



AGENDA

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- July 10, 2018
- October 9, 2018

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/OVE – Overseas Farms Ltd. – Property described as Part Lot 15, Concession 2, 6871 Wellington Rd 34, Township of Puslinch.

- Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage for the retained parcel to be 110m instead of 121.9m as required.
- (i) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS 1 setback from the storage shed on the retained parcel to the severed parcel to be 166m instead of 233m as required.
- (ii) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS I setback from the barn at #6862 Wellington Road 34 to the severed parcel to be 143m instead of 162m as required.

4(b) Minor Variance Application D13/STU – Stubbs, John and Lake, Mary – Property described as Part Lot 15, Concession 2, 4363 Wellington Road 35, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage of 9 metres instead of 24.3 metres as required.

5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. OPENING REMARKS

7. DISCLOSURE OF PECUNIARY INTEREST

8. APPROVAL OF MINUTES

- October 9, 2018

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

D14/PIE – Pier Property Inc., Part Lots 26 & 27 Con 7, municipally known as 267 Brock Road South

The application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the severed lands from Agricultural (A) to Highway Commercial (C2) and to rezone the retained parcel from Agricultural (A) to Industrial (IND); related to County of Wellington severance B149/17.

11. LAND DIVISION

- None

12. OTHER MATTERS

- None

13. CLOSED MEETING

- no matters

14. NEXT MEETING Tuesday, December 11th @ 7:00 p.m.

15. ADJOURNMENT



MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Dan Kennedy
Dennis O'Connor
Dianne Paron

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Karen Landry, CAO/Clerk
Lynne Banks, Development and Legislative Coordinator
Michelle Innocente, County Planning
Jeff Buisman, Van Harten Surveying Inc.
Hugh Handy, GSP Group
Maria Phipps
Fred Prior
Dave Wright

1. OPENING REMARKS

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

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/DAV – Tim and Laura Davis – Property described as Part Lot 6, Concession 5, 4767 Wellington Rd 32, Township of Puslinch.

- (i) Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a 0.3 metre relief for proposed accessory structure height, for a total accessory structure height of 5.3m.
 - (ii) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit relief of 3.0 ft² coverage over the five percent maximum lot coverage, being 5.03 percent.
- Karen Landry outlined the application and indicated that no objections were received from the circulated agencies or public.
 - Tim Davis, homeowner, provided an overview of the application.
 - There were no comments from the public or committee.

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That Application D13/DAV is hereby approved.

CARRIED

4(b) Minor Variance Application D13/PRI – Frederick Prior – Property described as Part Lot 16, Plan 804, 48 Bridle Path, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage on the proposed severed parcel to be 43m instead of 50.0m as required.

- Karen Landry outlined the application and indicated that no objections were received from the circulated agencies or public.
- Jeff Buisman of Van Harten Surveying, agent, provided an overview of the application including the proposal to sever property. A 43 metre frontage is being requested on the severed parcel. A condition of the approved severance requires a minor variance to permit the 43 metre frontage on the severed parcel. He advised that it will not impact the easement to the rear of the lands, that spatial separation from the garage is easily met.
- Maria Phipps, abutting homeowner spoke in favour of the application.
- There were no other comments from the public.
- Councillor Sepulis asked if the requirements regarding the septic can be met.
- Jeff Buisman advised that the septic requirements can be met.
- Councillor Sepulis asked if the construction standards currently in the neighbourhood would be applied when constructing this home.
- Mr. Prior assured that the standards will be met as he is building the new dwelling.
- Councillor Sepulis asked why wasn't the severance done on the other side of the property.
- Mr. Prior advised that the septic and tile bed are very large and the property is tiered so there is no room for a house.
- There were no further questions.

Moved by: Dianne Paron

Seconded by: Dan Kennedy

That Application D13/PRI is hereby approved.

With regard to the related severance application for the subject lands it was noted that following conditions will be requested:

- It was noted that a condition of consent for application D10/PRI is to include submission of a survey prepared by a qualified OLS demonstrating that the coach house and proposed driveway location complies with the Township's Zoning By-law.
- 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).

CARRIED

5. ADJOURNMENT

Moved by Dan Kennedy

Seconded by Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:25 p.m.

CARRIED



MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Dan Kennedy
Dennis O'Connor
Dianne Paron

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Karen Landry, CAO/Clerk
Lynne Banks, Development and Legislative Coordinator
Michelle Innocente, County Planning
Jeff Buisman, Van Harten Surveying Inc.
Hugh Handy, GSP Group
Maria Phipps
Fred Prior
Dave Wright

1 - 4. COMMITTEE OF ADJUSTMENT

- See October 9, 2018 Committee of Adjustment minutes.

5. OPENING REMARKS

The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

6. DISCLOSURE OF PECUNIARY INTEREST

- None

7. APPROVAL OF MINUTES

Moved by Dennis O'Connor

Seconded by Dan Kennedy

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, September 11, 2018, be adopted.

8. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

9. ZONING BY-LAW AMENDMENT

- None

10. LAND DIVISION

Severance Application B145/17 (D10/WRI) – David Wright & Elizabeth Reade, Part Lot 11, Concession 10, municipally known as 161 Hume Rd.
Proposed severance is 3.0 hectares with 10m frontage, vacant land for proposed rural residential use. Retained parcel is 2.9 hectares with 140m frontage, existing and proposed rural residential use with existing dwelling.

Moved by Dennis O'Connor

Seconded by Dan Kennedy

That the following comments be forwarded to the County of Wellington Land Division Committee:

- The Application is supported subject to the following:
 - an updated EIS is submitted
 - a minor variance application is submitted at a later date.

CARRIED

11. OTHER MATTERS

11(a) To appoint Lynne Banks as Secretary-Treasurer for the Committee of Adjustment

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That Lynne Banks is hereby appointed as Secretary Treasurer.

CARRIED

11(b) 2019 Meeting Dates

The 2019 Meeting dates were provided to the Committee for information.

12. CLOSED MEETING

- None

13. NEXT MEETING

- Next Regular Meeting November 13 @ 7:00 p.m.

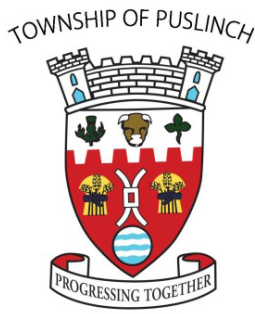
14. ADJOURNMENT

Moved by Dianne Paron

Seconded by Dan Kennedy

That the Planning & Development Advisory Committee adjourns at 7:36 p.m.

CARRIED



Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
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): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

Applicant (Agent) Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

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

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

Municipal address: _____

Concession: _____ Lot: _____

Registered Plan Number: _____

Retained

Parcel Area: _____ ha Depth: _____ m Frontage: _____ m

Severed

Parcel _____ 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).

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

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?

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:

Retained Parcel		Severed Parcel
Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:		
Communal Water:		
Private Well:		
Other Water Supply:		
Municipal Sewers:		
Communal Sewers:		
Private Septic:		
Other Sewage Disposal:		

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)

Existing Buildings on Retained Parcel

Building Details:	Existing:		Proposed:	
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	136m² & 56m²

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.	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							
Zoning By-Law Amendment							
Plan of Subdivision							
Consent (Severance)							Approved with Conditions
Site Plan							
Minor Variance							

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_____.

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.

MINOR VARIANCE SKETCH
PART OF LOT 15, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.



KEYMAP

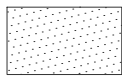
NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED NATURAL ENVIRONMENT (NE) AND AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GREENLANDS, CORE GREENLANDS AND SECONDARY AGRICULTURAL.
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 APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

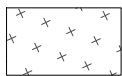
SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 25th DAY OF SEPTEMBER, 2018.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

LEGEND:



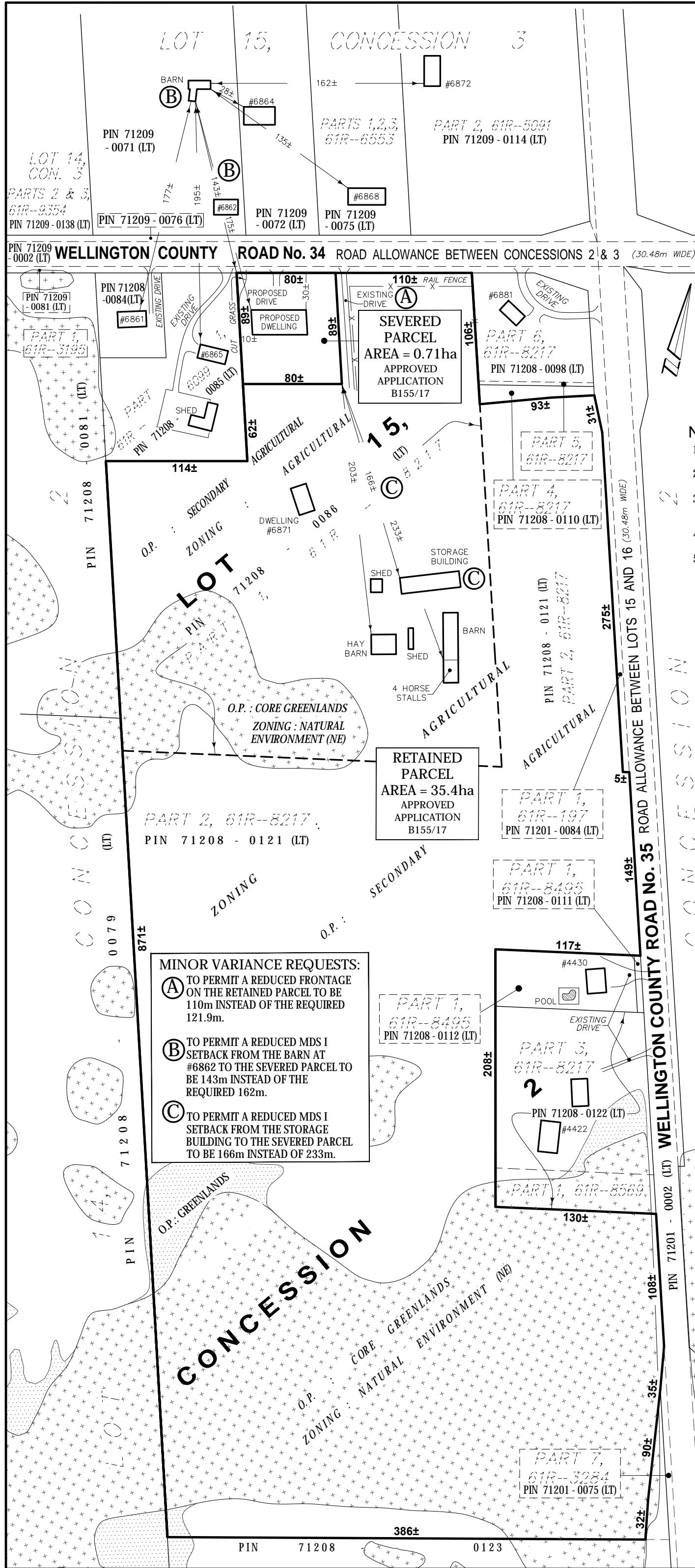
GREENLANDS



CORE GREENLANDS &
NATURAL ENVIRONMENT (NE)

MINOR VARIANCE REQUESTS:

- (A)** TO PERMIT A REDUCED FRONTAGE ON THE RETAINED PARCEL TO BE 110m INSTEAD OF THE REQUIRED 121.9m.
- (B)** TO PERMIT A REDUCED MDS I SETBACK FROM THE BARN AT #6862 TO THE SEVERED PARCEL TO BE 143m INSTEAD OF THE REQUIRED 162m.
- (C)** TO PERMIT A REDUCED MDS I SETBACK FROM THE STORAGE BUILDING TO THE SEVERED PARCEL TO BE 166m INSTEAD OF 233m.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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DRAWN BY: NCH	CHECKED BY: JEB	PROJECT No. 23589-16
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Sep 25, 2018-12:09pm
G:\PUSLINCH\Con2\Acad\MVPTLOT15 (HAYDEN) UTM.dwg



The Corporation of
The Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0
(Tel) 519-763-1226
(Fax) 519-763-5846
lbanks@puslinch.ca

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/OVE

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

Name of Owner(s): Overseas Farms Ltd.

Location: 6871 Wellington Rd 34,
Part Lot 15, Concession 2
Township of Puslinch, County of Wellington

Meeting Place: Council Chambers
Township of Puslinch Municipal Office
7404 Wellington Road 34

Date: 7:00 p.m. Tuesday November 13, 2018

Zone Requirements: Comprehensive Zoning By-law 19/85, as amended:

Section of By-law	Requirements	Proposed
Section 5(3)(b) Zone Requirements	No person shall use land or erect, alter or use any buildings or structures within an Estate Residential Type 2 (ER2) Zone, except in accordance with the following provisions: (a) LOT AREA (MINIMUM) - 0.4 ha (b) LOT FRONTAGE (MINIMUM) - 50 m	Requesting to permit a reduced lot frontage for the retained parcel to be 110m instead of 121.9m as required.
Section 3(13)(a) Zone Requirements	Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time. The above provisions shall not apply to lots existing as of the date of passing of this By-law, which are less than 4 hectares in area.	Requesting to permit a reduced MDS I setback from the barn at #6862 County Road 34 to the severed parcel to be 143m instead of 162m as required.
Section 3(13)(a) Zone Requirements	Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended	Requesting to permit a reduced MDS 1 setback from the storage shed on the retained parcel to the severed parcel to be 166m instead of 233m as required.

	from time to time. The above provisions shall not apply to lots existing as of the date of passing of this By-law, which are less than 4 hectares in area.	
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An aerial map and site sketch is included below as part of this notice.

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours. **If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: lbanks@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.**

The applicant, or his agent, is requested to attend the Hearing of this application. In the event the applicant/agent does not attend, the Committee may defer the application to a future meeting or the application may be considered without any further input from the applicant or his agent.

WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER, THE TOWN REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Local Planning Appeal Tribunal (LPAT) Hearing. Even if you are the successful party, you should request a copy of the decision, as the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal (LPAT) by the applicant or another member of the public.

To appeal the decision to the Local Planning Appeal Tribunal, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

For more information about this matter, contact:
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

(Tel) 519-763-1226
(Fax) 519-763-5846

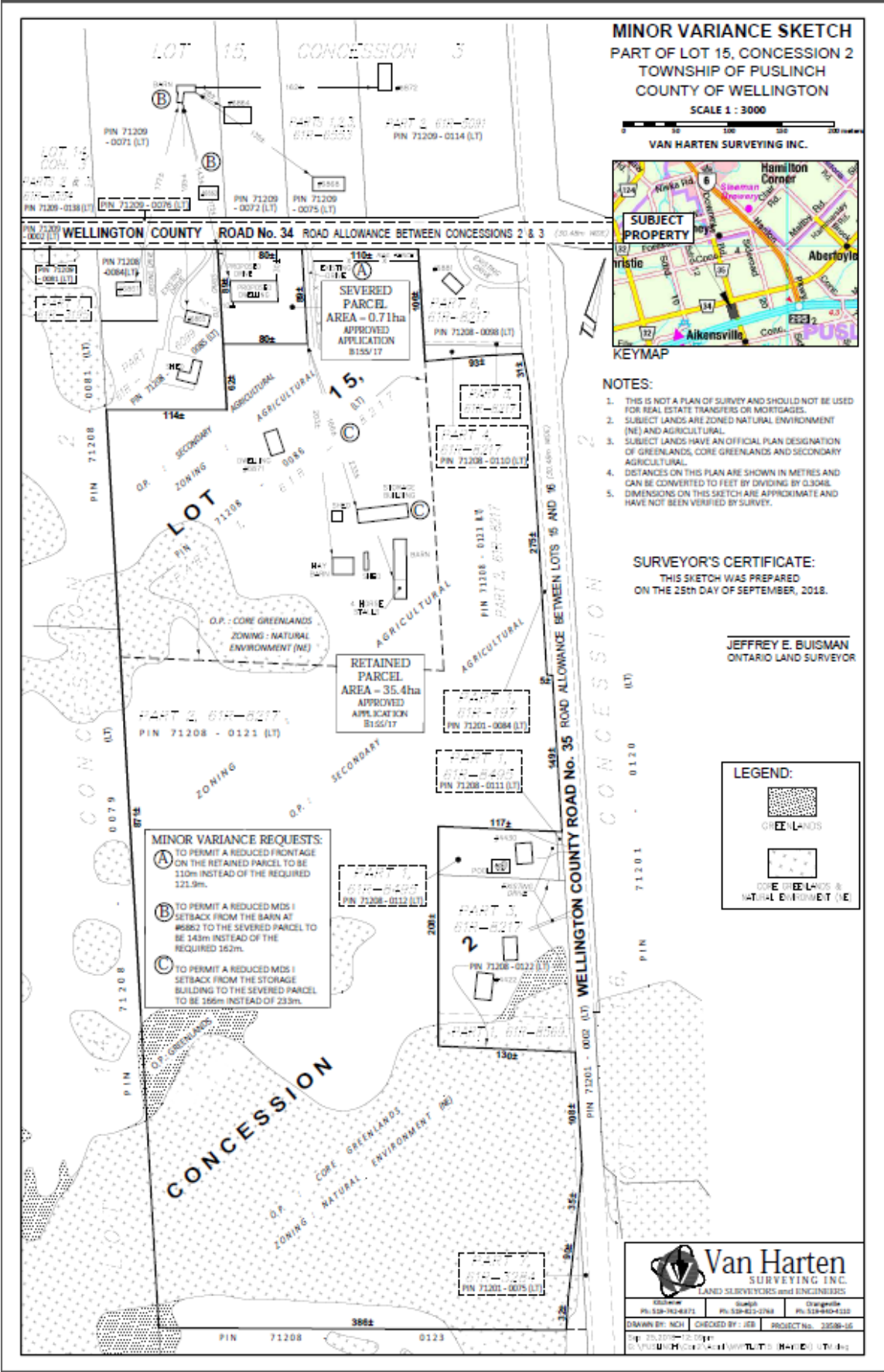
Lynne Banks
Secretary-Treasurer, Township of Puslinch

DATED: October 15, 2018

Aerial: 6871 Wellington Rd 34



Sketch:





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 30, 2018
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 OVE (Overseas Farms Ltd.)**
6871 Wellington Road 34
Part Lot 15, Concession 2

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 first variance request would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage to allow a 110 metre frontage whereas the By-law requires 121.9 metres. The second variance request would provide relief from Section 3.13(a) requesting permission for a reduction in Minimum Distance Separation (MDS I) for two structures:

- A 143 metre MDS I separation has been requested, whereas 162 metres is required from the existing barn located at 6862 Wellington Road 34 to the severed parcel; and
- A 166 metre MDS I separation has been requested, whereas 233 metres is required from the storage shed on the retained parcel to the severed parcel.

This application would satisfy conditions of severance application **155/17** to create a new 0.7 hectare rural residential lot in a Secondary Agricultural area. This application was approved by the County of Wellington Land Division Committee at the February 8, 2018 meeting.

The minor variance 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. We consider the request minor and have no concerns with the application. We have provided a brief discussion on the variances related to MDS I below.

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	5.3(b)	The by-law requires a minimum lot frontage of 121.9 metres for properties great than 4 hectares	Requesting a lot frontage of 110 metres.
Section 3.1(a) General Provisions, Minimum Distance Separation – MDS I – New Non-Farm Uses	3(13)(a)	No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complied with Minimum Distance Separation I	The purpose and effect of the application is to provide relief from the Minimum Distance Separation I (MDS I) setback requirement to permit a 143 metre MDS I separation whereas 116 metres is required.

		(MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.	
Section 3.1(a) General Provisions, Minimum Distance Separation – MDS I – New Non-Farm Uses	3(13)(a)	No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complied with Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.	The purpose and effect of the application is to provide relief from the Minimum Distance Separation I (MDS I) setback requirement to permit a 166 metre MDS I separation whereas 233 metres is required.

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

Four Tests	Discussion: Reduced MDS I 143 m	Discussion: Reduced MDS I 166 m
That the requested variance is minor in nature	<ul style="list-style-type: none"> Given that the residence abutting 6862 Wellington Road 34 to east is located approximately 28 metres from the barn and that another dwelling is approximately 135 metres from the barn, we would consider the impact of this variance to be minor as there are already dwellings located closer than the new proposed lot to the barn. 	<ul style="list-style-type: none"> There are two existing rural residences that front onto Wellington Road 34 that are located in a similar proximity to the existing storage shed on the retained parcel. Therefore we would consider the impact of this variance to be minor.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject property is zoned Agricultural (A) and Natural Environment (NE) A single detached dwelling and accessory uses are permitted use within the Agricultural (A) Zone. 	
	<ul style="list-style-type: none"> The intent of the MDS I setback is to provide a minimum distance separation in all zones where livestock facilities and anaerobic digesters are permitted that will promote and protect agricultural uses. 	
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> The property is designated Secondary Agricultural and Greenlands No development is proposed within the Greenlands area. 	
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> We do not anticipate that a new residential use in this location would hinder or preclude the present use or future potential for the agricultural operations in question given that a number of existing rural residential uses existing in the immediate area. The proposed variances are considered desirable for the appropriate development of the land. 	

In conclusion, planning staff is of the opinion that the requested variance application **meets 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.

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

A handwritten signature in blue ink, appearing to read 'Michelle Innocente', written over a horizontal line.

Michelle Innocente, BES, BSc, RPP
Senior Planner



Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
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): John STUBBS & Mary LAKE

Address: 4363 Wellington Road 35

City: Cambridge

Postal Code: N3C 2V4

E-mail Address: mlake@uoguelph.ca

Telephone Number: 519-824-6628

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

None

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

Concession: 2 Lot: 15

Area: 0.9 ha Depth: 185 m Frontage: 9.0 m

 ac ft ft

Reason for Application:

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

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

A) To permit a reduced lot frontage for the severed parcel to be 9m instead of 24.3m as required in Section 5(3)(e) 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 as a requirement to meet Condition 7 of Severance Application B64/18 which requires Zoning compliance.

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural & Core Greenlands

Zoning Designation: Agricultural & Natural Environment

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?

Concession 2

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? Agricultural

The abutting properties? Agricultural

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	N/A	N/A		
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)

N/A

Building Details:	Existing:		Proposed:	
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: March 2004

Date of construction of buildings property: Vacant

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	B64/18	County of Wellington	Lot 15, Con 2	Severance	Approved with Conditions
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) John STUBBS & Mary LAKE 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.

John Stubbs
Signature of Owner(s)

AUG 22/18
Date

Mary Lake
Signature of Owner(s)

Aug 22/18
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 11th day of

Oct, 20 18.

James Michael Laws
Signature of Owner or authorized
solicitor or agent

Oct 11, 2018
Date

James Michael Laws,
Signature of Commissioner
for Van Harten Surveying Inc.
Expires May 11, 2021.

Oct. 11, 2018
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:

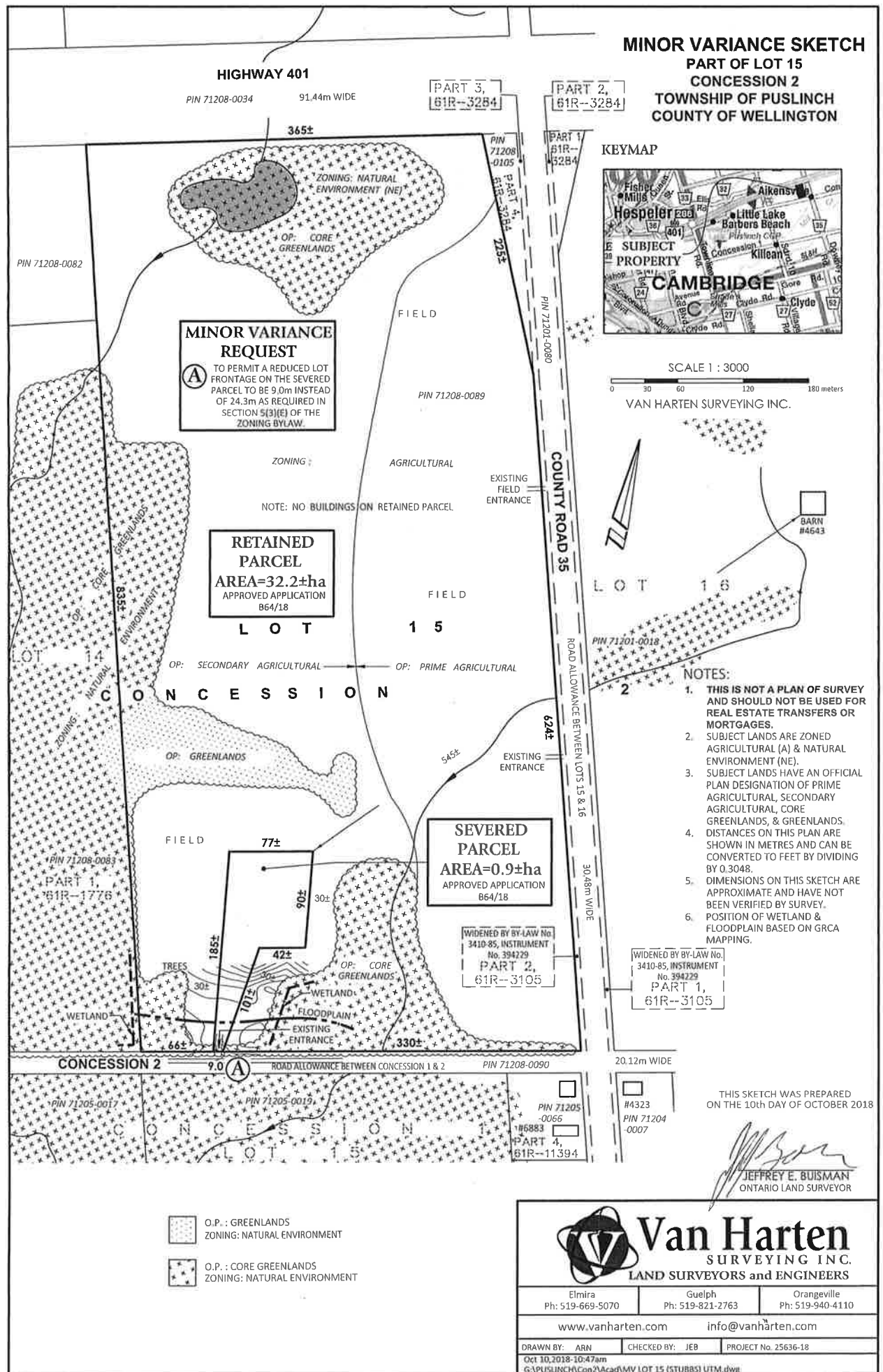
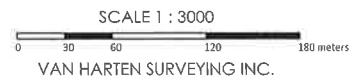
Signature of Municipal Employee

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.

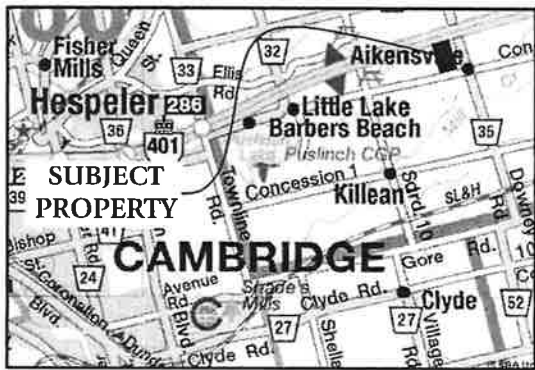
The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

KEYMAP



MINOR VARIANCE SKETCH
PART OF LOT 15
CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

KEYMAP



SCALE 1 : 3000

0 30 60 120 180 meters

VAN HARTEN SURVEYING INC.



LOT 16

PIN 71201-0018

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 AGRICULTURAL (A) & NATURAL ENVIRONMENT (NE).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL, CORE GREENLANDS, & GREENLANDS.
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 APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. POSITION OF WETLAND & FLOODPLAIN BASED ON GRCA MAPPING.

WIDENED BY BY-LAW No.
3410-85, INSTRUMENT
No. 394229
PART 1,
61R-3105

20.12m WIDE

THIS SKETCH WAS PREPARED
ON THE 10th DAY OF OCTOBER 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 25636-18

Oct 10, 2018-10:47am

G:\PUSLINCH\Con2\Acad\MV LOT 15 (STUBBS) UTM.dwg

HIGHWAY 401

PIN 71208-0034

91.44m WIDE

PART 3,
61R-3284

PART 2,
61R-3284

PIN 71208-0105

PART 1,
61R-3284

PART 4,
61R-3284

225±

PIN 71201-0080

PIN 71201-0080

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MINOR VARIANCE
REQUEST

(A) TO PERMIT A REDUCED LOT
FRONTAGE ON THE SEVERED
PARCEL TO BE 9.0m INSTEAD
OF 24.3m AS REQUIRED IN
SECTION 5(3)(E) OF THE
ZONING BYLAW.

ZONING :

AGRICULTURAL

NOTE: NO BUILDINGS ON RETAINED PARCEL

RETAINED
PARCEL
AREA=32.2±ha
APPROVED APPLICATION
B64/18

LOT 15

OP: SECONDARY AGRICULTURAL OP: PRIME AGRICULTURAL

CONCESSION

OP: GREENLANDS

FIELD

77±

70±

30±

42±

30±

101±

185±

66±

30±

330±

SEVERED
PARCEL
AREA=0.9±ha
APPROVED APPLICATION
B64/18

WIDENED BY BY-LAW No.
3410-85, INSTRUMENT
No. 394229
PART 2,
61R-3105

CONCESSION 2

ROAD ALLOWANCE BETWEEN CONCESSION 1 & 2

PIN 71208-0090

9.0 (A)

O.P. : GREENLANDS
ZONING: NATURAL ENVIRONMENT

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

PIN 71205-0066
#6883
PART 4,
61R-11394

#4323
PIN 71204-0007



The Corporation of
The Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0
(Tel) 519-763-1226
(Fax) 519-763-5846
lbanks@puslinch.ca

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/STU

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

Name of Owner(s): Stubbs, John and Lake, Mary

Location: 4363 Wellington Rd 35,
Part Lot 15, Concession 2
Township of Puslinch, County of Wellington

Meeting Place: Council Chambers
Township of Puslinch Municipal Office
7404 Wellington Road 34

Date: 7:00 p.m. Tuesday November 13, 2018

Zone Requirements: Comprehensive Zoning By-law 19/85, as amended:

Section of By-law	Requirements	Proposed
Section 5(3)(e) Zone Requirements	The by-law requires a minimum lot frontage of 24.3 metres	Requesting a reduced lot frontage of 9 metres.

An aerial map and site sketch is included below as part of this notice.

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours.

If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: lbanks@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

The applicant, or his agent, is requested to attend the Hearing of this application. In the event the applicant/agent does not attend, the Committee may defer the application to a future meeting or the application may be considered without any further input from the applicant or his agent.

WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER, THE TOWN REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Local Planning Appeal Tribunal (LPAT) Hearing. Even if you are the successful party, you should request a copy of the decision, as the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal (LPAT) by the applicant or another member of the public.

To appeal the decision to the Local Planning Appeal Tribunal, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

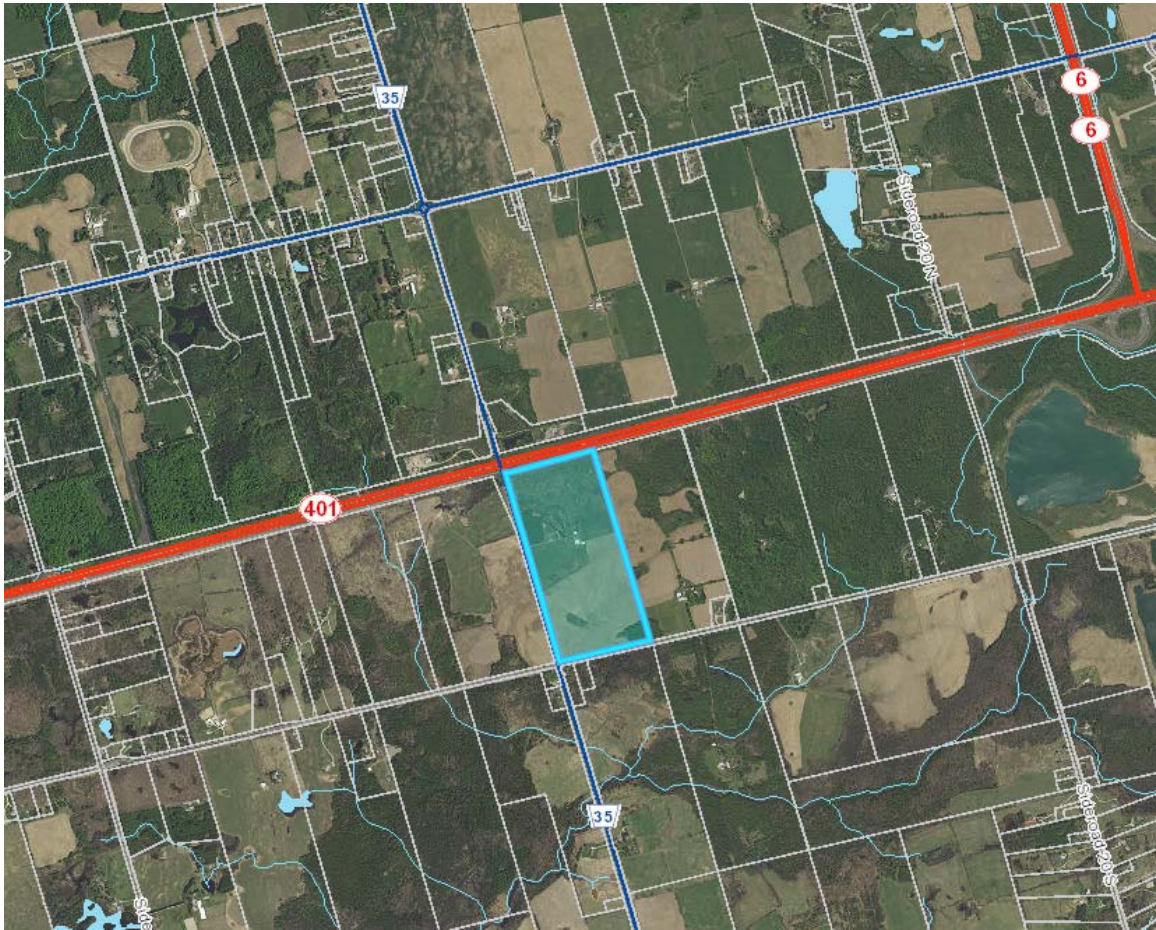
For more information about this matter, contact:
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

(Tel) 519-763-1226
(Fax) 519-763-5846

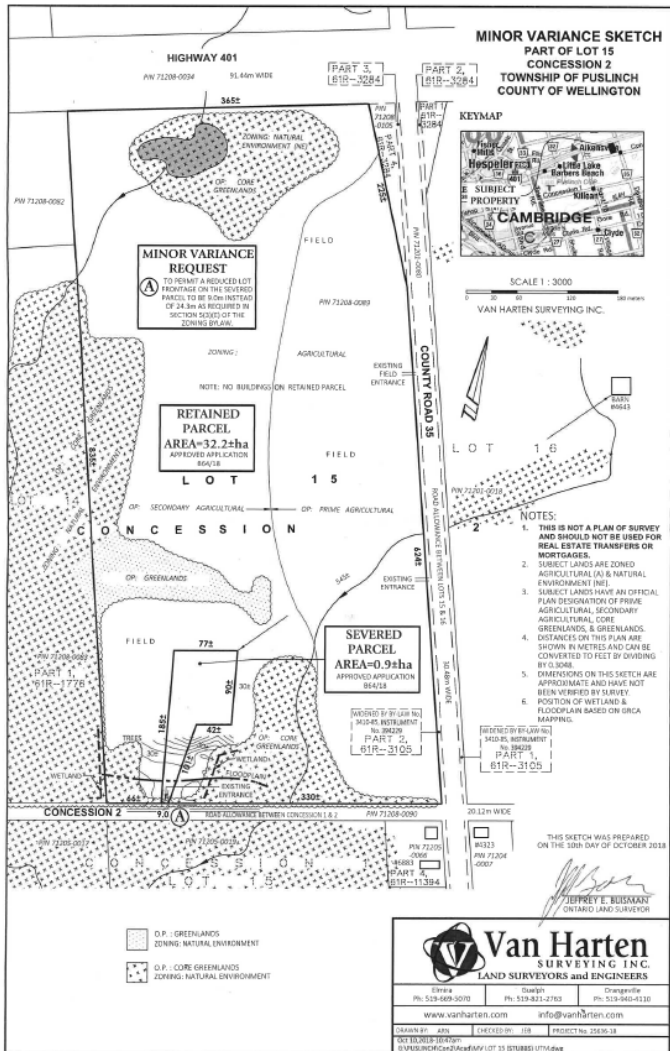
Lynne Banks
Secretary-Treasurer, Township of Puslinch

DATED: October 15, 2018

Aerial: 4363 Wellington Rd 35



Sketch:





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 30, 2018
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 STU (John Stubbs and Mary Lake)**
4363 Wellington Road 35
Part Lot 15, Concession 2

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 variance requested would provide relief from Section 5.3(e) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 9 metres is proposed whereas the by-law requires a minimum lot frontage of 24.3 metres for properties less than 4 hectares.

This application would satisfy a condition of severance application **B64/18** to create a new 0.9 hectare rural residential lot in a Secondary Agricultural area. This application was approved by the County of Wellington Land Division Committee at the August 9, 2018 meeting.

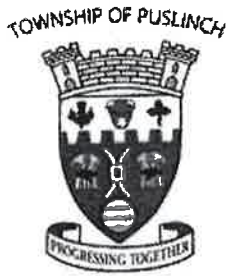
The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	5.3(e)	The by-law requires a minimum lot frontage of 24.3 metres for properties less than 4 hectares	Requesting a lot frontage of 9 metres.

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

Michelle Innocente, BES, BSc, RPP
Senior Planner



Township of Puslinch
7404 Wellington Road 34,
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
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Zoning By-law Amendment Application

Date submitted: July 27, 2018

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify): ☐

Purpose of and reasons for the proposed amendment(s):

A Zoning By-law Amendment Application is being made to meet Condition 8 of Severance Application B149/17 which was approved by the Wellington Land Division Committee April 2018, subject to conditions. This application is required to rezone the severed parcel from Agricultural to Highway Commercial and a portion of the retained parcel from Agricultural to Industrial. Please see our covering letter for more details.

General Information:

1. Applicant Information:

Registered Owner's Name(s): Pier Property Inc. ATTN: James Zacharias
Address: c/o George St. Arnaud, 2595 Inkster Blvd.
City: Winnipeg, MB
Postal Code: R3C 2E6
Email Address: george_starnaud@transx.com
Telephone Number: 416-550-7194
Fax:

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
Address: 423 Woolwich Street
City: Guelph
Postal Code: N1H 3X3
Email Address: jeff.buisman@vanharten.com
Telephone Number: 519-821-2763 ext. 225
Fax: 519-821-2770

Other Name(s): _____
Address: _____
City: _____
Postal Code: _____
Email Address: _____
Telephone Number: _____
Fax: _____

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

None

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

When did the current owner acquire the subject land? Date: September 2006

4. What does the amendment cover?

The "entire" property: ☐

A "portion" of the property: ☒

(This information should be illustrated on the required drawing under item 24 of this application)

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

Municipal address: 267 Brock Road South

Concession: 7 Lot: 26
Registered Plan Number: Part 4, 61R-7860
Area: _____ ha Depth: _____ m Frontage: _____ m
_____ ac _____ ft. _____ ft.

**6. Provide a description of the area to be amended if only a "portion" of the property:
Severed Parcel**

Area: <u>1.1</u> ha	Depth: <u>140</u> m	Frontage: <u>121</u> m
Retained Parcel <u>6.6 ha</u> ac	<u>585m</u> ft.	<u>121m</u> ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes: ☒ No: ☐

8. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan: ☐ Places to Grow: ☒ Other: (specify): _____

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: ☒ No: ☐

9. County Official Plan

What is the current County Official Plan designation of the subject property?

Rural Employment Area

List land uses permitted by the current Official Plan designation:

Permitted Uses outlined in Section 6.8.2 of the OP for Rural Employment Area:
Dry industrial uses including: manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials.
Commercial uses including: business or professional offices, farm machinery sales, farm supplies, farm produce sales, small scale motels or inns, etc.

How does the application conform to the Official Plan?

The proposed highway commercial use for the severed parcel conforms to the OP and the retained parcel has been operating as part of the trucking operation for many years and the re-zoning will allow this parcel to conform with the existing uses and the OP.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

10. Zoning:

What is the current zoning of the property? Agricultural

Agricultural uses, a single dwelling, home occupation, etc.

What uses are permitted? See Section 5(2)

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

Severed Parcel - Temporary Vegetable Stand/Fries Stand - To Be Removed
Retained Parcel - Trucking company operations

12. How long has the "existing" use(s) continued on the subject land?

Many years

13. What is the "proposed" use(s) of the subject land?

Severed Parcel - Commercial use
Retained Parcel - Continued trucking company operations (no change)

14. Provide the following details for all buildings or structures on the subject land: N/A

Building Details	Existing		Proposed	
Type of Building(s) or structures				
Date of construction				
Building height	m	ft	m	ft
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
Distance from building structure to the:				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

N/A

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

Existing and Proposed Services:

15. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☐

Right-of-way:

☐

Seasonally maintained municipal road:

☐

Water access:

☐

Other (please specify):

☒

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

Brock Road South (Wellington County Road 46)

17. 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 subject land to the nearest public road.

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

18. Indicate the applicable water supply and sewage disposal:

Existing for Retained Parcel		Proposed for Severed Parcel	
Water Supply	Existing	Proposed	
Municipal water	<input type="checkbox"/>	<input type="checkbox"/>	

Existing for Retained Parcel Proposed for Severed Parcel

Water Supply	Existing	Proposed
Communal water	<input type="checkbox"/>	<input type="checkbox"/>
Private well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other sewage disposal	<input type="checkbox"/>	<input type="checkbox"/>

19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes: ☐ No: ☒

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other: ☐ (explain below)

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of 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"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B149/17	County of Wellington	Lots 26 & 27, Con 7	Severance	Approved with
Site Plan Control	<input type="checkbox"/>	<input type="checkbox"/>					Conditions

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes: ☐ No: ☒

If yes, provide the Ontario Regulation number of that order, if known: _____

Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Please see covering letter for more details.

Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;
- The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

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) Pier Property Inc. c/o James Zacharias 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)

July 25, 2018
Date

Affidavit

I (we) Jeff Buisman of Van Harten Surveying Inc. of the
City Wellington 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 Wellington of Guelph in the
County/~~Region~~ of Wellington this 26th day of
July, 20 18.


Signature of Owner or authorized
solicitor or agent

July 26, 2018
Date


Signature of Commissioner

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

July 26, 2018
Date

Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times: ☒ Certain days as specified: ☐ By appointment only: ☐


Signature

July 26, 2018
Date

For Administrative Purposes Only:

Application fee of \$ 5000.00 received by the municipality

Date Fee Received: July 27/2018

Date Application Filed: July 27/2018

File Number: D14 PIE

Application deemed complete: ☐

[Signature]
Signature of Municipal Employee

July 27, 2018
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.



THE TOWNSHIP OF PUSLINCH NOTICE OF COMPLETE APPLICATION & NOTICE OF THE PUBLIC MEETING

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a complete application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/PIE**.

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting on Wednesday, November 21, 2018 at 6:30 pm** in the Council Chambers at 7404 Wellington Road 34, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

THE LAND SUBJECT to the application is known as Part of Lots 26 and 27, Concession 7, municipally known as 267 Brock Road South, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the severed lands from Agricultural (A) to Highway Commercial (C2) and to rezone the retained parcel from Agricultural (A) to Industrial (IND); related to County of Wellington severance B149/17.

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment. Any person may attend the public meeting and make an oral submission or direct a written submission to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Puslinch to the Local Planning Appeal Tribunal (LPAT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Puslinch before the by-law is passed, the person or public body is not entitled to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Puslinch before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

ADDITIONAL INFORMATION regarding the proposed amendment, including information about appeal rights, is available between 8:30 a.m. and 4:00 p.m. at the Township of Puslinch Municipal Office.

KEY MAP

Dated at the Township of Puslinch on this
16th day of October 2018.

Karen Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario N0B 2J0
Phone (519) 763-1226
admin@puslinch.ca

