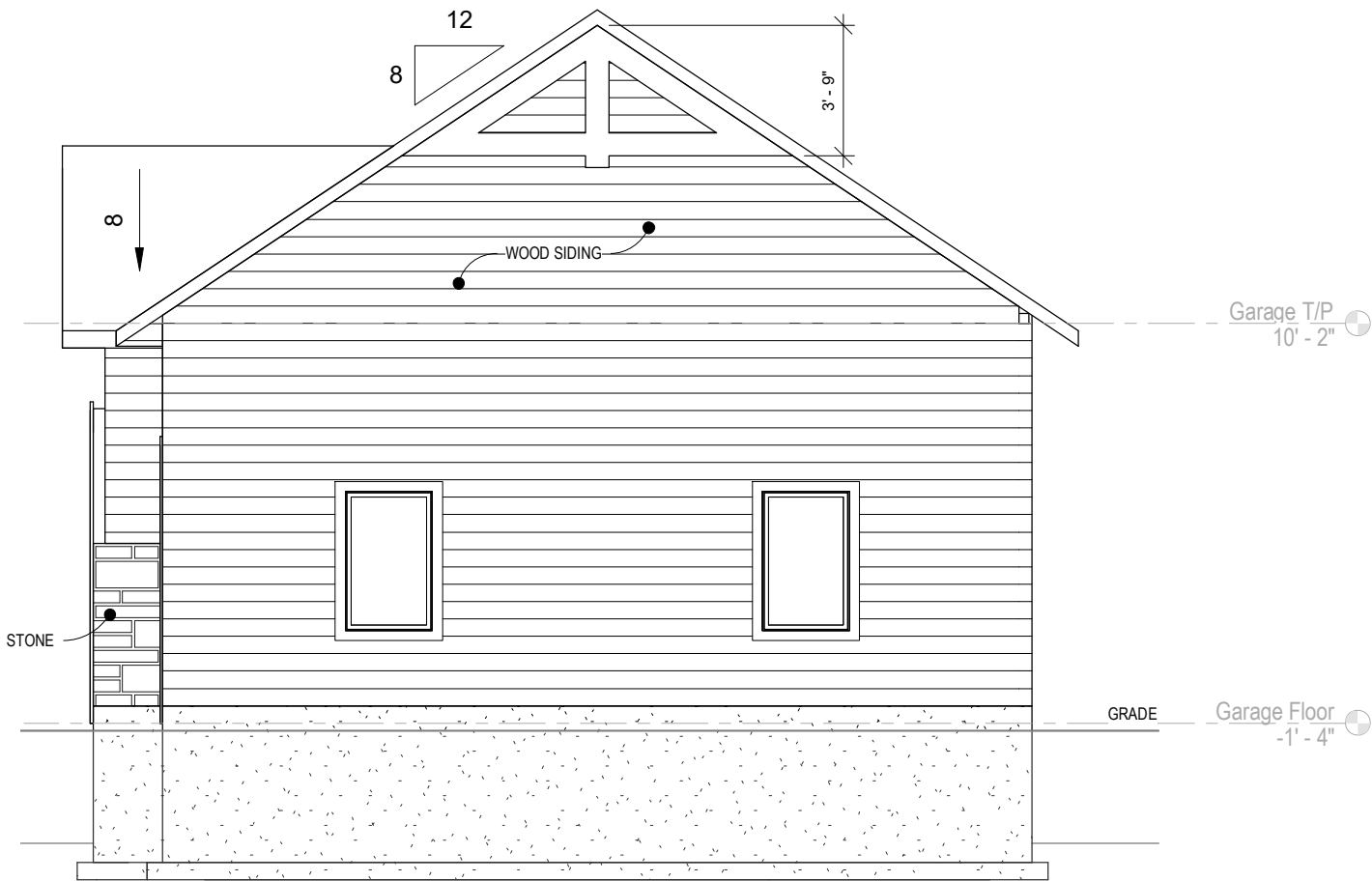
2019-08-23 12:33:56 PM

3/16" = 1'-0"

G3



1 Elevation - Garage Front
3/16" = 1'-0"



2 Elevation - Garage Side Right
3/16" = 1'-0"

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS IN PACKAGE ARE TO BE READ IN CONJUNCTION.
4. DRAWINGS ARE PROPERTY OF elle3 design & interiors AND ARE NOT TO BE REPRODUCED WITHOUT PERMISSION OR INSTRUCTION TO DO SO.



I, EMILY LAROCHELLE, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES DOCUMENTED IN THESE DRAWINGS.

I AM QUALIFIED AND REGISTERED UNDER BCIN #111543 (SMALL BUILDINGS) elle3 design & interiors inc.

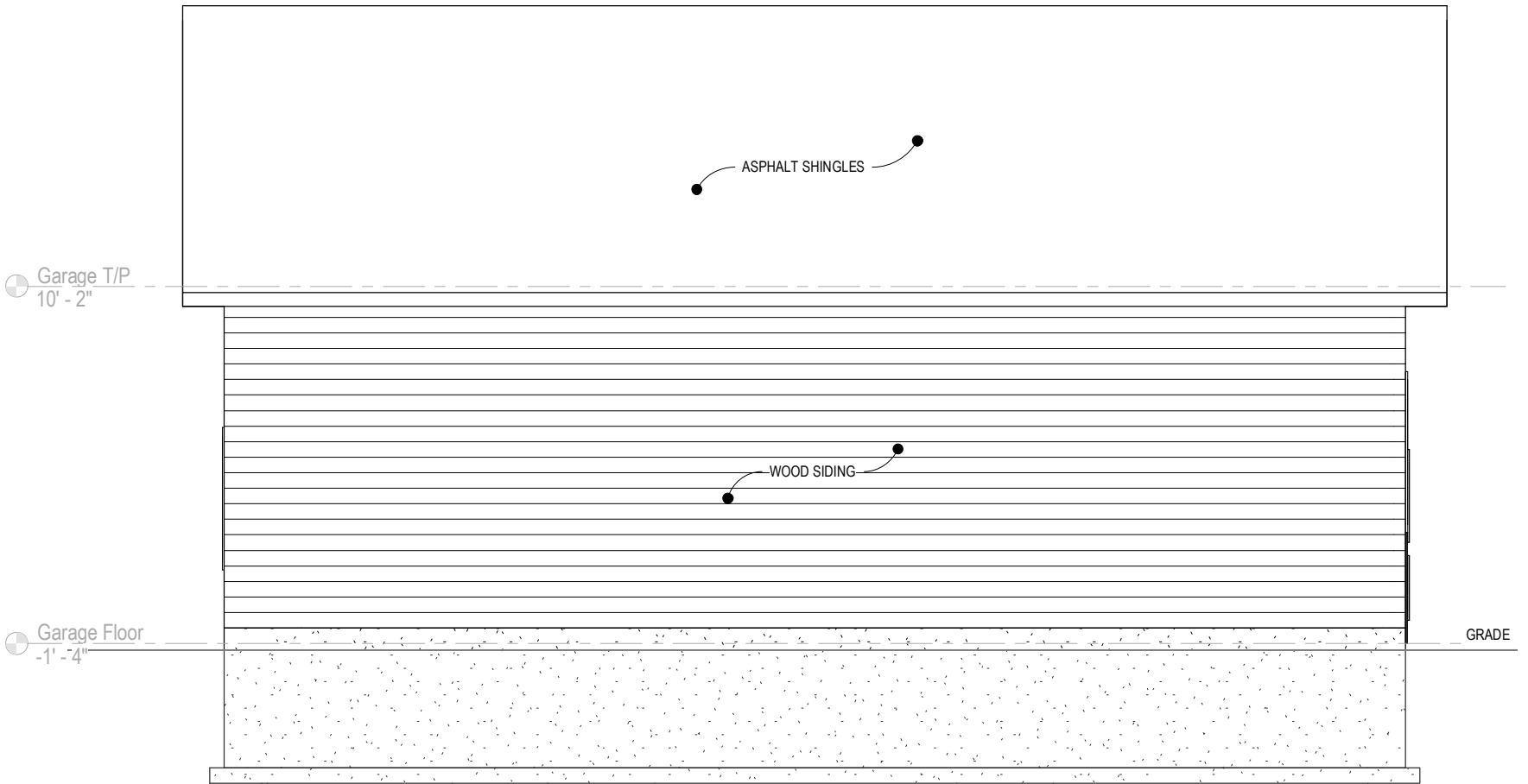
Roy Renovation / Addition
4427 Concession 7, Puslinch Twp

Elevations

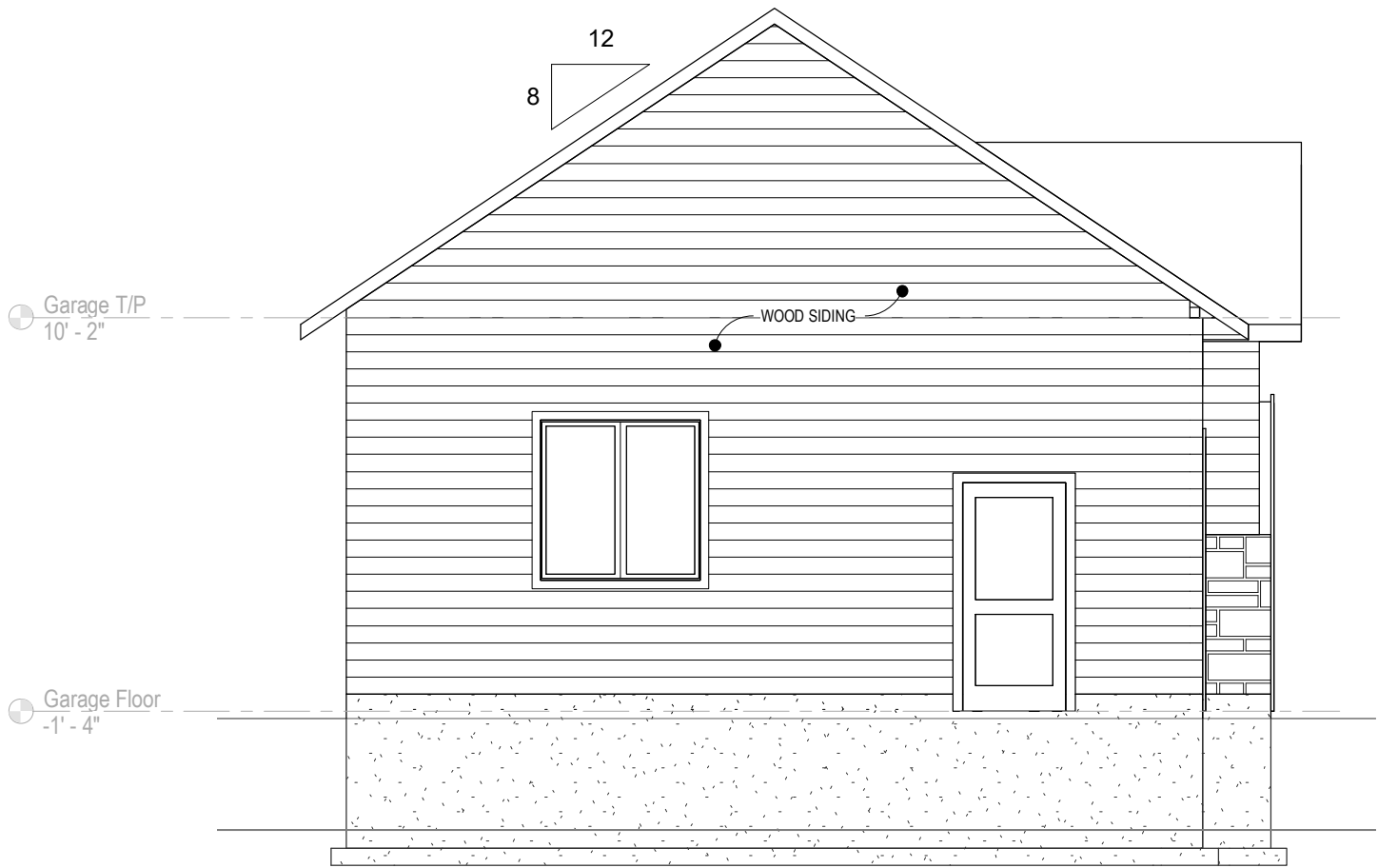
2019-08-23 12:33:56 PM

3/16" = 1'-0"

G4



1 Elevation - Garage Rear
3/16" = 1'-0"



2 Elevation - Garage Side Left
3/16" = 1'-0"

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS IN PACKAGE ARE TO BE READ IN CONJUNCTION.
4. DRAWINGS ARE PROPERTY OF elle3 design & interiors AND ARE NOT TO BE REPRODUCED WITHOUT PERMISSION OR INSTRUCTION TO DO SO.

ELLE3
DESIGN & INTERIORS INC.

Emily Larochelle
p: 519-219-0153
emily@elle3design.com

I, EMILY LAROCHELLE, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES DOCUMENTED IN THESE DRAWINGS.

I AM QUALIFIED AND REGISTERED UNDER BCIN #111543 (SMALL BUILDINGS) elle3 design & interiors inc.

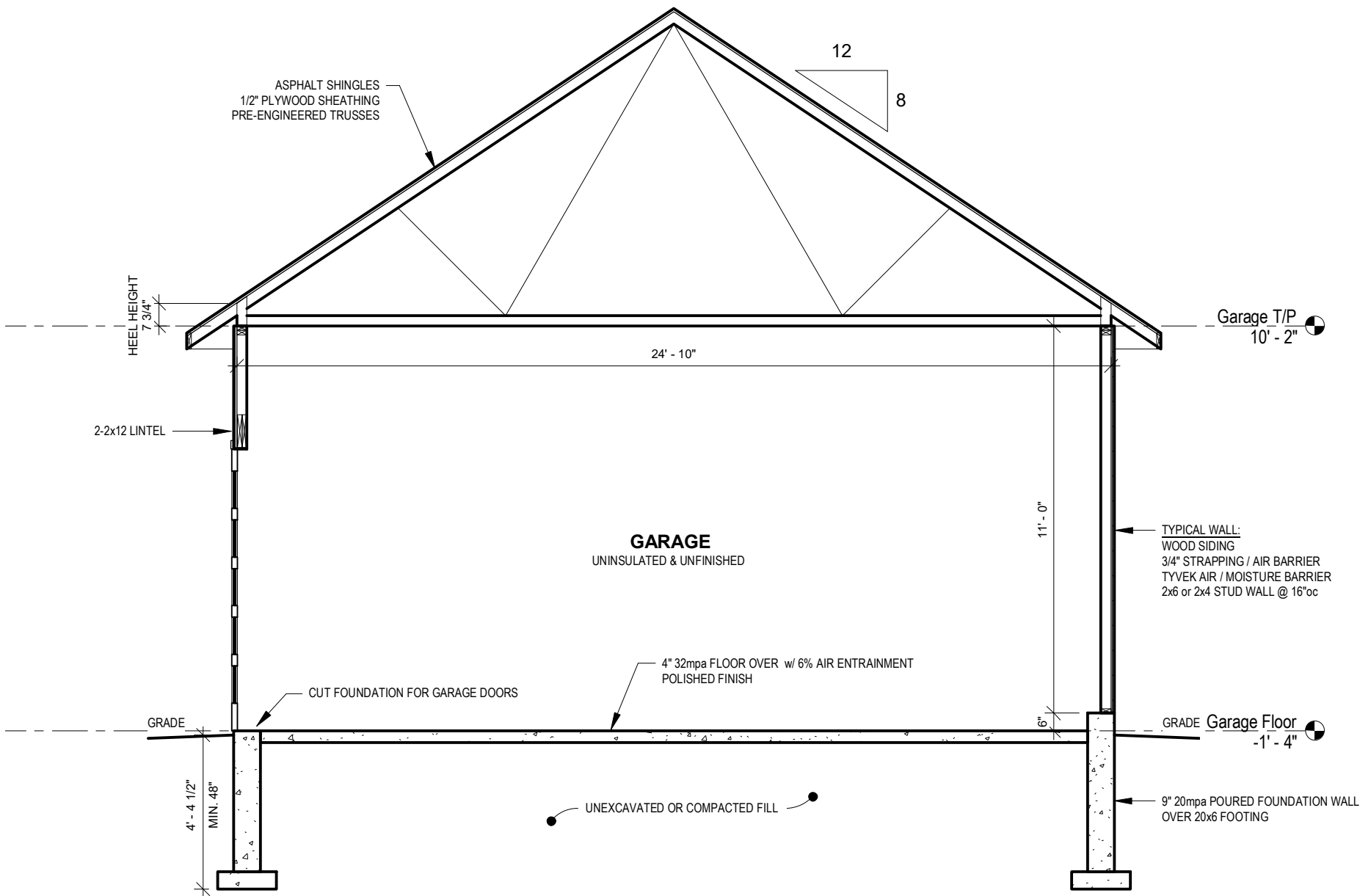
Roy Renovation / Addition
4427 Concession 7, Puslinch Twp

Elevations

2019-08-23 12:33:56 PM

3/16" = 1'-0"

G5



1 Section Garage
1/4" = 1'-0"

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS IN PACKAGE ARE TO BE READ IN CONJUNCTION.
4. DRAWINGS ARE PROPERTY OF elle3 design & interiors AND ARE NOT TO BE REPRODUCED WITHOUT PERMISSION OR INSTRUCTION TO DO SO.

ELLE3
DESIGN & INTERIORS INC.

Emily Larochelle
p: 519-219-0153
emily@elle3design.com

I, EMILY LAROCHELLE, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES DOCUMENTED IN THESE DRAWINGS.

I AM QUALIFIED AND REGISTERED UNDER BCIN #111543 (SMALL BUILDINGS) elle3 design & interiors inc.

Roy Renovation / Addition
4427 Concession 7, Puslinch Twp

Section

2019-08-23 12:33:56 PM

1/4" = 1'-0"

G6



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: August 30th, 2019
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Meagan Ferris, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/ROY (Erica and Robert Roy)**
4427 Concession 7, Puslinch
Front Part Lot 23, Concession 7

We have reviewed the application for minor variance and provide the following comments. These comments are offered without the benefit of a site visit.

Planning Opinion

The applicant is seeking relief from the Zoning By-law in order to construct a three-car garage that is proposed to be attached to the existing dwelling via a breezeway. Section 3(18)(a) requires that a setback of 27 metres (88.5 feet) from the centerline of a highway be required for any building. The proposed garage addition will be setback 24 metres (78.7 feet) from the centerline of a highway.

There are no major objections or concerns with this proposal provided that the local road authority has no concerns. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. Planning staff considers the proposal minor in nature and represents appropriate development.

The details of the minor variance application are included in the table below.

Section of By-law	Required	Proposed
Section 3(18)(a) General Provisions Zone Requirements	The by-law requires that any building or structure is not located closer than 27 metres to the centreline of a highway.	Requesting relief to permit a reduced front yard setback, by 3 metres, for an attached garage.

Our discussion of this application relative to the four tests under the *Planning Act* is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">The requested reduction is 3 metres (9.8 feet), resulting in a reduced setback of 24 metres (78.7 feet).The proposed garage is to be attached to the dwelling and setback approximately 2.92 metres (9.6 feet) from the interior side yard (right).The requested variance is minor in nature.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">The subject property is zoned entirely Natural Environment (NE) Zone.Permitted uses in the NE Zone include: uses, buildings and structures which were lawfully established on the day of

	<p>passing of this By-law, provided that the original, lawful use is continued. Within the NE Zone, there are no specific yard setbacks for buildings or structures.</p> <ul style="list-style-type: none"> • The dwelling and associated structures were constructed around 1970 and 1979. The subject proposal represents an expansion to a permitted use as the garage is proposed to be attached to the existing dwelling. • It is understood that a permit (# 730/18) from the Grand River Conservation Authority (GRCA) has been issued for the subject development. • The intent of the by-law is to establish setbacks from the centreline of the road to ensure that if a road widening is required, that buildings are constructed outside of this setback. As the NE Zone does not have setback requirements, and there is still a healthy setback from the road, the subject site would likely not be negatively impacted by a future road widening, if ever required. However, the local roads authority should be satisfied with the proposed reduction.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject property is designated as Core Greenlands in the County of Wellington Official Plan. The subject lands are also subject to a site specific policy – PA7-1. • It is understood that the GRCA is supportive of the subject development due to the issuance of a permit.

Four Tests	Discussion
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The addition to the dwelling is desirable as it will add a functional garage/storage space for the existing dwelling.

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department



Meagan Ferris, RPP MCIP
Senior Planner



**PLAN REVIEW REPORT: Township of Puslinch,
Lynne Banks, Secretary-Treasurer**

DATE: September 5, 2019

YOUR FILE: D13/ROY

**RE: Minor Variance Application #D13/ROY
Robert and Erica Roy
4427 Concession 7, Township of Puslinch**

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains a portion of the Provincially Significant Mill Creek Puslinch Wetland Complex, and contains a portion of Mill Creek and its associated floodplain.

2. Legislative/Policy Requirements and Implications:

The subject property contains natural heritage and natural hazard features as identified in the Provincial Policy Statement (2014), and Core Greenlands and Greenlands in accordance with the County of Wellington Official Plan (2019). We understand that the homeowner is planning to construct a dwelling and accessory structure, and is seeking relief from Zoning By-Law 19/85 Section. 3(18)(a). GRCA staff has reviewed and approved a permit for the proposed works (Permit# 730/18). As such, GRCA staff would not object to the proposed minor variance.

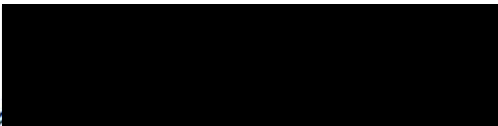
Due to the presence of the above-noted features, the entire property is regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development on the subject property will require prior written permission from the GRCA in the form of a permit.

3. Additional information/suggestions provided in an advisory capacity:

This application is considered a "minor" minor variance application. A review fee is required for our review of this application. With a copy of this letter, the applicant will be invoiced the fee in the amount of \$270.00.

Should you have any further questions or require additional information, please contact Jenn Simons at ext. 2236.

Yours truly,



Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
*FN/js

c.c. Robert and Erica Roy, 4427 Concession 7, N3C 2V4
Emily Larochelle, 142 Melrose Street, Cambridge ON N3H 4A4

**** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***



4427 Concession 7, Township of Puslinch

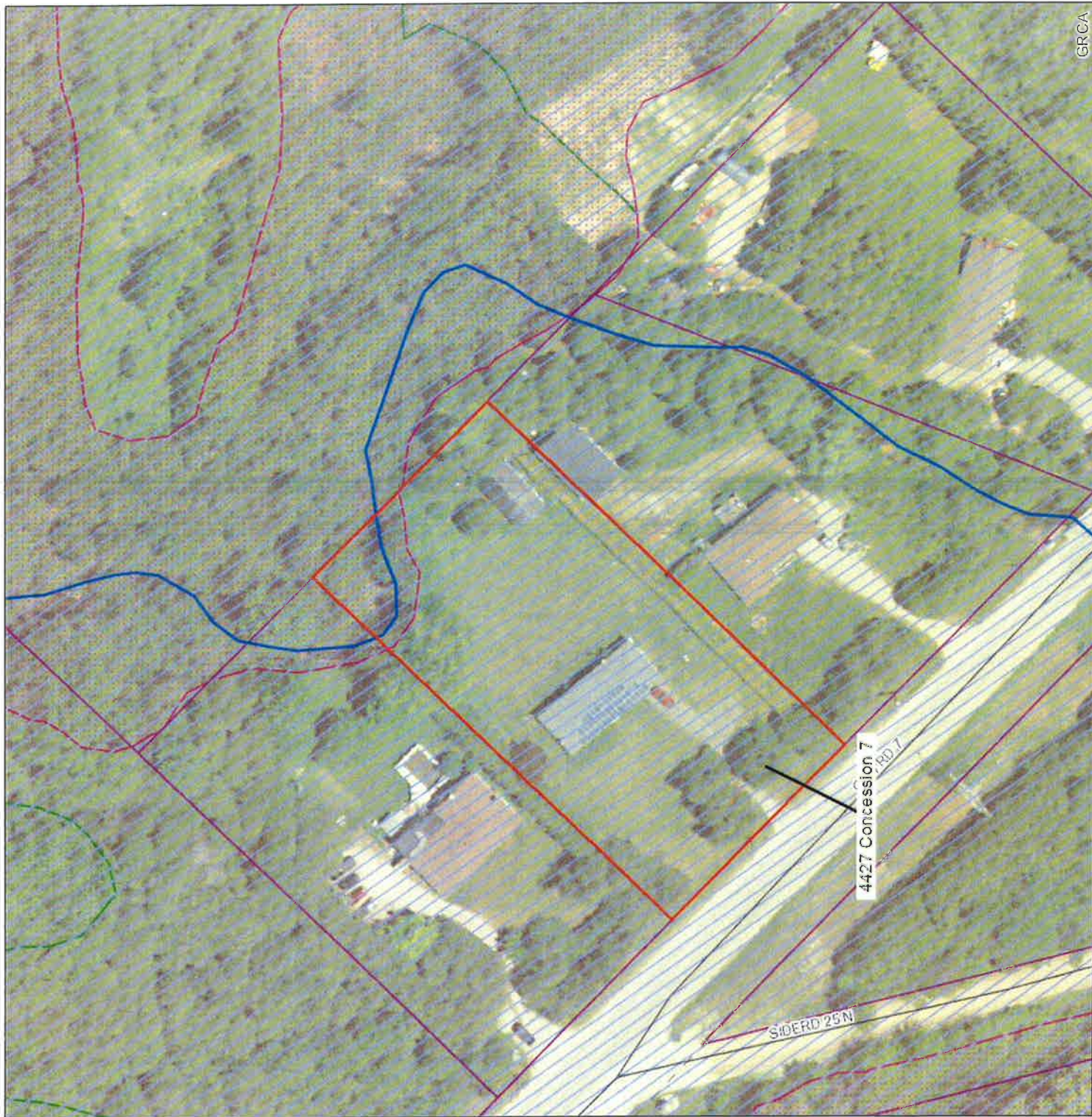
D13/ROY

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Steep
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2019.
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and attributions go to <https://maps.grandriver.ca/Sources-and-Attributions.pdf>





Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Application #2 Unit 70

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Timberworx Custom Homes Inc. c/o Shawn Marsh

Address: 275 Hanlon Creek Boulevard, Unit 5

City: Guelph

Postal Code: N1C 0A1

E-mail Address: shawn@timberworx.ca

Telephone Number: (226) 780-0234

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

Easements as in Instrument No. WC291935 and WC294099

Send correspondence to: Owner: ☐ Agent ☒ Other: _____

2. Provide a description of the "entire" property:

Municipal address: 117 Heritage Lake Drive (Unit 70)

Concession: _____ Lot: _____

Registered Plan Number: Wellington Vacant Land Condominium No. 172 (Unit 68) 70

Area: 2,112m² ha Depth: 55m m Frontage: 42m m
_____ ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).

The Minor Variance request is as follows:

B) To permit a maximum lot coverage of the dwelling (Unit 70) to be 21.3% instead of 20% as required in Section 9(3)(e)(viii) of the Zoning By-law.

**5. Why is it not possible to comply with the provisions of the by-law?
(please specifically indicate on sketch).**

This request is being made for the approved Vacant Land Condominium No. 172.
Please see covering letter for more information.

6. What is the current Official Plan and zoning status?

Official Plan Designation: PA7-3 & Secondary Agricultural
Zoning Designation: Estate Residential - ER2-5 (Heritage Lake)

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

**8. What is the name of the road or street that provides access to the
subject property?**

Heritage Lake Drive

**9. If access is by water only, please describe the parking and docking facilities
used or to be used and the approximate distance of these facilities from the
subject land to the nearest public road.**

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☒

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? Vacant Land

The abutting properties? Vacant Land

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

See sketch for details

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	N/A	N/A	Dwelling	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	21.3% m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

See sketch for details

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	10.5m m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	5.05m m	ft.

15. What are the dates of acquisition and construction of subject property and building property?

Date of acquisition of subject property: January 2017

Date of construction of buildings property: Pending minor variance approval

16. How long have the existing uses continued on the subject property? Vacant Land

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

N/A

Other Related Planning Applications:

18. Has an application for any of the following on the subject lands?

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Timberworx Custom Homes Inc. c/o Shawn MARSH of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.

[Redacted Signature]

Signature of Owner(s)

Aug 16, 2019

Date

Signature of Owner(s)

Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration

conscientiously believing it to be true, and knowing that it is of the same force and effect

as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

County/Region of Wellington this 16 day of

August, 2019.

[Redacted Signature]

Signature of Owner or authorized
solicitor or agent

[Redacted Signature]

Date

James Michael
a Commissioner
Signature of Commissioner

for Van Harten Surveying Inc.
Expires May 11, 2021.

Aug 16, 2019

Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

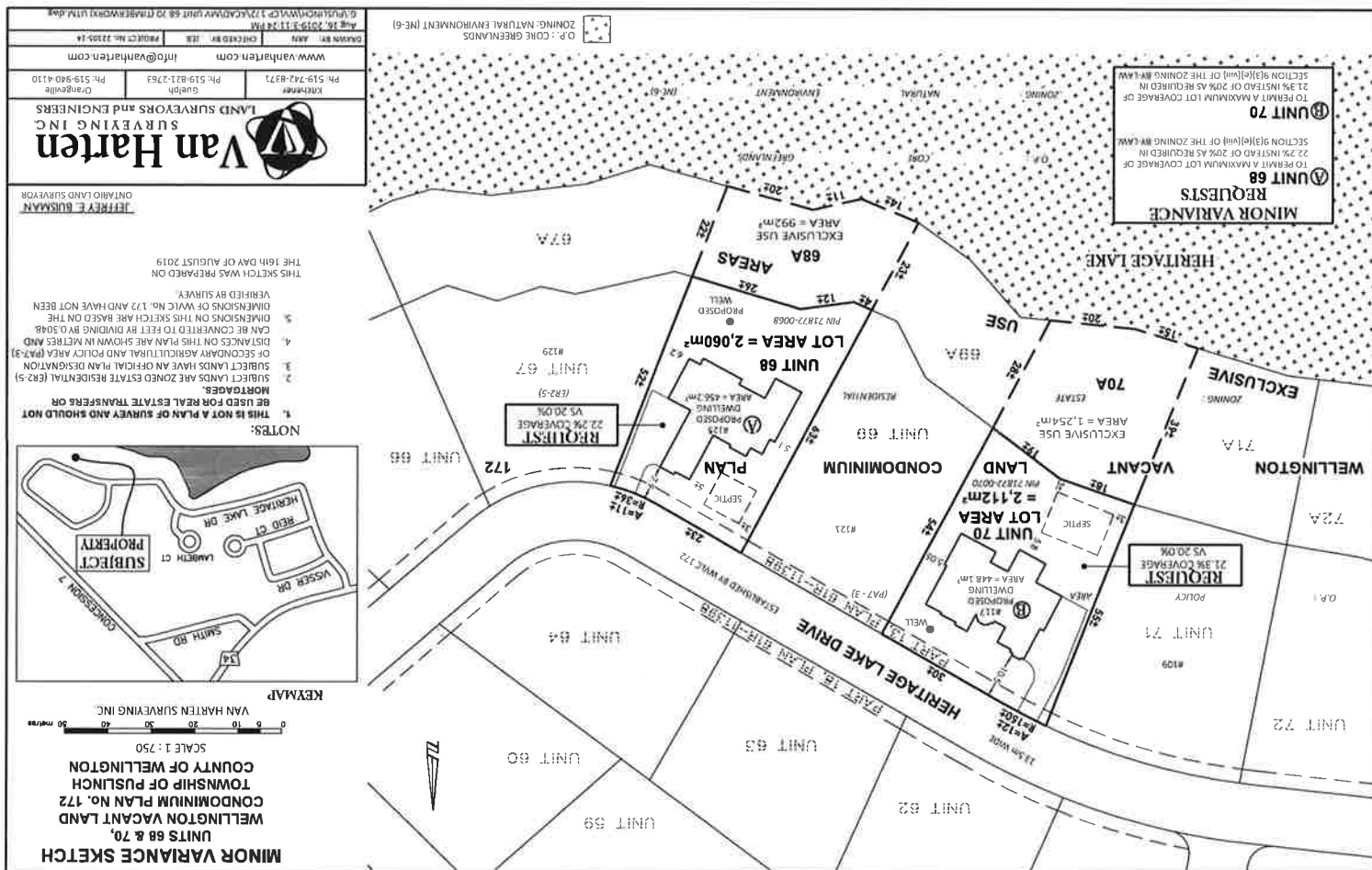
Application deemed complete: _____

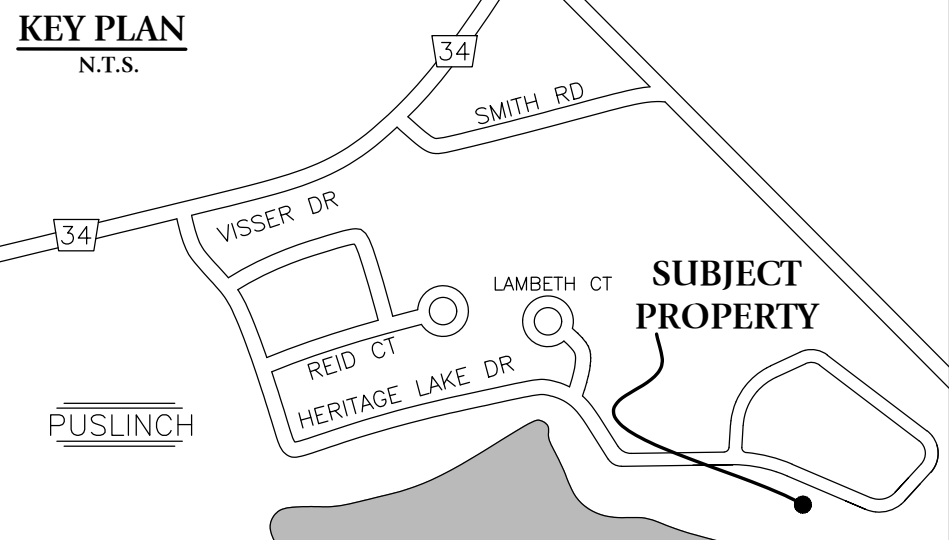
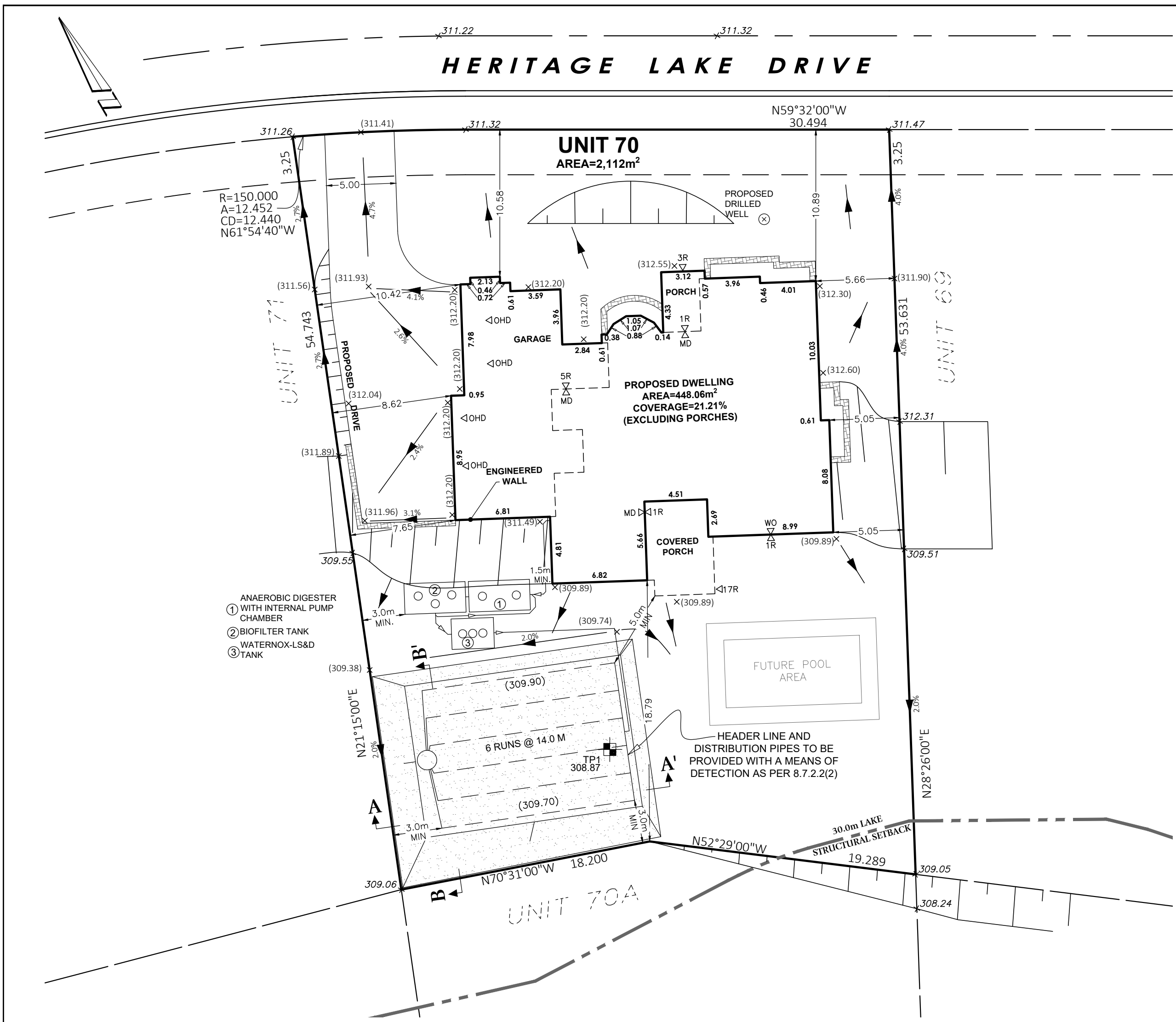
Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.





- LEGEND:**
- (395.70) – PROPOSED ELEVATION
VAN HARTEN SURVEYING INC.
- 395.70 – PROPOSED ELEVATION
STANTEC ENGINEERING
- SAND AREA
- DIRECTION OF FLOW
- SLOPE
- SHALLOW BURIED TRENCH
- DRILLED WELL
- PROPOSED RETAINING WALL
(DESIGN BY OTHERS)
- TP1
308.87 – TEST PIT LOCATION AND
ELEVATION

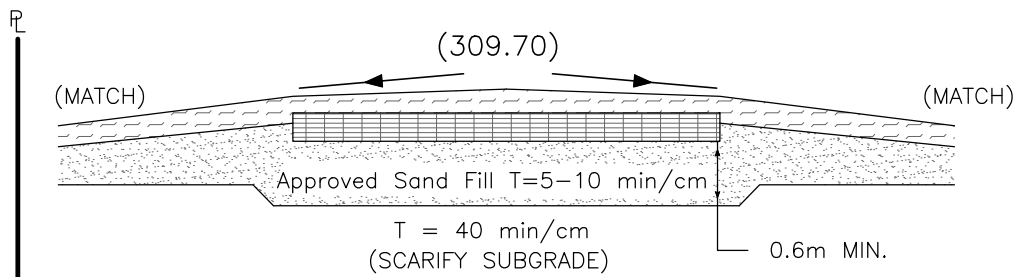
- ZONING: ER2-5**
- FRONT YARD – 7.50 MIN.
SIDE YARD – 5.00 MIN.
REAR YARD – 7.50 MIN.
COVERAGE – 20% MAX.
- NOTES:**
1. THIS LOT CONTAINS STRUCTURAL FILL.
2. GROUNDWATER ELEVATION = 307.91

- PROPOSED DWELLING:**
- TOP OF FOUNDATION = (312.84)
UNDERSIDE OF FOOTING = (309.74)
BASEMENT FLOOR = (310.04)
FINISHED FLOOR = (313.30)
GARAGE SLAB = (312.20)
GARAGE CUT FROM TOP
OF FOUNDATION TO
FINISHED SLAB = (0.64)
- NOTES:**
1. ELEVATIONS BASED ON A 2.90 m (9 FT-6IN.) FOUNDATION WALL HEIGHT AND
0.20 m (8 IN.) THICK FOOTING AS PER CONSTRUCTION DRAWINGS.
2. FROST FOOTINGS REQUIRED AT MINIMUM ELEVATION (308.67)
3. TRIPLE SILL PLATE.

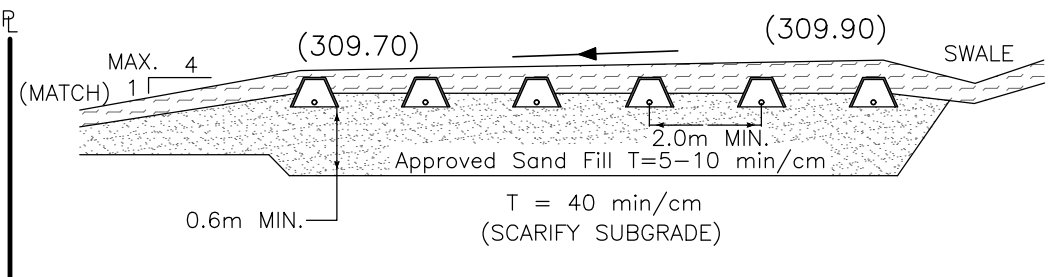
CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY
APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE
TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT
IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE
EXACT LOCATION OF ALL UTILITIES.

CROSS-SECTION A-A'
(N.T.S)

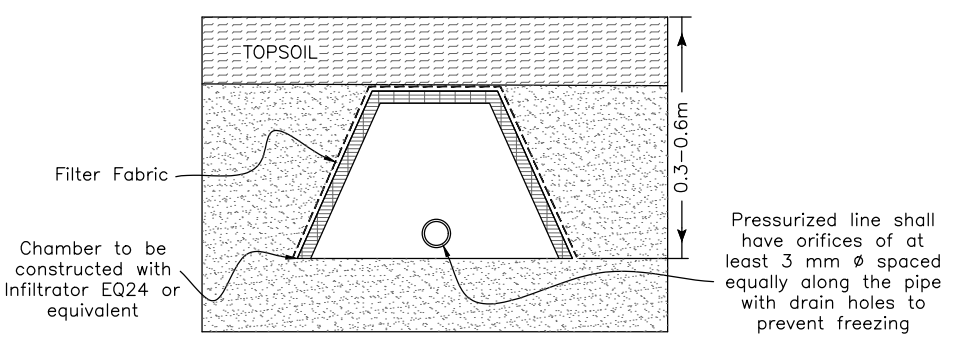


CROSS-SECTION B-B'
(N.T.S)

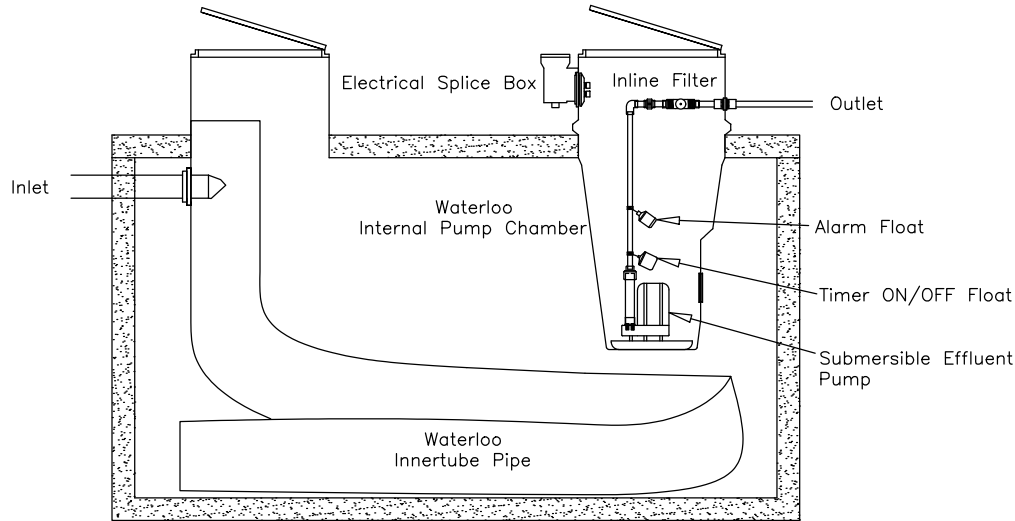


- SEWAGE SYSTEM DESIGN NOTES:**
- (Refer to Van Harten Surveying Inc. design report for material,
construction, inspection and other details)
- Q = 4,150 L/Day
T = 40 min/cm
- Anaerobic Digester with Internal Pump Chamber (ADIPC-13600)
Biofilter Tank (BT-13600)
WaterNOx-LS&D Tank 6,750 L Capacity
Sand Area = 278 m²
Shallow Buried Trench = (6 Runs @ 14.0 m) = 84m

SHALLOW BURIED TRENCH DETAIL
(N.T.S)



**ANAEROBIC DIGESTER WITH
INTERNAL PUMP CHAMBER DETAIL**
(N.T.S)



**LOT DEVELOPMENT PLAN
AND SEWAGE SYSTEM DESIGN FOR:**

**PROPOSED DWELLING
UNIT 70, WELLINGTON VACANT
LAND CONDOMINIUM PLAN No. 172
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

NO.	REVISION	BY	DATE
2	HOUSE FOOTPRINT	DEZ	19-AUG-21
1	HOUSE FOOTPRINT	DEZ	19-MAY-27

DRAWING REVISION SCHEDULE

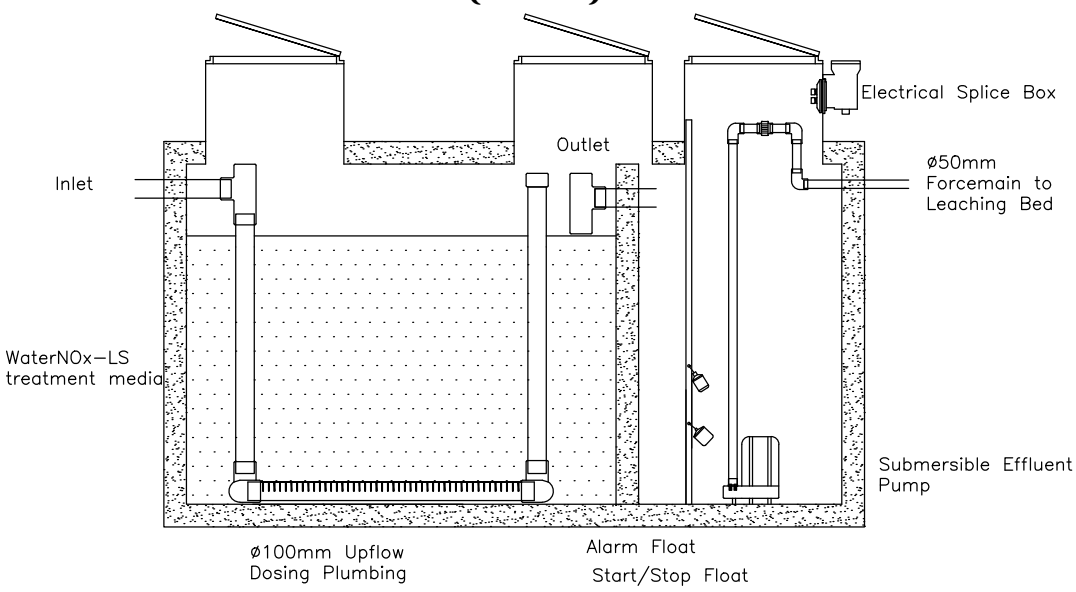
PREPARED FOR: TIMBERWORX CUSTOM HOMES

PROJECT No. 22105-14

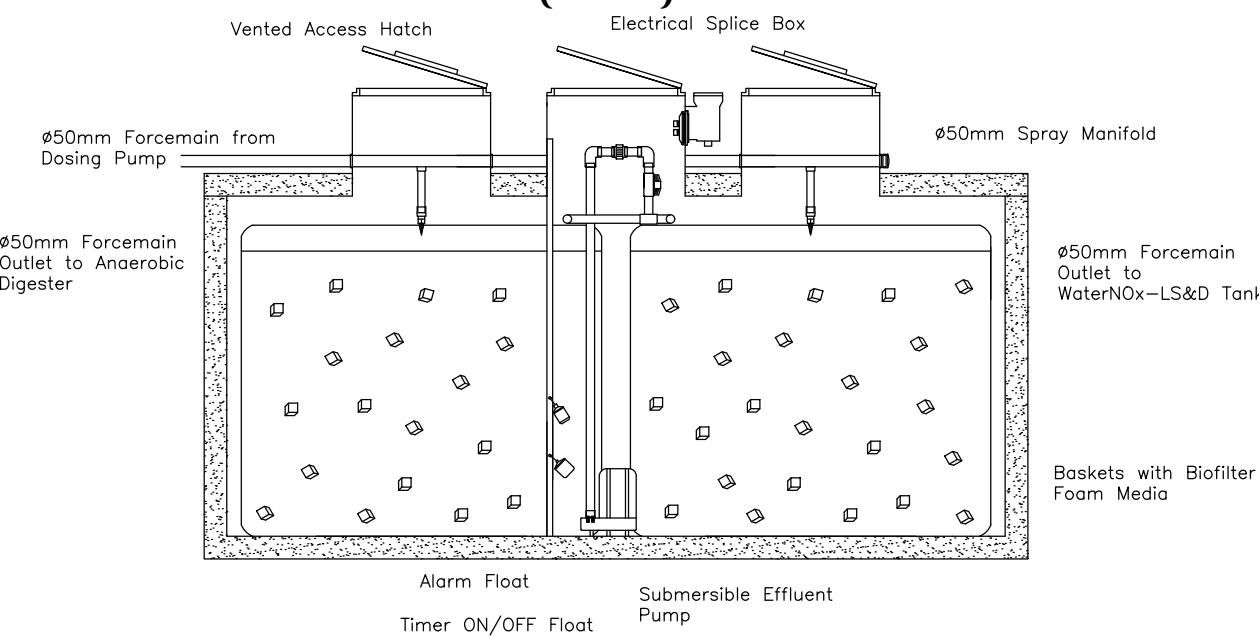
DRAWING SCALE 1 : 250

- CAUTION:**
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING
ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
 - THIS LOT MAY CONTAIN STRUCTURAL OR NON-STRUCTURAL FILL PLACED DURING SUBDIVISION GRADING
OPERATIONS.
 - SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
 - THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST
PROTECTION.
 - THIS SKETCH IS PROTECTED BY COPYRIGHT

WATERNOX-LS&D TANK DETAIL
(N.T.S)



TWO WIRE MESH BASKET TANK DETAIL
(N.T.S)



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH — ONTARIO
N1H 3X3
PHONE: (519) 821 — 2763
FAX: (519) 821 — 2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE — ONTARIO
L9W 5G5
PHONE: (519) 940 — 4110
FAX: (519) 940 — 4113
www.vanharten.com

DRAWN BY: DEZ
DESIGN BY: DEZ
CHECKED BY: JMD

**UNITS 68 & 70,
WELLINGTON VACANT LAND
CONDOMINIUM PLAN No. 172
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

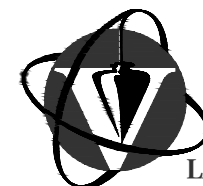
0 5 10 20 30 40 50 metres

VAN HARTEN SURVEYING INC.

A map of a residential area. At the top, a road is labeled '34' in a small box. Below it, 'SMITH RD' is written. To the right, a diagonal road is labeled 'CONCESSION 7'. On the left, 'VISSER DR' is written. In the center, 'LAMBETH CT' is written. Below that, 'REID CT' and 'HERITAGE LAKE DR' are written. A box labeled 'SUBJECT PROPERTY' with a line pointing to a specific lot is located on the right side of the map. The bottom of the map shows a grey shaded area representing a body of water.

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED ESTATE RESIDENTIAL (ER2-5)
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND POLICY AREA (PA7-3).
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE BASED ON THE DIMENSIONS OF WVLC No. 172 AND HAVE NOT BEEN VERIFIED BY SURVEY.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten

SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Orangeville
Ph: 519-940-4110

info@vanharten.com

PROJECT No. 22105-14

G:\PUSLINCH\WVLC P 172\ACAD\MV UNIT 68 70 (TIMBERWORX) UTM.dwg

Ⓐ UNIT 68
TO PERMIT A MAXIMUM LOT COVERAGE OF 22.2% INSTEAD OF 20% AS REQUIRED IN SECTION 9(3)(e)(viii) OF THE ZONING BY-LAW.

Ⓑ UNIT 70
TO PERMIT A MAXIMUM LOT COVERAGE OF 21.3% INSTEAD OF 20% AS REQUIRED IN SECTION 9(3)(e)(viii) OF THE ZONING BY-LAW.

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT (NE-6)



August 16, 2019

22105-14

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
R.R. #3
Guelph, Ontario
N1H 6H9

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Applications & Sketch
Units 68 & 70, Wellington Vacant Land Condominium Plan No. 172
"Heritage Lake"
PINS 71872-0068 & 71872-0070
Township of Puslinch**

Please find enclosed two applications for a minor variance on the above-mentioned properties. Included with this submission are copies of the minor variance sketch, completed application forms, and a cheque in the amount of \$1,412 to the Township of Puslinch.

Proposal

The proposed variances are being requested for Units 68 and 70 of the Wellington Vacant Land of Condominium Plan No. 172 in order to permit a maximum lot coverage for the proposed dwellings. The Minor Variance requests are as follows:

- A. To permit a maximum lot coverage of Unit 68 to be 22.2% instead of 20% as required in Section 9(3)(e)(viii) of the Zoning By-law.**
- B. To permit a maximum lot coverage of Unit 70 to be 21.3% instead of 20% as required in Section 9(3)(e)(viii) of the Zoning By-law.**

The subject properties are part of Heritage Lake (Wellington Vacant Land Condominium No. 172) and Timberworx Custom Homes has been the primary house constructor in this development. Timberworx has taken great effort to meet customer requirements for these upper-end homes. The proposed homes on these two UNITS require a slightly higher footprint due to specific requirements. The proposed dwellings are very similar to other Timberworx Homes in the development except that a little more space is required for the garages.

71 Weber Street East
Kitchener, ON N2H 1C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

The proposed house for unit 68 has an area of 456.2m² and the lot size is 2,060m². The lot coverage will be 22.2%.

The proposed house for Unit 70 has an area of 448.1m² and the lot size is 2,112m². The lot coverage will be 21.3%.

Soil samples have been taken and septic system designs have been completed* for both properties by John Duffy, P.Eng. and the Ontario Building Code requirements are met. As established by Stantec through various engineering studies of this development, these properties require advanced sewage treatment with denitrification. The sewage systems proposed for the subject properties utilize a Waterloo Biofilter treatment unit and WaterNOx-LS&D denitrification unit that are both CAN/BNQ 3680-360 certified. (*Site Plan for UNIT 68 & 70 will be provided early next week.)

Please note that both houses will be bungalows which require a larger footprint than a two story dwelling. The total house area could have been a lot more if these were two story dwellings such as a few others in this development. Bungalows are, however, more suited to these lots in terms of aesthetics and fitting in with the surrounding development.

Although the UNITS have an area 2060 m² and 2112 m², they both have the benefit of an Exclusive Use Area. An Exclusive Use Area is that part of the Common Element of the Condominium that can only be used the owners of the respective properties. The Exclusive Use Area for Unit 68 (shown as 68A on the sketch) is 992m². If this area was included in the percentage coverage calculation, then the lot coverage for the dwelling would be 14.9%. The Exclusive Use Area for Unit 70 (shown as 70A) is 1,254m² and if included with the area of Unit 70, the lot coverage for the dwelling would be 13.3%. Both of these values are much less than the 20% maximum coverage requirement.

The proposed dwellings maintain the required yard setbacks and demonstrate functionality with adequate room for the septic and well, given the slight increase in lot coverage.

In summary, we feel that this proposal will allow for desirable dwelling sizes that are in unison with the dwellings on the surrounding parcels. We provide the opinion that the minor variance requests meet the four tests for a minor variance, especially given the additional yard space of the Exclusive Use Area.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.


Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Timberworx Construction Inc. c/o Shawn Marsh



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: August 30th, 2019
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Zach Prince, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 TIM (Timberworx)**
117 Heritage Lake Drive, Unit 70

We have reviewed the application for minor variance and provide the following comments. Please be advised that staff visited the site on August 23rd, 2019.

Planning Opinion

The variance request would provide relief from Section 9(4)(e)(viii) of the Zoning By-law requesting permission for an increase in total maximum lot coverage for a single detached dwelling.

There are no major concerns with this proposal provided that the Grand River Conservation Authority (GRCA) has no concerns. Planning staff note that a detailed septic design will have to be submitted as part of the Building permit process and will have to address any impacts of the larger dwelling and increased lot coverage. It is planning staff's opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

The details of the minor variance application are included in the table below.

Section of By-law	Required	Proposed
Section 9(4)(e)(viii) Special Provisions Zone Requirements	Within any designated ER2-5 zone, the maximum lot coverage shall not exceed 20 percent.	Requesting that the proposed total lot coverage be increased to 21.3 percent.

Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">We would consider the variance minor in terms of impact and context with the surrounding neighbourhood
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">The subject lands are zoned Estate Residential (Heritage Lake) (ER2-5).A single detached dwelling unit is permitted within the Estate Residential (Heritage Lake) (ER2-5) zone.

That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Special Policy Area (PA7-3) and partially Secondary Agricultural in the County Official Plan. • Dwelling units are permitted within the Special Policy Area (PA7-3) • A portion of the property is located within a GRCA Floodplain. • Comments of GRCA should be considered regarding the appropriateness of the location of the proposed dwelling.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject lands are located in an area that has a number of large estate lots and homes. • The intent of the maximum lot coverage is to ensure that servicing can be accommodated and a portion of the property is landscaped for proper drainage and setbacks and that the size and massing of the dwelling is compatible with the neighborhood. • The proposed variance is appropriate development and desirable for the use of the land.

In conclusion, planning staff is of the opinion that the requested variance **does meet the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department


Zach Prince MCIP RPP, Planner



**PLAN REVIEW REPORT: Township of Puslinch,
Lynne Banks, Secretary-Treasurer**

DATE: September 5, 2019

YOUR FILE: D13/TIM

**RE: Minor Variance Application #D13/TIM
Timberworx Custom Homes Inc.
WVLCP 172 Level 1, Unit 68 & Unit 70
117 & 125 Heritage Lake Drive, Township of Puslinch**

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance applications.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that subject properties contain floodplain and the land adjacent to this feature.

2. Legislative/Policy Requirements and Implications:

The feature noted above is considered a natural hazard feature (floodplain) as outlined in the Provincial Policy Statement (2014) and falls within the Core Greenlands identified in the County of Wellington Official Plan (2019).

Based on our review of the circulated material, the proposed house and septic system for both Units are located outside the floodplain. As such, GRCA staff does not anticipate any impacts to the natural hazard feature as a result of these applications and would not object to the minor variance applications.

Please note that any future development or other alteration within regulated area on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed septic system for 117 Heritage Lake (Unit 70), is located within the regulated allowance of the floodplain. A permit has been submitted for the proposed works (permit application # 618/19) and is currently under review.

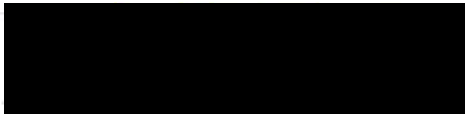
A permit will not be required for the house and septic system for 125 Heritage Lake Road (Unit 68) as the proposal is located outside the floodplain and associated regulated allowance.

3. Additional information/suggestions provided in an advisory capacity:

A "minor" minor variance application review fee is required for our review of this application. With a copy of this letter, the applicant will be invoiced the fee in the amount of \$270.00.

Should you have any further questions or require additional information, please contact Jenn Simons at ext. 2236.

Yours truly,



Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
*FN/js

**** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

c.c. Timberworx Custom Homes Inc., c/o Shawn Marsh, 275 Hanlon Creek
Boulevard, Unit 5, Guelph ON N1C 0A1
Van Harten Surveying Inc., c/o Jeff Buisman, 423 Woolwich Street, Guelph ON
N1H 3X3



117 & 125 Heritage Lake Road,
Township of Puslinch

#D13/TIM

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Steep
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRFP)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2019.
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for any inaccuracies, omissions, or errors in the information contained on this map. Any use of the information is at the user's sole discretion and the user assumes all responsibility of the use.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



GRCA



Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Application #1 Unit 68

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Timberworx Custom Homes Inc. c/o Shawn Marsh

Address: 275 Hanlon Creek Boulevard, Unit 5

City: Guelph

Postal Code: N1C 0A1

E-mail Address: shawn@timberworx.ca

Telephone Number: (226) 780-0234

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

Easements as in Instrument No. WC291935 and WC294099

Send correspondence to: Owner: ☐ Agent ☒ Other: _____

2. Provide a description of the “entire” property:

Municipal address: 125 Heritage Lake Drive (Unit 68)

Concession: _____ Lot: _____

Registered Plan Number: Wellington Vacant Land Condominium No. 172 (Unit 68)

Area: 2,060m² ha Depth: 58m m Frontage: 34m m
_____ ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).

The Minor Variance request is as follows:

A) To permit a maximum lot coverage of the dwelling (Unit 68) to be 22.2% instead of 20% as required in Section 9(3)(e)(viii) of the Zoning By-law.

**5. Why is it not possible to comply with the provisions of the by-law?
(please specifically indicate on sketch).**

This request is being made for the approved Vacant Land Condominium No. 172.

Please see covering letter for more information.

6. What is the current Official Plan and zoning status?

Official Plan Designation: PA7-3 & Secondary Agricultural

Zoning Designation: Estate Residential - ER2-5 (Heritage Lake)

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

☐

Other: ☐ (please specify below)

8. What is the name of the road or street that provides access to the subject property?

Heritage Lake Drive

9. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☒

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? Vacant Land

The abutting properties? Vacant Land

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

See sketch for details

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	N/A	N/A	Dwelling	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	22.2% m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

See sketch for details

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	7.9m m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	6.2m m	ft.

15. What are the dates of acquisition and construction of subject property and building property?

Date of acquisition of subject property: January 2017

Date of construction of buildings property: Pending minor variance approval

16. How long have the existing uses continued on the subject property? Vacant Land

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

N/A

Other Related Planning Applications:

18. Has an application for any of the following on the subject lands?

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Timberworx Custom Homes Inc. c/o Shawn MARSH of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.


Signature of Owner(s)

Aug 16, 2019
Date

Signature of Owner(s)

Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration

conscientiously believing it to be true, and knowing that it is of the same force and effect

as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

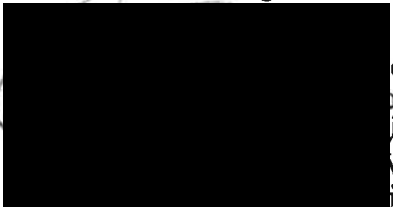
before me at the City of Guelph in the

County/Region of Wellington this 16 day of

August, 20 19.


Date

Aug 16, 2019
Date


es Michael Laws,
ommissioner, etc.,
one of Ontario,
Van Harten Surveying Inc.
quires May 11, 2021.

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

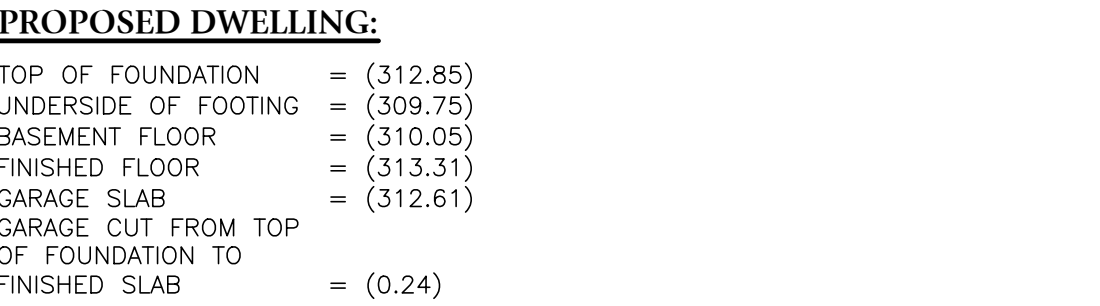
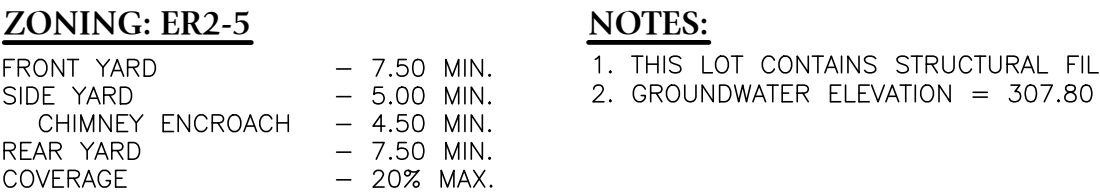
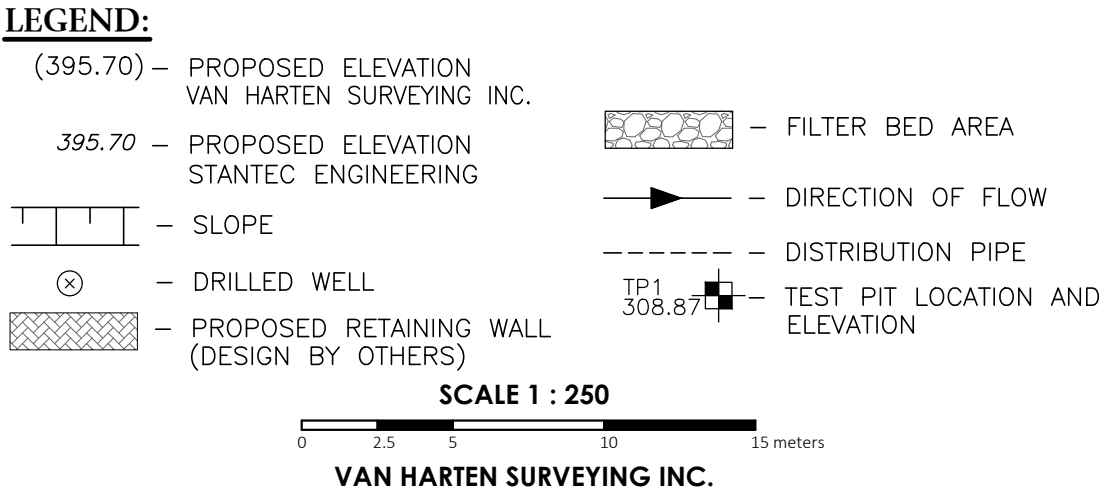
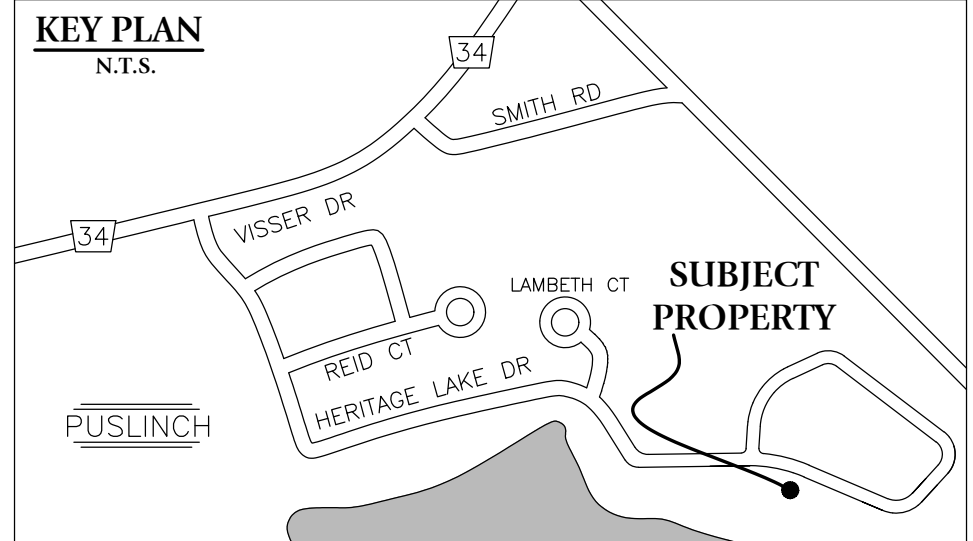
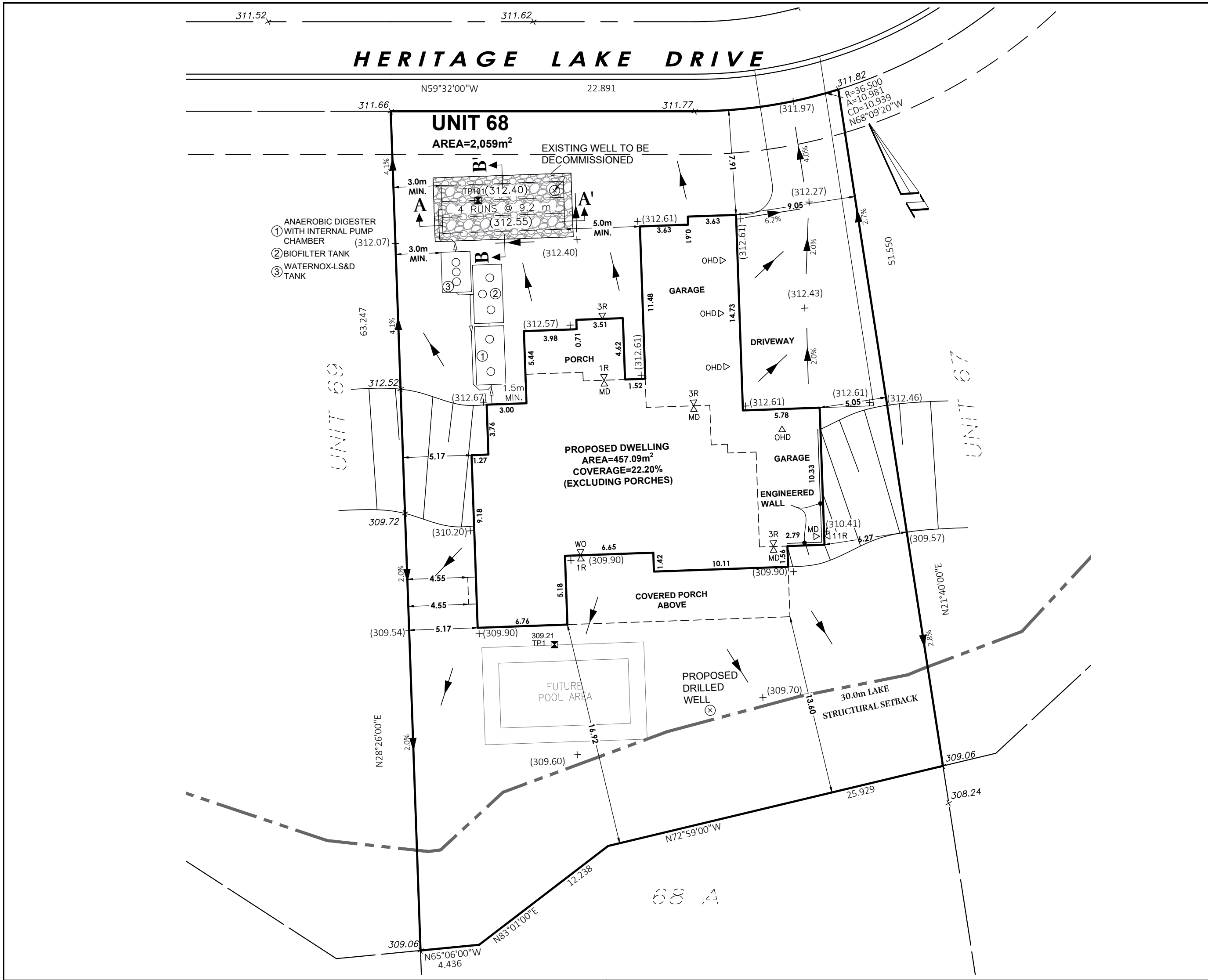
Application deemed complete:

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

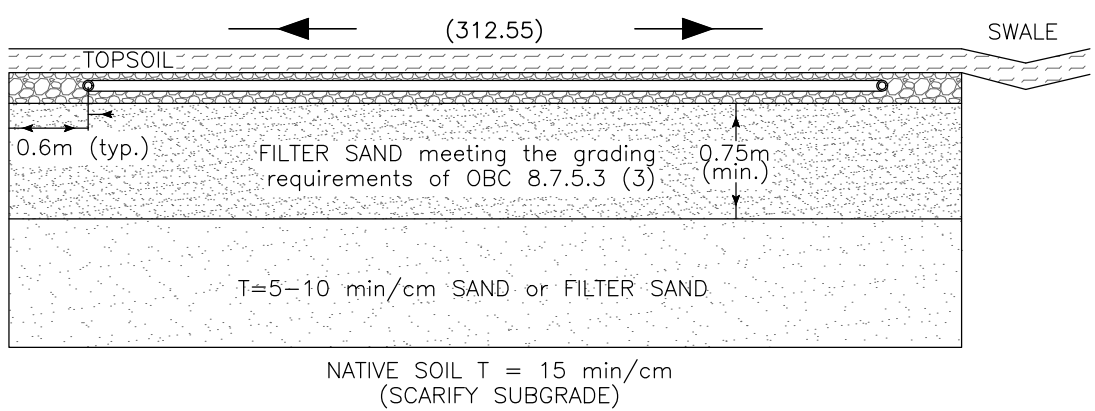
The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



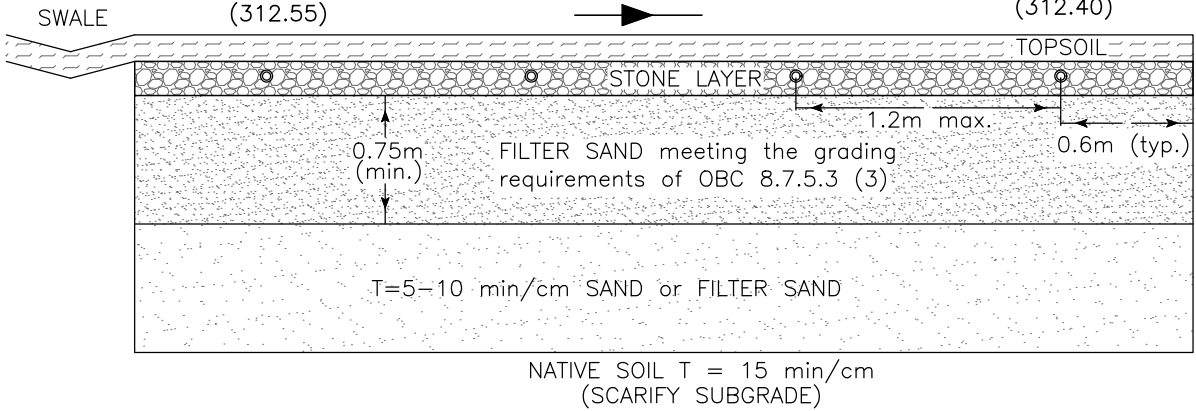
CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

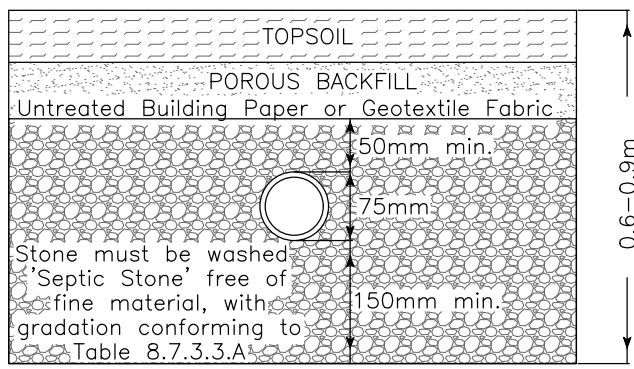
CROSS-SECTION A-A' (N.T.S)



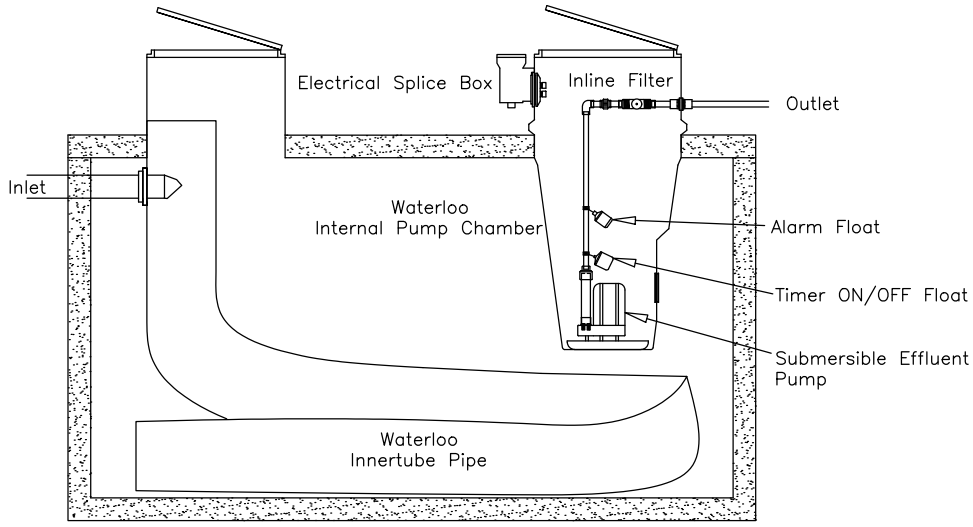
CROSS-SECTION B-B' (N.T.S)



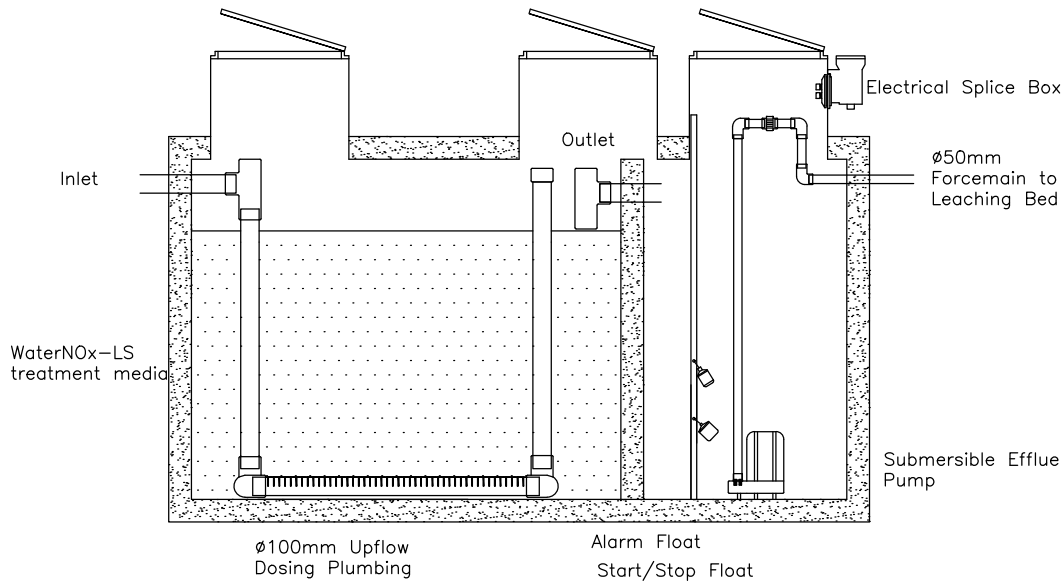
DISTRIBUTION LAYER DETAIL (N.T.S)



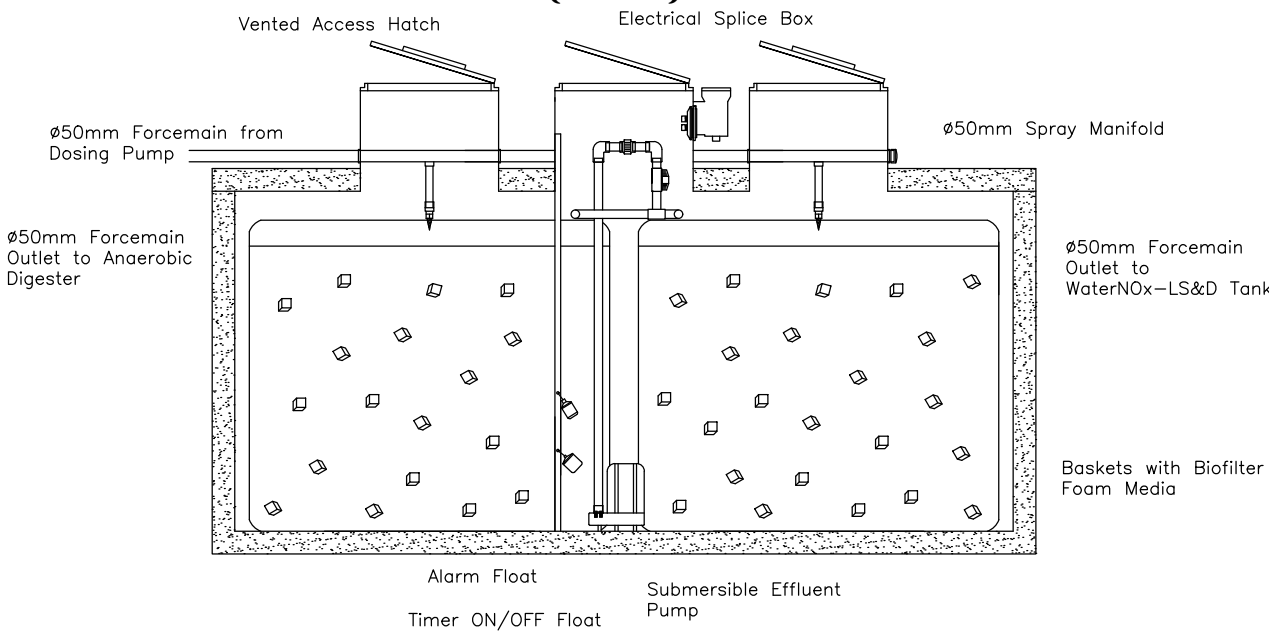
ANAEROBIC DIGESTER WITH INTERNAL PUMP CHAMBER DETAIL (N.T.S)



WATERNOX-LS&D TANK DETAIL (N.T.S)



TWO WIRE MESH BASKET TANK DETAIL (N.T.S)



LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR:

PROPOSED DWELLING

UNIT 68, WELLINGTON VACANT

LAND CONDOMINIUM PLAN No. 172

TOWNSHIP OF PUSLINCH

COUNTY OF WELLINGTON

NO.	REVISION	BY	DATE

DRAWING REVISION SCHEDULE

PREPARED FOR: TIMBERWORX CUSTOM HOMES

PROJECT No. 22105-14

DRAWING SCALE 1 : 250

CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
- THIS LOT MAY CONTAIN STRUCTURAL OR NON-STRUCTURAL FILL PLACED DURING SUBDIVISION GRADING OPERATIONS.
- SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
- THIS SKETCH IS PROTECTED BY COPYRIGHT

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

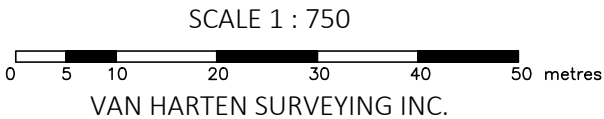
423 WOOLWICH STREET
GUELPH - ONTARIO
N1H 3X3
PHONE: (519) 821 - 2763
FAX: (519) 821 - 2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO
L9W 5G5
PHONE: (519) 940 - 4110
FAX: (519) 940 - 4113
www.vanharten.com

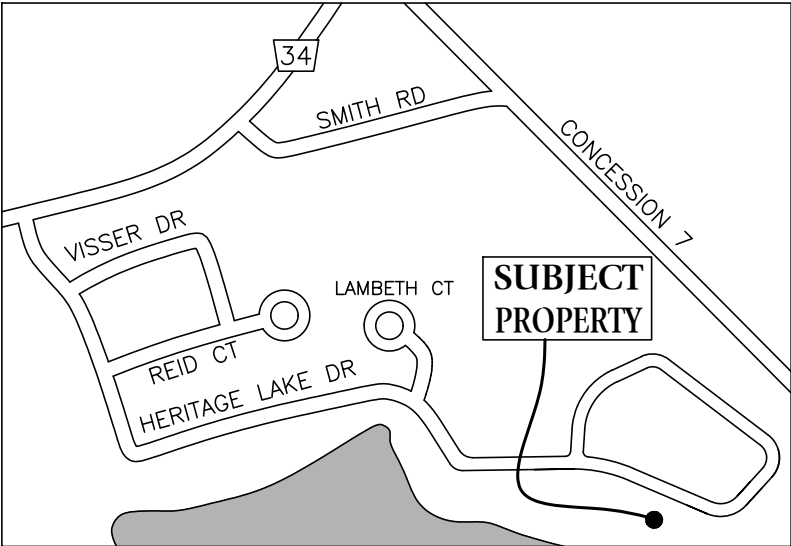
DRAWN BY: DEZ
CHECKED BY: JMD

Aug 21, 2019 - 12:44pm
G:\PUSLINCH\WVLCF 172\ACAD\UNIT 68.dwg

MINOR VARIANCE SKETCH
UNITS 68 & 70,
WELLINGTON VACANT LAND
CONDOMINIUM PLAN No. 172
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP



- NOTES:
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED ESTATE RESIDENTIAL (ER2-5)
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND POLICY AREA (PA7-3).
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 5. DIMENSIONS ON THIS SKETCH ARE BASED ON THE DIMENSIONS OF WVLC No. 172 AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON
THE 16th DAY OF AUGUST 2019

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

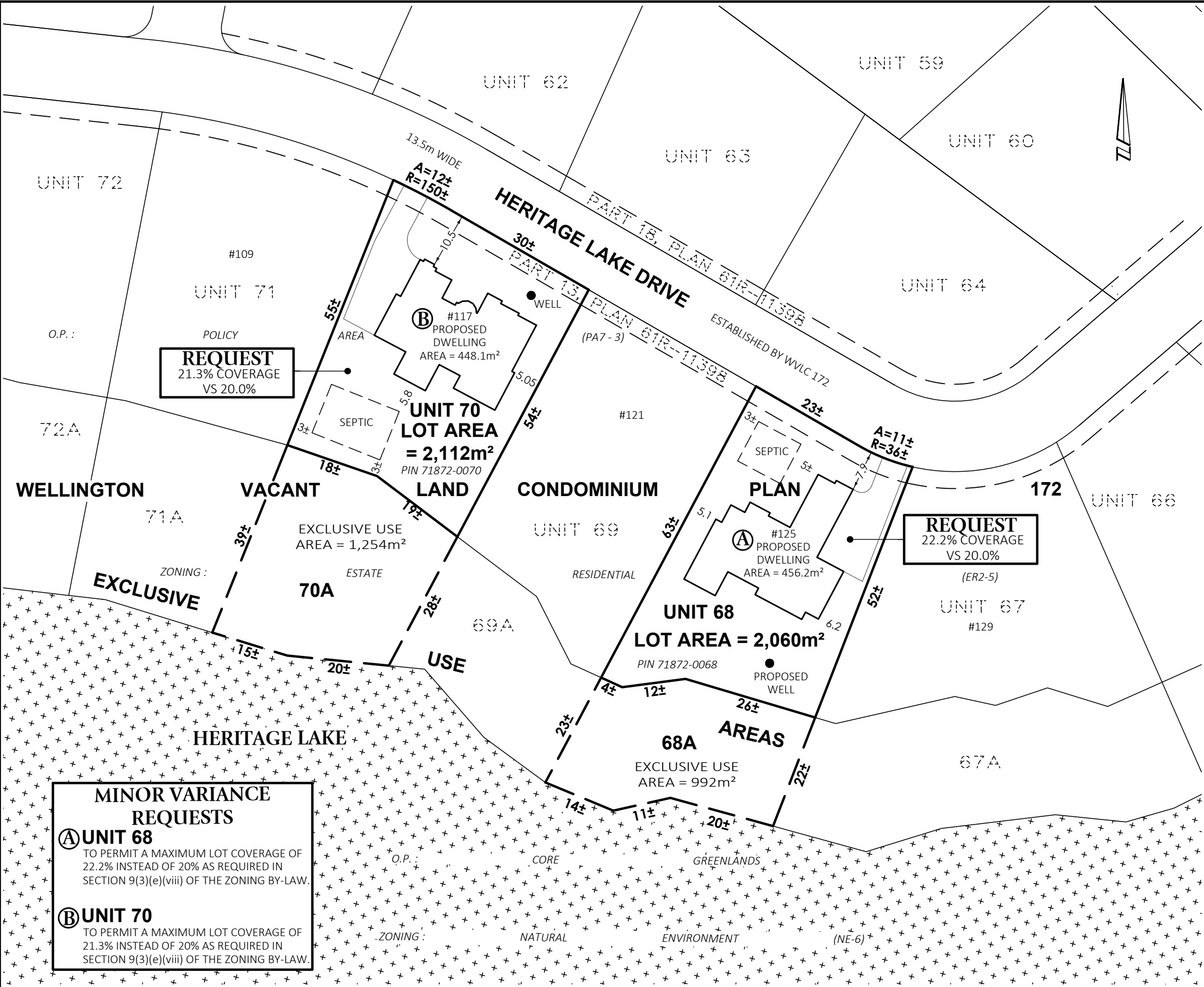
Van Harten

SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
-------------------------------	----------------------------	---------------------------------

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 22105-14
Aug 16, 2019-3:11:24 PM		
G:\PUSLINCH\WVLCP 172\ACAD\MV UNIT 68 70 (TIMBERWORX) UTM.dwg		



MINOR VARIANCE REQUESTS

Ⓐ UNIT 68
TO PERMIT A MAXIMUM LOT COVERAGE OF 22.2% INSTEAD OF 20% AS REQUIRED IN SECTION 9(3)(e)(viii) OF THE ZONING BY-LAW.

Ⓑ UNIT 70
TO PERMIT A MAXIMUM LOT COVERAGE OF 21.3% INSTEAD OF 20% AS REQUIRED IN SECTION 9(3)(e)(viii) OF THE ZONING BY-LAW.

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT (NE-6)



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: August 30th, 2019
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Zach Prince, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 TIM (Timberworx)**
125 Heritage Lake Drive, Unit 68

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated with the benefit of a site visit on August 23rd, 2019.

Planning Opinion

The variance request would provide relief from Section 9(4)(e)(viii) of the Zoning By-law requesting permission for an increase in total maximum lot coverage for a single detached dwelling.

There are no major concerns with this proposal provided that the Grand River Conservation Authority (GRCA) services has no concerns. Planning staff note that a detailed septic design will have to be submitted as part of the Building permit process and will have to address any impacts of the larger dwelling and increased lot coverage. It is planning staff's opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

The details of the minor variance application are included in the table below.

Section of By-law	Required	Proposed
Section 9(4)(e)(viii) Special Provisions Zone Requirements	Within any designated ER2-5 zone, the maximum lot coverage shall not exceed 20 percent.	Requesting that the proposed total lot coverage be increased to 22.2 percent.

Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">We would consider the variance minor in terms of impact and context with the surrounding neighbourhood
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">The subject lands are zoned Estate Residential (Heritage Lake) (ER2-5).A single detached dwelling unit is permitted within the Estate Residential (Heritage Lake) (ER2-5) zone.

That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Special Policy Area (PA7-3) and Secondary Agricultural in the County Official Plan. • Dwelling units are permitted within the Special Policy Area (PA7-3) • A portion of the property is located within a GRCA Floodplain. • Comments of GRCA should be considered regarding the appropriateness of the location of the proposed dwelling.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject lands are located in an area that has a number of large estate lots and homes. • The intent of the maximum lot coverage is to ensure that servicing can be accommodated and a portion of the property is landscaped for proper drainage and setbacks and that the size and massing of the dwelling is compatible with the neighborhood. • The proposed variance is appropriate development and desirable for the use of the land.

In conclusion, planning staff is of the opinion that the requested variance **does meet the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department



Zach Prince MCIP RPP, Planner



**PLAN REVIEW REPORT: Township of Puslinch,
Lynne Banks, Secretary-Treasurer**

DATE: September 5, 2019

YOUR FILE: D13/TIM

**RE: Minor Variance Application #D13/TIM
Timberworx Custom Homes Inc.
WVLCP 172 Level 1, Unit 68 & Unit 70
117 & 125 Heritage Lake Drive, Township of Puslinch**

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance applications.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that subject properties contain floodplain and the land adjacent to this feature.

2. Legislative/Policy Requirements and Implications:

The feature noted above is considered a natural hazard feature (floodplain) as outlined in the Provincial Policy Statement (2014) and falls within the Core Greenlands identified in the County of Wellington Official Plan (2019).

Based on our review of the circulated material, the proposed house and septic system for both Units are located outside the floodplain. As such, GRCA staff does not anticipate any impacts to the natural hazard feature as a result of these applications and would not object to the minor variance applications.

Please note that any future development or other alteration within regulated area on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed septic system for 117 Heritage Lake (Unit 70), is located within the regulated allowance of the floodplain. A permit has been submitted for the proposed works (permit application # 618/19) and is currently under review.

A permit will not be required for the house and septic system for 125 Heritage Lake Road (Unit 68) as the proposal is located outside the floodplain and associated regulated allowance.

3. Additional information/suggestions provided in an advisory capacity:

A "minor" minor variance application review fee is required for our review of this application. With a copy of this letter, the applicant will be invoiced the fee in the amount of \$270.00.

Should you have any further questions or require additional information, please contact Jenn Simons at ext. 2236.

Yours truly,



Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
*FN/js

**** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

c.c. Timberworx Custom Homes Inc., c/o Shawn Marsh, 275 Hanlon Creek
Boulevard, Unit 5, Guelph ON N1C 0A1
Van Harten Surveying Inc., c/o Jeff Buisman, 423 Woolwich Street, Guelph ON
N1H 3X3



117 & 125 Heritage Lake Road,
Township of Puslinch

#D13/TIM

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Steep
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRFP)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2019.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for any inaccuracies, omissions, or errors in the information contained on this map. Any use of the information is at the user's sole discretion and the user assumes full responsibility of the use. The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



GRCA

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

August 9, 2019

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: July 31, 2019

FILE NO. B50-19

APPLICANT

Andrew & Anne Day
4071 Sideroad 25 South
RR#2
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 26
Concession Gore

Proposed severance is 65m fr x 65m = 0.4 hectares, existing agricultural land for proposed rural residential use.

Retained parcel is 34 hectares with 196m frontage, existing and proposed agricultural and residential use with existing dwelling, shed, driveshed, old barn, office building and garage.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

September 18, 2019

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority – Hamilton Conservation
Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing
Neighbour - as per list verified by local municipality and filed by applicant with this application

1. Approval Authority:

County of Wellington Planning and Land Division Committee
 County of Wellington Administration Centre
 74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ [REDACTED]

Fee Received: July 31/19

File No. B50-19

Accepted as Complete on: July 31/19

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) Andrew John DAY & Anne Violet DAY

Address 4071 Sideroad 25 South, RR#2, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for rural residential purposes

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession GORE Lot No. Part of Lot 26

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 7171 Concession 1

(b) When was property acquired: July 2004 Registered Instrument No. WC70195

5. Description of Land intended to be SEVERED: Metric [] Imperial []

Frontage/Width	<u>65 ±</u>	AREA	<u>0.42 ha ±</u>
Depth	<u>65 ±</u>	Existing Use(s)	<u>Agricultural – Vacant Land</u>
Existing Buildings or structures: <u>None</u>			
Proposed Uses (s): <u>Rural Residential</u>			

Type of access (Check appropriate space)	Existing []	Proposed [X]
[] Provincial Highway	[] Right-of-way	
[] County Road	[] Private road	
[X] Municipal road, maintained year round	[] Crown access road	
[] Municipal road, seasonally maintained	[] Water access	
[] Easement	[] Other	

Type of water supply - Existing [] Proposed [X] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other _____

Type of sewage disposal - Existing [] Proposed [X] (check appropriate space)

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

196 & 65 / 397 ±

AREA

34 ha ±

Depth

947 ±

Existing Use(s)

Agricultural

Existing Buildings or structures:

Dwelling, Shed, Driveshed, Old Barn, Office Building & Garage

Proposed Uses (s):

Agricultural (No Change)

Type of access (Check appropriate space)	Existing [X]	Proposed []
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing [X] Proposed [] (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

Type of sewage disposal - Existing [X] Proposed [] (check appropriate space)

☒ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES [X]

NO []

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

YES []

NO [X]
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES []

NO [X]
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [X]

NO []
11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES []

NO [X]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES []

NO [X]
15. Is there a noxious industrial use within 500 meters [1640']?

YES []

NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES [X]

NO []

Name of Rail Line Company:

Credit Valley Railway Company

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. MDS has been met.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The Natural Heritage System mapping indicates that there is a wetland area on the subject property. The lot line of the proposed severed parcel is to be outside of this feature.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan and this severance follows the guidelines set out in Section 10.4.4 for rural residential severances.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural (A-57) & Natural Environment

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands: Cash Crop

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Retained</u>	Width <u>7m±</u>	Length <u>10m±</u>	Area <u>70m²±</u>	Use <u>Shed</u>
	Width <u>15m±</u>	Length <u>18m±</u>	Area <u>270m²±</u>	Use <u>Old Barn</u>
	Width <u>7m±</u>	Length <u>15m±</u>	Area <u>105m²±</u>	Use <u>Drive Shed</u>
	Width <u>9m±</u>	Length <u>15m±</u>	Area <u>135m²±</u>	Use <u>Office Building</u>
	Width <u>9m±</u>	Length <u>12m±</u>	Area <u>108m²±</u>	Use <u>Garage</u>

July 30, 2019

22678-15

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
7171 Concession 1
Part of Lot 26, Concession GORE
PIN 71202-0083
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, addresses of neighbouring properties, MDS Farm Data Sheet, a cheque to the Hamilton Conservation Authority for \$790.00 and a cheque to Wellington County for \$4,340.00.

Proposal:

The proposal is to create a new rural residential parcel along Concession 1 with a frontage of 65± m, depth of 65± m for an area of 0.42± ha. The severed parcel consists of vacant land and will be located east of the existing driveway for the retained parcel. The severed parcel was evaluated and a safe entrance is available. The retained parcel will have an area of 34± ha where an existing dwelling and accessory buildings will remain.

An MDS evaluation was completed for the barn across the road at 7176 Concession 1 (see the MDS Farm Data Sheet attached). The required distance from the barn using Type A is 113 m and the actual distance to the severed parcel is 173± m and therefore MDS can be met. The barn on the subject property is not capable of housing livestock as there is no infrastructure in the building for animals (no stalls, water, pens, etc). The barn has not housed livestock in many years and the lower floor is dirt with posts supporting the second floor.

The subject property is zoned Agricultural A-57 which allows a professional office building, however this will be for the retained parcel only.

The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- MDS requirements are met.
- Zoning requirements are met.

In summary, this severance is a very practical and efficient use of an open space.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

33. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	[]	Open Pile	[]	Covered Tank	[]
Covered Pile	[]	Storage with Buck Walls	[]	Aboveground Uncovered Tank	[]
				Belowground Uncovered Tank	[]
				Open Earth-sided Pit	[]

34. Are there any drainage systems on the retained and severed lands? YES ☐ NO ☒

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES ☐ NO ☒

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES ☐ NO ☒

If yes, please indicate the person you have met/spoken to:

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Andrew John DAY & Anne Violet DAY the Registered Owners of
Part of Lot 26, Concession GORE, as in INST. ROS390698 Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.
Is authorized to act on my (our) behalf for consent on my (our) behalf.
[Redacted Signature]
[Redacted Signature] (s) of Registered Owner(s) or C

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____

Part of Lot 26, Concession GORE, as in INST. ROS390698 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of [Redacted Signature] (nt)

Guelph In the

County/-Region of Wellington

This 26 day of July 20 19

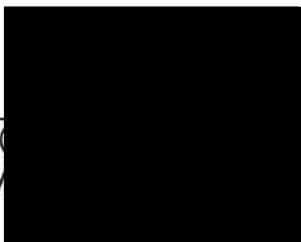
(Owner or Applicant)

[Redacted Signature]
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
Printed Name of Commissioner, etc. Name
Expires May 11, 2021.

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner



Date

July 26, 2019

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Sohail Choudhry

Contact Information

Email samichoudhry@hotmail.com Telephone 1-416-666-4049

Civic Address 7176 Concession 1

Municipality Puslinch Lot 26 Concession 1

Lot Size (where livestock facility is located) 37.1 hectares 92 acres

Signature of Livestock Facility Owner _____ Date 29/07/2019

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

- V1 Solid, inside, bedded pack
V2 Solid, outside, covered
V3 Solid, outside, no cover, ≥30% dry matter
V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
V5 Liquid, inside, underneath slatted floor
V6 Liquid, outside, with a permanent, tight-fitting cover

- L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
L2 Liquid, outside, with a permanent floating cover
M1 Liquid, outside, no cover, straight-walled storage
M2 Liquid, outside, roof, but with open sides
H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)	100	V3
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

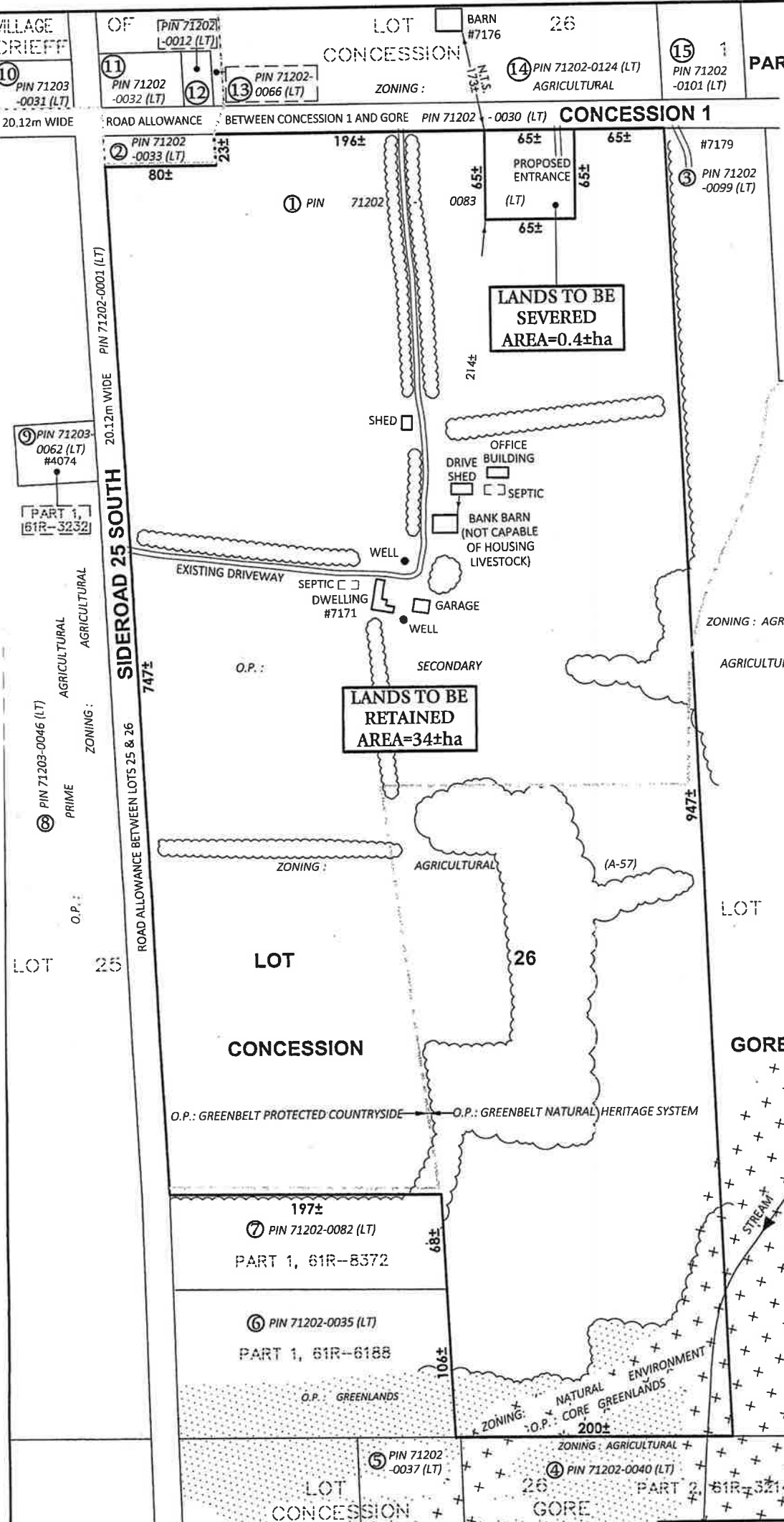
*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9
F 519.923.1694

Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130



SEVERANCE SKETCH
PART OF LOT 26, CONCESSION GORE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.

KEYMAP



SUBJECT
PROPERTY

ZONING : AGRICULTURAL

AGRICULTURAL

- NOTES:**
1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGAGES.**
 2. **SUBJECT LANDS ARE ZONED AGRICULTURAL (A-57) & NATURAL ENVIRONMENT.**
 3. **SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, & GREENLANDS.**
 4. **SUBJECTS LANDS HAVE AN OFFICIAL PLAN GREENBELT DESIGNATION OF GREENBELT PROTECTED COUNTRYSIDE & GREENBELT NATURAL HERITAGE SYSTEM.**
 5. **DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.**
 6. **DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.**
 7. **SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.**
 8. **DISTANCES FROM BARNS TAKEN FROM WELLINGTON COUNTY GIS MAPPING**
 9. **N T S DENOTES NOT TO SCALE.**



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 22678-15

Jul 26, 2019-10:26:24 AM

C:\PUSUNGH\ConGore\ACAD\SEVERANCES\SEV LOT 26 (DAY) UTM.dwg