



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/HUE

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): Deborah and Shaun Huether and Melinda Newark

Location: 45 and 47 Queen Street
 Part of Lots 2 and 3 RP 135
 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, April 9, 2019

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

Section of By-law	Requirements	Proposed
Section 6(3) Zone Requirements	<p>Lot Area: The By-law requires a minimum lot area of 1390m²</p> <p>Lot Frontage: The By-law requires lot frontage minimum of 25m</p> <p>Side yard set-backs: Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side</p>	<p>Lot Area Subject property A: Proposed – 890.20m² Relief - 499.80m²</p> <p>Lot Area Subject property B: Proposed – 900.90m² Relief – 489.10m²</p> <p>Lot Frontage Subject property A: Proposed – 15.09m Relief – 9.91m</p> <p>Lot Frontage Subject property B: Proposed – 15.88m Relief – 9.12m</p> <p>Side yard set-backs Subject property A: Proposed – 0m and 6.85m Relief – 1m on one side</p> <p>Side yard set-backs Subject property B: Proposed – 0.88m and 3.62m Relief – 0.12m on one side</p>

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.**

Note: The subject land is the subject of Consent Application B177/17.

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



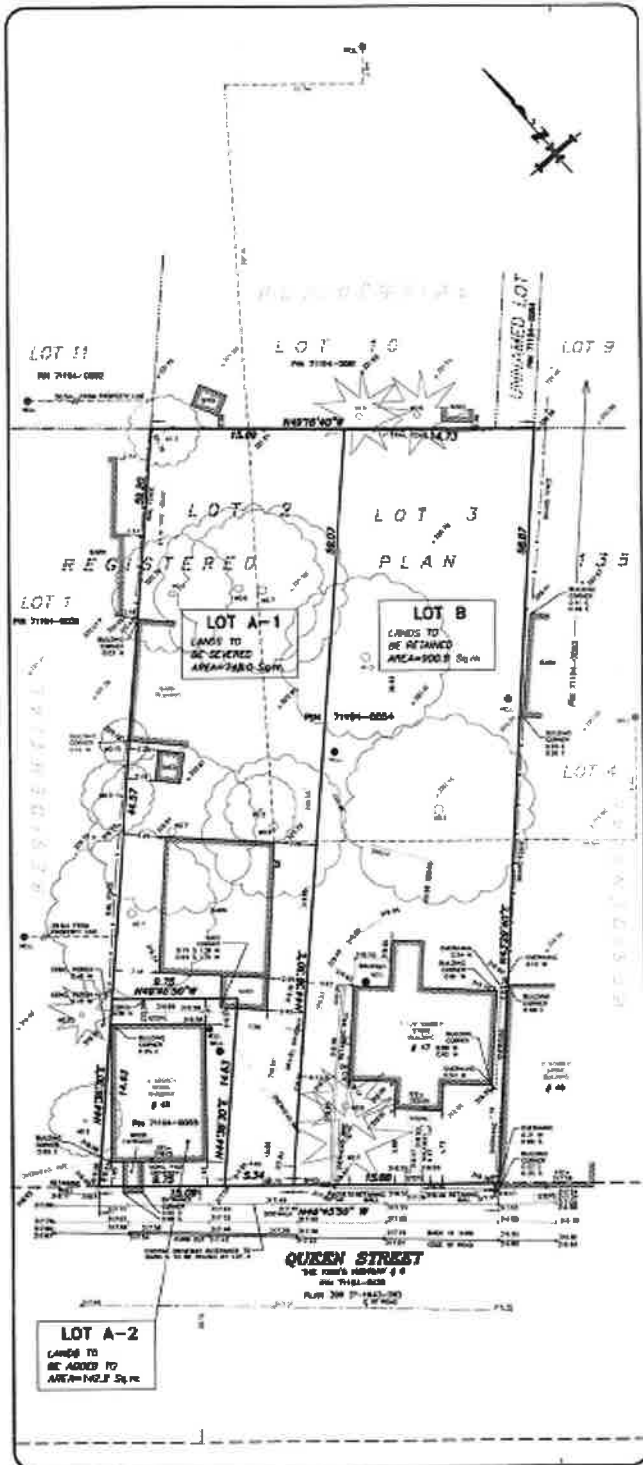
Lynne Banks
Secretary-Treasurer, Township of Puslinch
DATED: March 12, 2019

Copied to: CofA Committee Members, Property owners within 60m, Michelle Innocente, County of Wellington, Building, L. Gomes Fire; County Roads; Bell; GRCA

Aerial: 45 & 47 Queen St.



Sketch: 45 & 47 Queen St.



ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION. CONTRACTOR MUST BEAR AND VERIFY ALL CONDITIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

SEWERAGE SKETCH FOR **45 AND 47 QUEEN STREET** **ALERT!** MELBORA NETWORK

LOTS 2 AND 3 REGISTERED PLAN 135
ALEX COO'S PORTION
SHOW AS THE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1 : 500

MACKAY, MACKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
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METRIC: Distances shown on this sketch are in metric units unless otherwise stated.

Standard Note:
THIS SKETCH IS FOR INFORMATION PURPOSES ONLY. IT DOES NOT CONSTITUTE A CONTRACT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE WORK SHOWN ON THIS SKETCH.

Legend:
1. BOUNDARY DATA
2. EXISTING BUILDINGS
3. EXISTING UTILITIES
4. EXISTING LOT LINES
5. EXISTING ROAD RIGHTS-OF-WAY
6. EXISTING ADJACENT PROPERTIES
7. EXISTING EASEMENTS
8. EXISTING ENCUMBRANCES

NOTE:
BOUNDARY DATA SHOWN HEREIN WAS OBTAINED FROM SURVEY RECORDS & REGISTRY OFFICE INFORMATION.

APPROVED BY: *[Signature]*
DATE: 10/10/2017

CAUTION
VALUES AND DIMENSIONS SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION.

CAUTION: THIS IS NOT AN ORIGINAL COPY UNLESS ENDORSED WITH SEAL & SIGNATURE. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTIONS OR BOUNDARY PURPOSES.

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NO.	DATE	DESCRIPTION	BY
1	10/10/2017	PREPARED	[Signature]

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TEL: (416) 291-1111
WWW.MACKAYMACKAYANDPETERS.COM

DATE: 10/10/2017
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1:500
SHEET NO: 1

