



AGENDA

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

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

3(a) Minor Variance Application D13/DAV – Tim and Laura Davis – Property described as Part Lot 6, Concession 54767 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 to allow

3(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.

4. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

5. OPENING REMARKS

6. DISCLOSURE OF PECUNIARY INTEREST

7. APPROVAL OF MINUTES

Planning & Development Advisory Committee meeting minutes held Tuesday September 11, 2018 be adopted.

8. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

9None

9. ZONING BY-LAW AMENDMENT

- None

10. LAND DIVISION

10(a) 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 14 0m frontage, existing and proposed rural residential use with existing dwelling.

Deferred by the County of Wellington at the meeting of January 2018 to allow time to review and consider another option for the driveway entrance.

11. OTHER MATTERS

- To appoint Lynne Banks as Secretary-Treasurer for the Committee of Adjustment

- 2019 Meeting Dates:

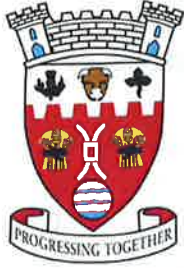
January 8
February 12
March 12
April 9
May 7
June 11
July 9
August 13
September 17
October 14
November 12
December 10

12. CLOSED MEETING

- no matters

13. NEXT MEETING Tuesday November 13th @ 7:00 p.m.

14. ADJOURNMENT



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): Tim Davis & Laura Davis

Address: 4767 Wellington Rd 32

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: tim@jssdautomation.com

Telephone Number: 519-994-1977

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).

Too low of height for vehicle lift. my truck is 7' tall
2786 - max allowed - want 2800 for ease of design & install.

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: 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?

Wellington Rd 32.

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)

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	House			
Main Building height	4.88 m	16' ft.	6.09 m	20'8" ft.
*Percentage lot coverage				
*Number of parking spaces	≈ 12		≈ 16	
*Number of loading spaces	N/A		N/A	
Number of floors	1		1	
Total floor area	178 m ²	1923 ft ²	258.84 m ²	2800 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)

Building Details:	Existing:		Proposed:	
Front Yard	47.5 m	155.8 ft.	57.85 m	189.47 ft.
Rear Yard	13.6 m	44.62 ft.	2 m	6'6" ft.
Side Yards	14.6 40.9 m	47.9 134.19 ft.	3.05 45.5 m	10 149.28 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) Laura Davis of the
Township of Puslinch County/Region of
Wellington do hereby authorize

Tim Davis to act as my agent in this application.

Laura Davis
Signature of Owner(s)

Aug 27 / 18
Date

Affidavit:

I (we) Tim Davis of the
Township of Puslinch 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 Township of Puslinch in the

County/Region of Wellington this 27 day of

August, 20 18.

[Signature]
Signature of Owner or authorized
solicitor or agent

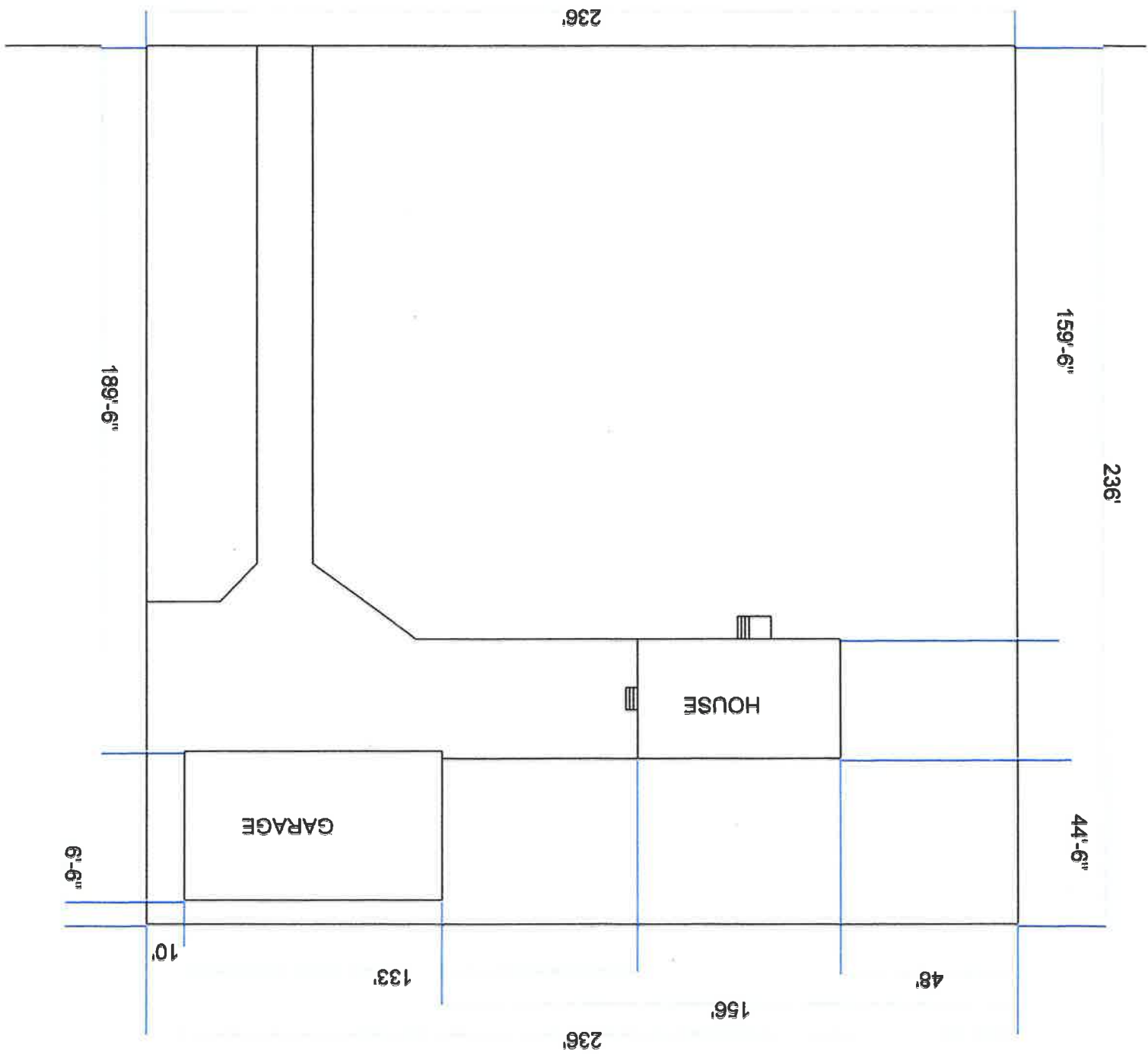
Aug 27 / 18
Date

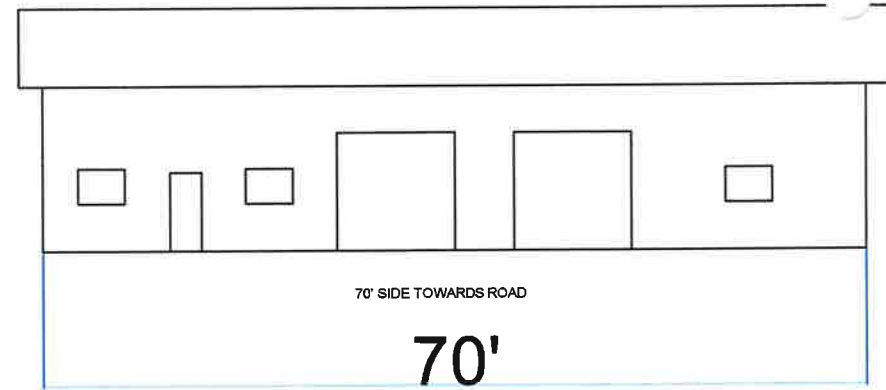
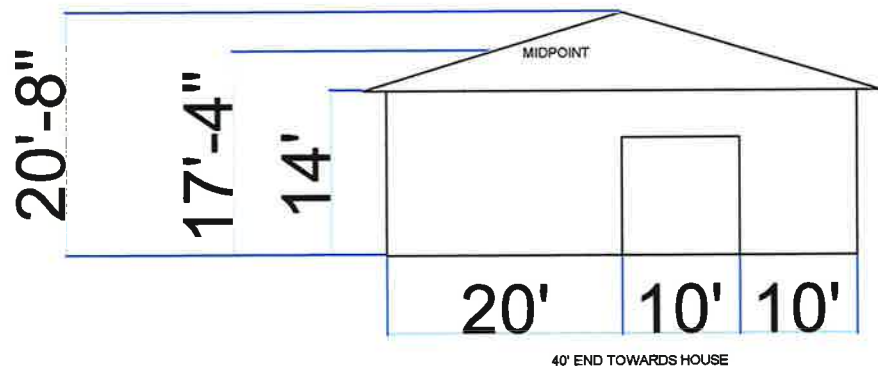
[Signature]
Signature of Commissioner

Aug 27 / 18
Date

4767 WELLINGTON ROAD 32, PUSLINCH, ON N0B2J0

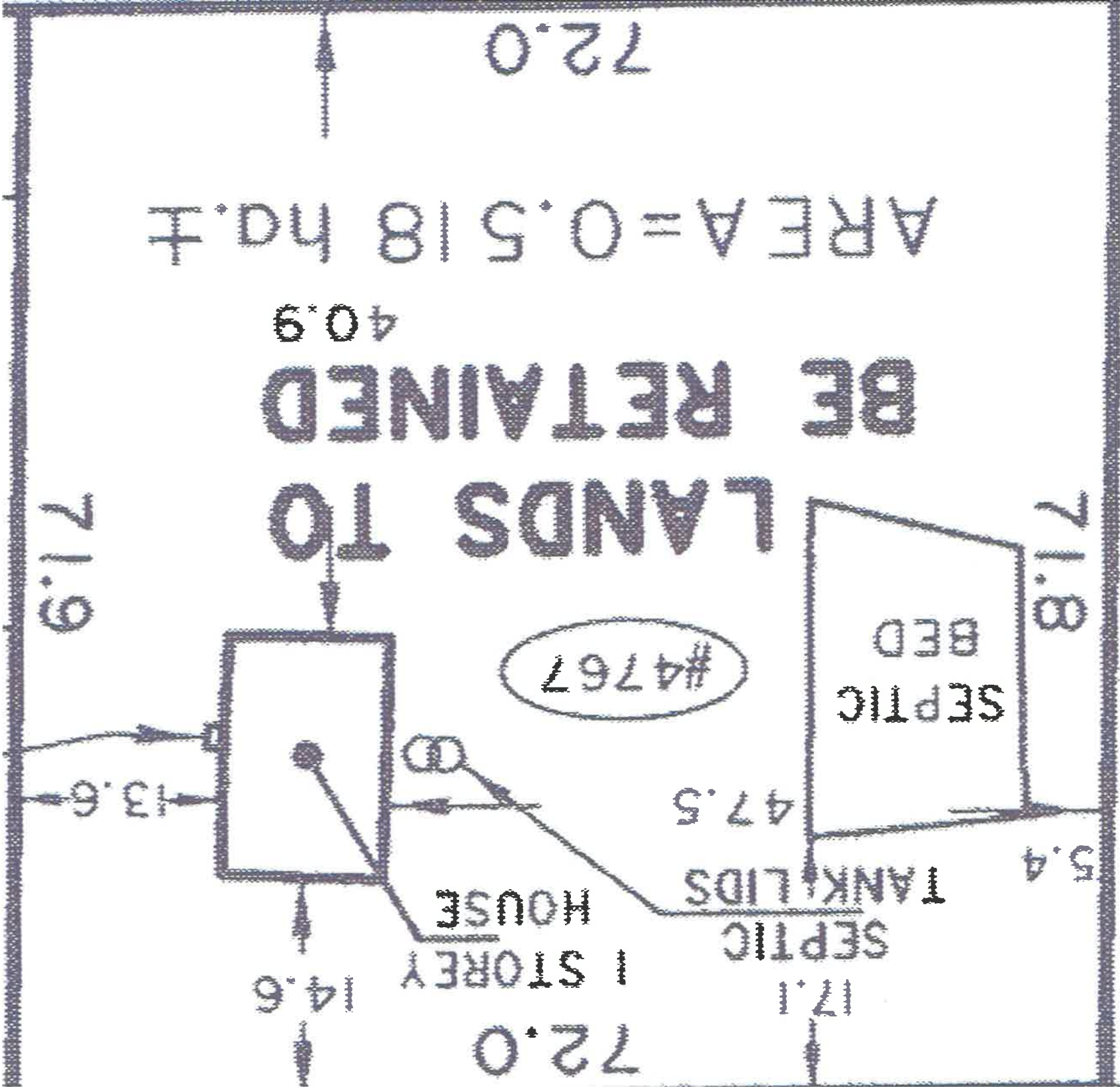
North →





OTHER SIDES NOT SHOWN - NO DOORS
OR WINDOWS

Wellington R32



72.0

17.1

1 STOREY HOUSE

14.6

13.6

71.9

SEPTIC TANK LIDS

47.5

5.4

SEPTIC BED

71.8

#4767

LANDS TO BE RETAINED

40.9

AREA = 0.518 ha ±

72.0



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/DAV

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): Tim Davis and Laura Davis

Location: 4767 Wellington Rd 32,
Part Lot 6, Concession 5
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 October 9, 2018

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

Section of By-law	Requirements	Proposed
Section 3(i) (c) Accessory Uses requirements	No accessory building or structure in any zone shall exceed five metres in height	Requesting a 0.3 metre relief for proposed accessory structure height. For a total accessory structure height of 5.3m.
Section 3(i)(b) Accessory Uses requirements	The total lot coverage of all accessory buildings or structures on a lot shall not exceed five per cent of the lot area of the said lot.	Maximum allowed of coverage 2797 ft ² proposed accessory structure is 2800 ft ² . Requesting relief of 3.0 ft ² over the five percent maximum lot coverage, being 5.03 per cent.

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.

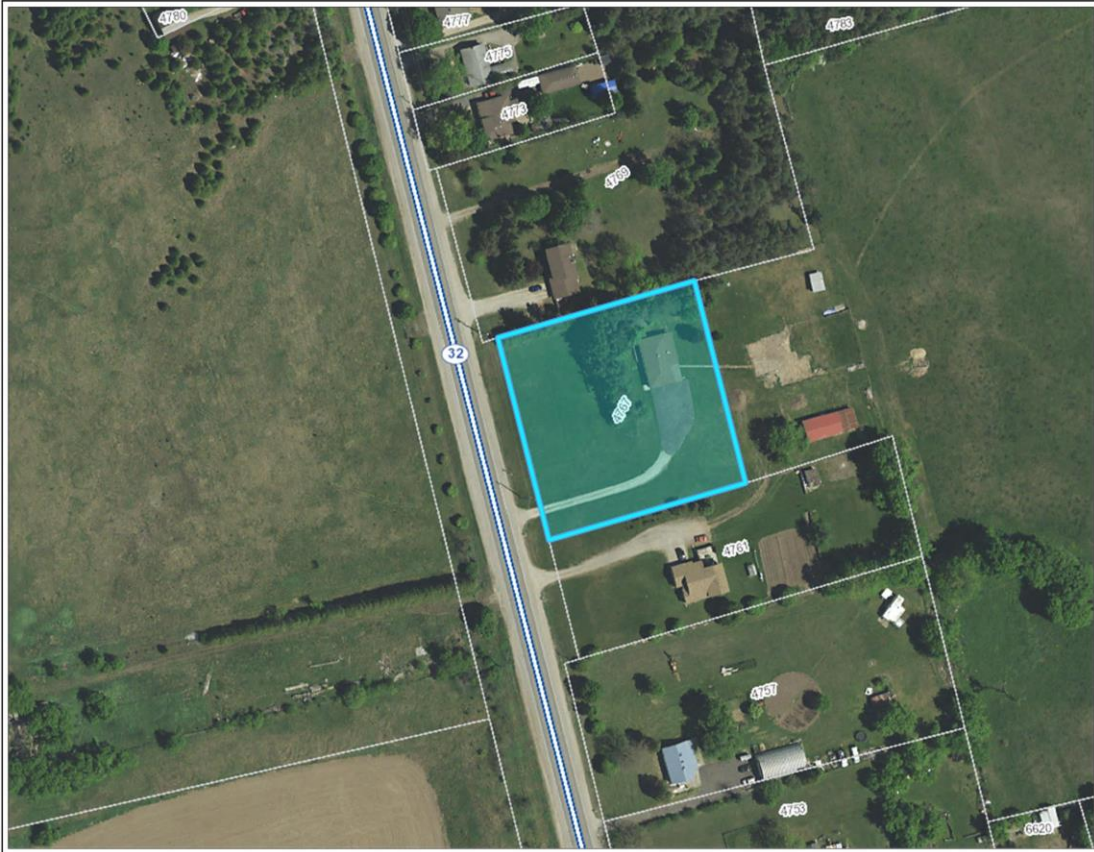
To appeal the decision to the Local Planning Appeal Tribunal, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario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

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

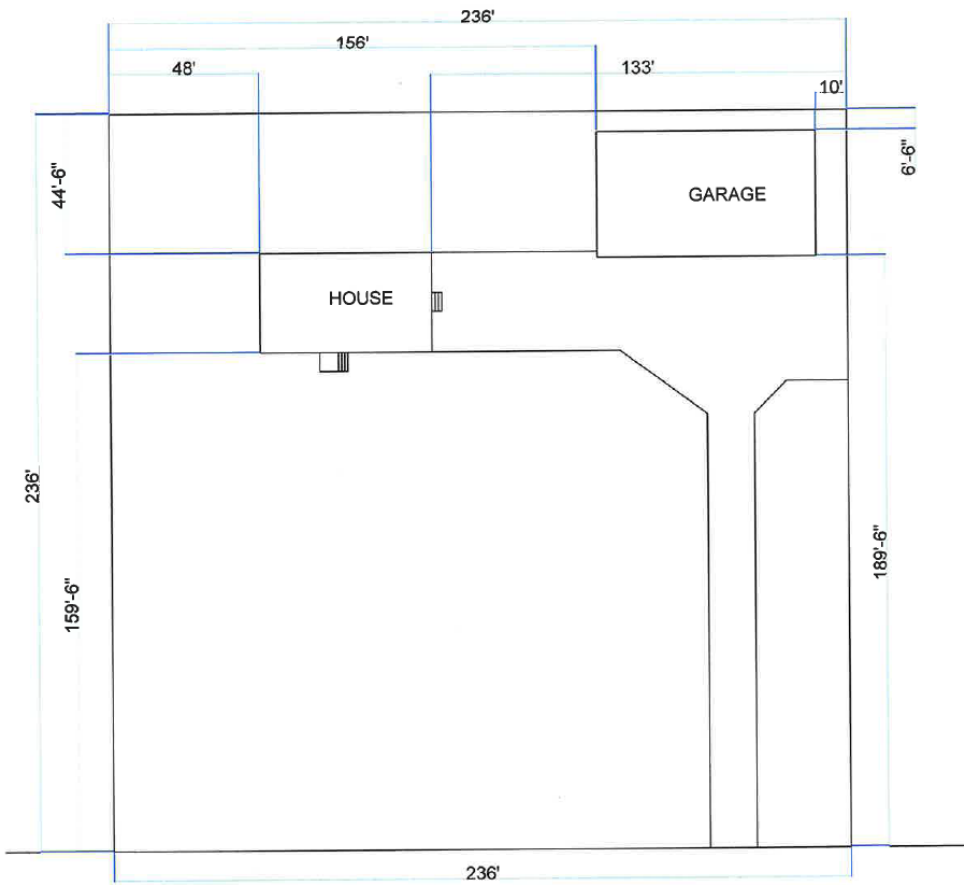
Lynne Banks
Secretary-Treasurer, Township of Puslinch

DATED: September 17, 2018

Aerial: 4767 Wellington Rd 32

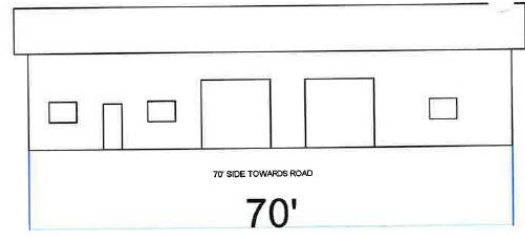
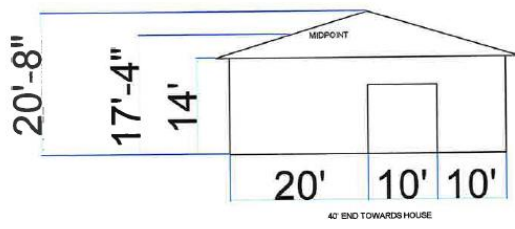


Sketch:



← North

4767 WELLINGTON ROAD 32, PUSLINCH, ON N0B2J0



OTHER SIDES NOT SHOWN - NO DOORS
OR WINDOWS



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 9, 2018
TO: Lynne Banks, Secretary-Treasurer
 Township of Puslinch
FROM: Jessica Rahim, Junior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 DAV (Tim and Laura Davis)**
4767 Wellington Rd 32
Part Lot 14, Concession 3

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 3(i), (b) and (c) of the Zoning By-law to permit an increased height of 5.3 m and an increased lot coverage of 5.03 per cent for the proposed accessory structure, whereas the Zoning By-law permits a maximum height of 5 m and a maximum lot coverage of 5 per cent for all accessory buildings.

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.

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

Regulation	By-law Section	Required	Proposed
Section 3(i) (c) Accessory Uses Requirements	3(i)(c)	No accessory building or structure in any zone shall exceed five metres in height	Requesting a 0.3 m relief for proposed accessory structure height. For a total accessory structure height of 5.3 m.
Section 3(i)(b) Accessory Uses Requirements	3(i)(b)	The total lot coverage of all accessory buildings or structures on a lot shall not exceed five per cent of the lot area of the said lot.	Requesting 0.03 per cent relief for proposed accessory structure lot coverage. For a total accessory structure lot coverage of 5.03 per cent (2800 ft ² in size)

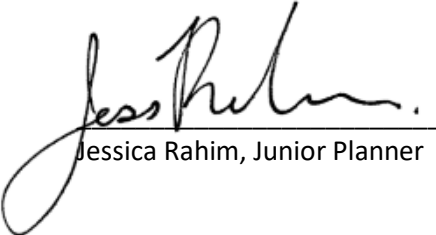
Our discussion of this application relative to the four tests under the Planning Act is as follows:

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.
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) Zone. An accessory building is a permitted use within the Agricultural Zone provided that it incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith.

That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Prime Agricultural. • Single detached homes are permitted within the Primary Agricultural designation. The proposed accessory building would be considered an accessory use to the main building.
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 lot appears to be large enough to accommodate the increased height for the proposed accessory building and allow the building to be set back from surrounding neighbours. • 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. • The proposed lot coverage and height are desirable and appropriate development for the area and use 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.

Respectfully submitted
County of Wellington Planning and Development Department



Jessica Rahim, Junior 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): Frederick PRIOR

Address: 9 Kerr Crescent

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: _____

Telephone Number: 519-763-1542

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.

Mortgage as in Instrument No. WC544001 with the Bank of Montreal located at 20 Erb Street West, Suite 101, Waterloo, ON, N2L, 1T2

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 48 Bridle Path

Concession: _____ Lot: 16

Registered Plan Number: 804

Severed Parcel	Area: <u>0.4</u> ha	Depth: <u>96.2</u> m	Frontage: <u>43</u> m
Retained Parcel	<u>2.4</u> ha	<u>202</u> m	<u>90.7</u> m

Width of road allowance (if known): 20.0m

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 reduced lot frontage for the severed parcel to be 43m instead of 50.0m as required in Section 9(3)(b) 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).**

A minor variance request is being made for the Severed Parcel of Severance Application B91/18 to achieve zoning compliance. Due to the location of the existing Coach House on the retained parcel, the severed parcel has a proposed frontage of 43m.

See covering letter for more details.

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

Official Plan Designation: Country Residential & Core Greenlands

Zoning Designation: Estate Residential 2, Natural Environment & 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?

Bridle Path

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:
 Existing on Retained Parcel Proposed on Severed Parcel

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 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 checked="" 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? Rural Residential

The abutting properties? Rural Residential

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

N/A

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	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)

Building Details:	Dwelling		Coach House	Severed Parcel - N/A	
	Existing:			Proposed:	
Front Yard	36.2	m		m	ft.
Rear Yard		m		m	ft.
Side Yards	30.4 / 47.5	m	2.0m	m	ft.

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

Date of acquisition of subject property: July 2018

Date of construction of buildings property: Unknown

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"/>	B91/18	County of Wellington	Part Lot 16, Reg'd Plan 804	Severance	Submitted; waiting for hearing
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) Fred A. PRIOR 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 18 / 18
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

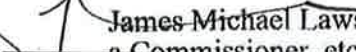
before me at the City of Guelph in the

County/Region of Wellington this 13th day of

Sept., 20 18.


Signature of Owner or authorized solicitor or agent

Sept. 13, 2018
Date


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

Sept 13, 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: _____

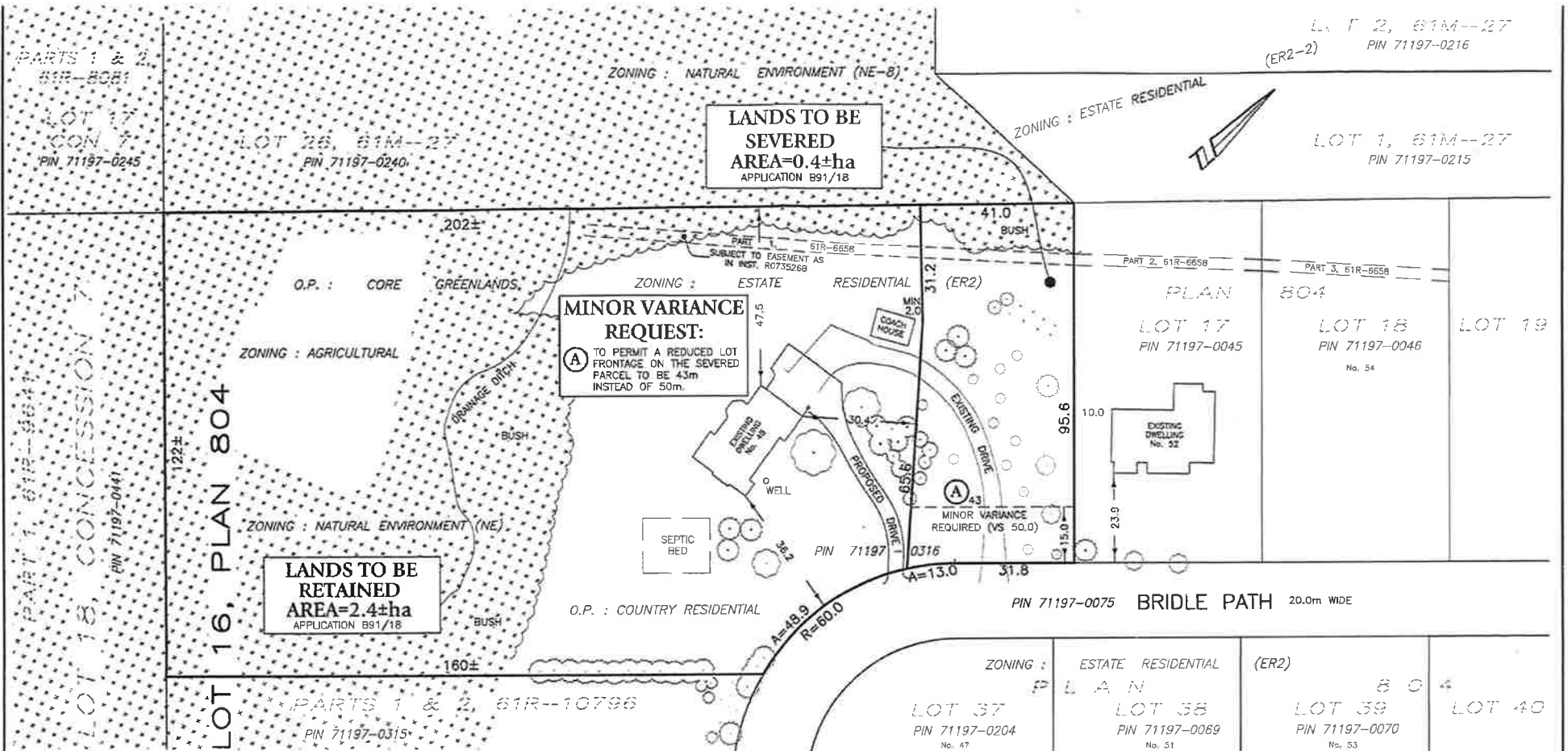
Application deemed complete: _____

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.

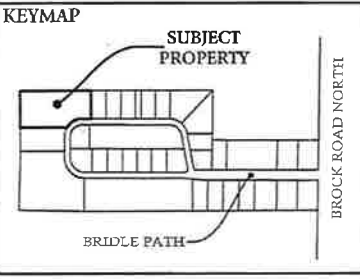
The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



LANDS TO BE SEVERED
AREA=0.4±ha
 APPLICATION B91/18

MINOR VARIANCE REQUEST:
 (A) TO PERMIT A REDUCED LOT FRONTAGE ON THE SEVERED PARCEL TO BE 43m INSTEAD OF 50m.

LANDS TO BE RETAINED
AREA=2.4±ha
 APPLICATION B91/18



MINOR VARIANCE SKETCH
PART OF LOT 16
REGISTERED PLAN 804
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE: 1 - 1000
 VAN HARTEN SURVEYING INC.

THIS SKETCH WAS PREPARED ON THE 13th DAY OF SEPTEMBER, 2018
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

- 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), ESTATE RESIDENTIAL TYPE 2 (ER2) & AGRICULTURAL.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF COUNTRY RESIDENTIAL & CORE 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.

ZONING: NATURAL ENVIRONMENT
 O.P.: CORE GREENLANDS

Van Harten SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3K3 PHONE: (519) 821 - 2753 FAX: 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
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DRAWN BY: JAM/ARN CHECKED BY: JEB PROJECT No. 23560-16
 Sep 13, 2018 - 3:12pm
 G:\PUSLINCH\804\ACAD\WV SKETCH PT16 (PRIOR HOUSE) UTM 2010 B.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/PRI

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): Frederick Prior
Location: 48 Bridle Path,
Part Lot 16, Registered Plan 604
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 October 9, 2018

Zone Requirements: Comprehensive 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 in Section 9(3)(b) of the Zoning Bylaw

Section of By-law	Requirements	Proposed
Section 9(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 on the proposed severed parcel to be 43m instead of 50.0m as required.

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.

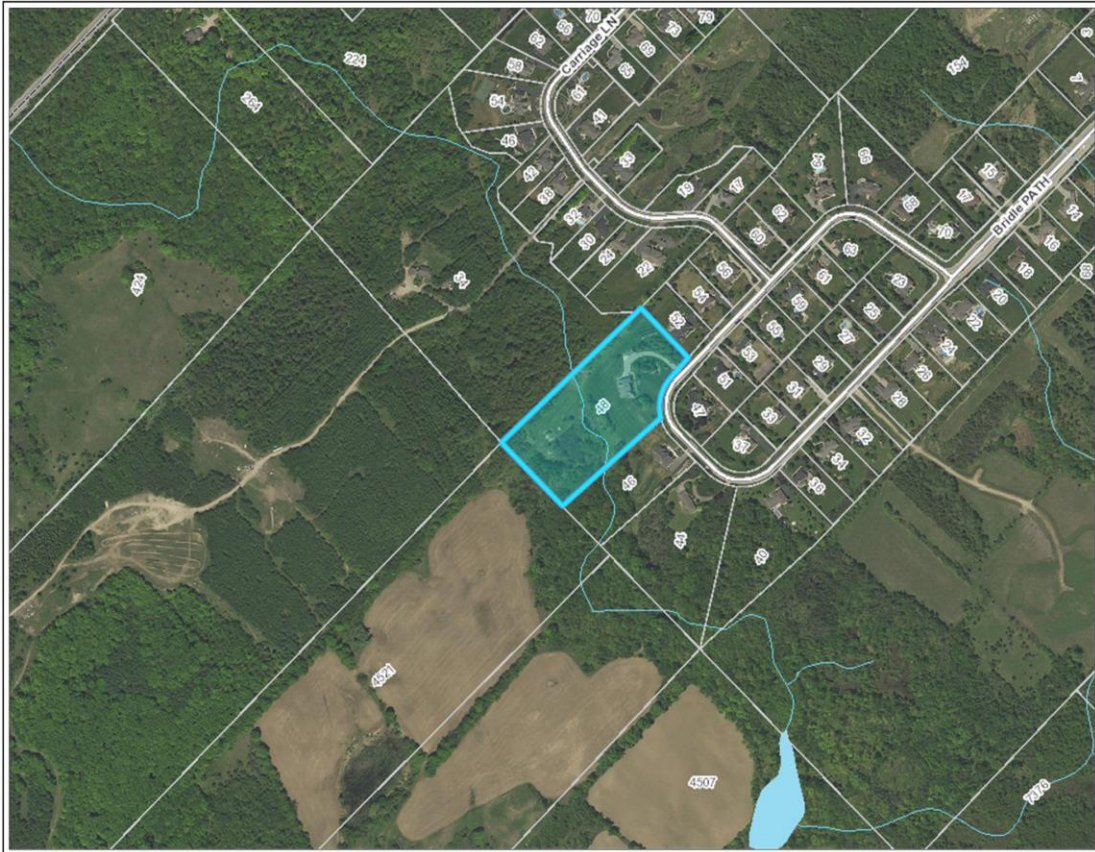
To appeal the decision to the Local Planning Appeal Tribunal, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario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

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

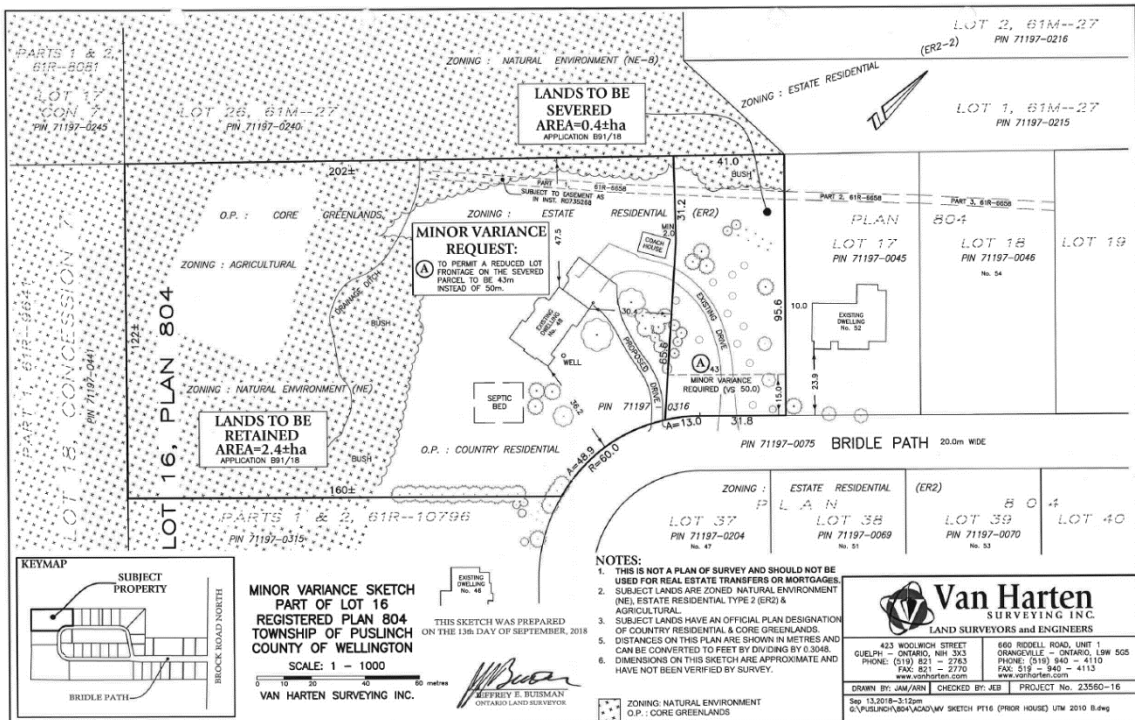
Lynne Banks
Secretary-Treasurer, Township of Puslinch

DATED: September 17, 2018

Aerial: 48 Bridal Path



Sketch:





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 9, 2018
TO: Lynne Banks, Secretary-Treasurer
 Township of Puslinch
FROM: Jessica Rahim, Junior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 PRI (Frederick Prior)**
48 Bridal Path, Puslinch
Part Lot 16, Registered Plan 604

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 9(3)(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 43 m is proposed whereas the by-law requires a minimum lot frontage of 50 m.

Severance application B91/18 is scheduled for the October 11, 2018 Land Division Committee meeting to create a new 0.4 ha rural residential lot in a Country Residential designation with a reduced lot frontage. The Planning and Development Advisory Committee (PDAC) reviewed the severance application for comments on September 11, 2018 and requested that the minor variance decision be reviewed at the Township first to assess the appropriateness of the reduction in lot frontage before considering the severance application.

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
Estate Residential Zone (ER2) Requirements, Frontage	9(3)(b)	The by-law requires a minimum lot frontage of 50 metres.	Requesting a lot frontage of 43 metres.

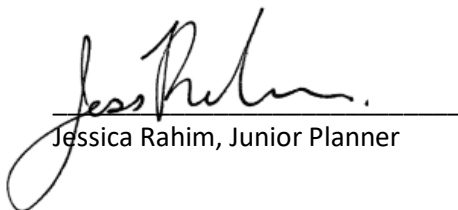
Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> We consider the variance minor in terms of impact.
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 2 (ER2), Natural Environment (NE-8), and Agricultural (A) zone. The proposed severance is setback from the NE zone. A singled detached dwelling is a permitted use within the Estate Residential 2 (ER2) Zone.

That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Country Residential in the County Official Plan. • A single detached dwelling is a permitted use in the Country Residential designation.
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 property was created through a plan of subdivision that created the subject lot which is significantly larger than the other estate lots in the area. • The intent of the minimum lot frontage is to ensure that an entrance is available and also in the case of the Estate Residential zone to maintain larger lots within the Country Residential area. • The proposed severed and retained lots meet the minimum lot area requirement for the Estate Residential 2 zone. • The minimum lot frontage cannot be achieved in this case, due to the location of the coach house on the retained parcel, which requires a minimum 2 m side yard. • We are satisfied that the reduced frontage is sufficient in this case, desirable, and appropriate for the development and use 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.

Respectfully submitted
County of Wellington Planning and Development Department



Jessica Rahim, Junior Planner



MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT: None

OTHERS IN ATTENDANCE:

Karen Landry, CAO/Clerk
Lynne Banks, Development and Legislative Coordinator
Michelle Innocente, County Planning
Hailey Keast, Van Harten Surveying Inc.

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

1. OPENING REMARKS

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

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. APPROVAL OF MINUTES

(a) Moved by Deep Basi and Seconded by Dennis O'Connor

That the minutes of the Planning & Development Advisory Committee Meeting held Tuesday, August 14, 2018 be adopted.

CARRIED

4. LAND DIVISION

4a) Lot Line Adjustment Application B93/18 (D10/GOO) – Goodrow Equine Services Ltd., Part Lot 9, Concession 2; municipally known as 6711 Wellington Road 34.

Proposed lot line adjustment is 22.6 hectares with 410 metre frontage, agricultural use with existing horse track and pond to be added to abutting property. Retained parcel is 0.5 hectares with 60m frontage, vacant land for proposed rural residential use.

Hailey Keast provided an overview of the application.

Committee members did not have any questions.

Moved by Dianne Paron, Seconded by Dan Kennedy.

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

- Confirm that proposed entrance is suitable for sightlines.

CARRIED

4b) Severance Application B91/18 (D10/PRI) – Frederick Prior; Part of lot 16, Registered Plan 804; municipally known as 48 Bridle Path.

Proposed severance is 0.4 hectares with 44.8m frontage, vacant land with existing driveway for proposed rural residential use. Retained parcel is 2.4 hectares with 60m frontage, existing and proposed rural residential use with existing dwelling and coach house.

Hailey Keast provided an overview of the application.

Moved by Dianne Paron, Seconded by Dennis O'Connor.

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

- Confirm the drainage easement will run with the lands
- Confirm that the lot will be wide enough
- The applicant applies for and receives an approved minor variance.

CARRIED

5. NEXT MEETING

Next Regular Meeting October 9th @ 7:00 p.m.

6. ADJOURNMENT

Moved by Deep Basi and Seconded by Dennis O'Connor

That the Planning & Development Advisory Committee adjourns at 7:16 p.m.

CARRIED



September 17, 2018

Project No: 18191

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

Attn: Deborah Turchet
Secretary-Treasurer

Dear Ms. Turchet:

**Re: Consent Application B145/17
Dr. David Wright & Dr. Elizabeth Reade
161 Hume Road, Puslinch**

GSP Group was engaged in April 2018 by the applicants to review the land use planning matters related to the deferral of the Consent Application B145/17. This application was deferred by the Land Division Committee on January 11, 2018. Since April, we have been working closely with the applicants/owners, along with Van Harten Surveying, who remain the official agent on this consent application. We have also consulted with Mr. Jameson Pickard in the County Planning Department.

Reasons for Deferral

The main issues related to deferral based on the review of the Minutes dated January 11, 2018 (attached) were:

1. Examination of an alternate driveway access/configuration given proximity to the both the applicants house of the retained parcel and Mr. and Mrs. Strachan's house and barn at 169 Hume Road.
2. Ability of the proposed house to meet Minimum Distance Separation (MDS) requirements from the Strachan barn.

Issue 1 – Alternate Driveway Entrance and Configuration

I conducted a site walk of the subject property on July 20, 2018 with Dr. Dave Wright. We examined the reasons for the proposed driveway entrance and configuration to the proposed severed parcel and discussed alternatives.

Based on my review of the background information and site walk, there are a few reasons why the initial driveway entrance and configuration was chosen.

The Provincially Significant Wetland (PSW) and related 30 metre buffer essentially limit the entrance/access driveway to be moved to the western part of the subject property. This PSW/buffer area is shown and highlighted on mapping provided as part of the December 6, 2017 comments from the Grand River Conservation Authority (GRCA) – see attached.

Secondly, the area between the existing home and the pond is quite steep as it heads to the rear of the property.

Thirdly, the area behind the existing home has an extensive geothermal heat pump system for the existing home on the westerly side of the subject property. Accordingly, the driveway access to the severed parcel has tried to avoid this area.

Finally, the proposed entrance has been supported by the Township of Puslinch as the only safe access point.

With all of this in mind, we have looked to ways to improve on the proposal and address the concerns raised by the Land Division Committee and Mr. and Mrs. Strachan.

We have proposed a change to the rear of the retained lot by to angling the lot line in order to move the driveway on the severed parcel further from the Strachan barn and surrounding area. We have discussed this with Mr. Pickard and believe this is a positive change that is more sensitive to the barn and surrounding area on the neighbouring property.

We did examine other options such as widening the throat/flaring the severed parcel at Hume Road for the main driveway entrance to essentially have the driveway entrance to the severed parcel half way between the existing Wright and Strachan driveway, but in discussions with the applicant/agent/Mr. Pickard, it was determined that the proposed entrance was the most appropriate.

Accordingly, we respectfully submit a revised Severance Sketch dated September 17, 2018 and a Site Plan related to the proposed driveway access updated August 8, 2018 for the consent application.

The proposed building envelope, as shown on the September 17, 2018 Severance Sketch, can satisfy MDS requirements (discuss below) and also respect the existing natural heritage features/setbacks. GRCA was supportive of the proposed consent based on their December 6, 2017 comments. Further, the draft Environmental Impact Study (EIS) completed by Aboud & Associates (December 4, 2017) is also supportive of the proposed consent, including driveway access and setbacks. If the proposed consent is conditionally approved, the EIS will need to be updated and approved by the GRCA and County as condition of consent. Given the building envelope is also within a Regulated Area of the GRCA, necessary permits will also be needed for construction of the future dwelling.

Issue 2 - Minimum Distance Separation (MDS) requirements

Van Harten Surveying completed an MDS calculation dated October 26, 2017 (attached) for the Strachan barn to the east. The landowners have not responded to numerous requests to complete the Farm Data Sheet and Dr. Wright believes that the barn is not currently used for livestock purposes on the Strachan property.

Given the lack of information on the barn/animals on the Strachan property and through discussions with Mr. Pickard, an estimate of seven (7) horses was made based on the size of the barn and potential types of animals to be accommodated within that barn. Van Harten Surveying, with the assistance of County staff, also researched the previous severance from the Strachan property (B57/01) and received the MDS calculation form used at that time. This form, dated April 3, 2001, indicated five (5) horses on the property in 2001 (attached).

Accordingly, based on the MDS calculation for seven (7) horse, there is a suitable building envelope outside of the 169 metre arc.

Conclusions

Based on above-noted information we feel we have addressed the matters related to the deferral and therefore we would appreciate this matter being brought back to the Land Division Committee. We understand that this application may potentially be dealt with by the Land Division Committee on November 8, 2018. We look forward to confirmation of the meeting date.

Should you have any questions or require additional information, please do not hesitate to contact me in our Kitchener office.

Yours very truly,
GSP Group Inc.

A handwritten signature in blue ink that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP
Senior Associate

cc Dr. Dave Wright and Dr. Beth Reade
Jeff Buisman, Van Harten Surveying
Jameson Pickard, County of Wellington

MINUTES

ON APPLICATION B145/17

APPLICANT

David Wright & Elizabeth Reade
161 Hume Road
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 11
Concession 10

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.

COMMITTEE MEMBERS PRESENT: Dennis Lever, Warden; Allan Ails - Chairman
Councilors Shawn Watters, Don McKay, Andrew Lennox

DATE: January 11, 2018

Appearing Before the Committee: Dave Wright & Elizabeth Reade – owners; Jeff Buisman – agent
Karl & Brigitte Strachan – neighbours; Jameson Pickard – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – before Committee – seeking deferral; alternative entrance – working through EIS to see satisfaction and if it justifies entrance location where it is; J. Buisman - barn on Strachan property – MDS; letter – have reached out to Strachan for use; neighbor concerns – privacy; driveway construction; Township in support; PDAC – comments regarding access – ok with grade and width; no MDS from barn? J. Pickard – no; J. Buisman – options; wetland pocket at front; looked at entrance over land but entrance was only one approved by township; move bush and species – reforested in the 80's; result is flag shaped; 2.9 ha front and 3 ha back; concern with grades walking through for driveway; build driveway on strip; stay away from abutting property; picked a spot to show we can make a building envelope exist; MDS – type A or B – homes in area double minimum requirements or area; 82m minimum to get to; 164m if more intense would just push house back; in light of pending policies wanted rules of today; ask for MDS condition; EIS was submitted; B. Strachan – driveway up or concrete retaining wall; J. Buisman – 10m wide; B. Strachan – floods from Starkey's Hill; worried about degrading existing uses; minimum fr 23m wide; this is 10m; horses in the back; concern with house; K. Strachan – did not receive request for MDS; D. Lever – confused – question safe access; across road are new; don't like proposed driveway; prefer somewhere else; address under current legislation – driveway concern; A. Ails – agree long driveway and neighbor concerns; D. McKay – if only place engineer shays driveway can be; J. Buisman- drops down into wetland pocket – impact there; existing is only safe entrance; S. Watters- agree thinking driveway becomes a boundary; eliminates trees; road defined; it will look totally different; impact on both neighbours; A. Lennox- 10T average grade – alarming for a driveway; J. Buisman – 2.7 – 10% up and down; 10% is maximum – fire department reviewed – ok; A. Lennox 10T slope on an icy morning – narrow footprint – not in support; J. Buisman – deferral?

Puslinch Township – request that Conditions #5 be removed regarding parkland dedication.

Moved by Don McKay

Seconded by Andrew Lennox

THAT Condition #5 being:

THAT the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O., 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

Carried

Moved by Warden Lever

Seconded by Shawn Watters

THAT application B145/17 be deferred to allow time to review and consider another option for driveway entrance.

Carried

J. Buisman – will look – there was old laneway on the edge – goes through wetland.



**PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee
Deborah Turchet, Secretary-Treasurer**

DATE: December 6th, 2017 **YOUR FILE:** B145/17
GRCA FILE: B145-17 – Part Lot 11, Concession 10

RE: Application for Consent B145/17
Part Lot 11, Concession 10, Township of Puslinch
David Wright & Elizabeth Reade

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objections to the proposed severance.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that both the retained and severed parcel contain wetlands and their associated regulatory allowances.

As an advisory comment, much of the property is wooded and may have natural heritage features present. Considering of an Environmental Impact Study is recommended to be considered to demonstrate the preferred severance configuration and if there are environmental concerns. This may be considered as a Condition of Severance.

2. Legislative/Policy Requirements and Implications:

Due to the presence of the above-noted features, portions of both the retained and severed parcels are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated areas on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Additional Information/Suggestions provided in an advisory capacity:

We wish to acknowledge receipt of the applicable plan review in the amount of \$390.00 for the procession of this application.

Should you have any further questions or require additional information, please contact me at 519-621-2763 ext. 2236.

Yours truly,



Nathan Garland
Resource Planner
Grand River Conservation Authority

**** 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. Kelly Patzer, Township of Puslinch
David Wright & Elizabeth Reade, 161 Hume Road, Puslinch, ON N0B 2J0



Grand River

Conservation Authority

Date: Nov 17, 2017

Author: DP

Part of lot 11, Concession 10, Puslinch

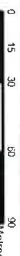
Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Sleep
- Oversteep
- Sleep
- 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 supersedes the mapping as represented by these layers.

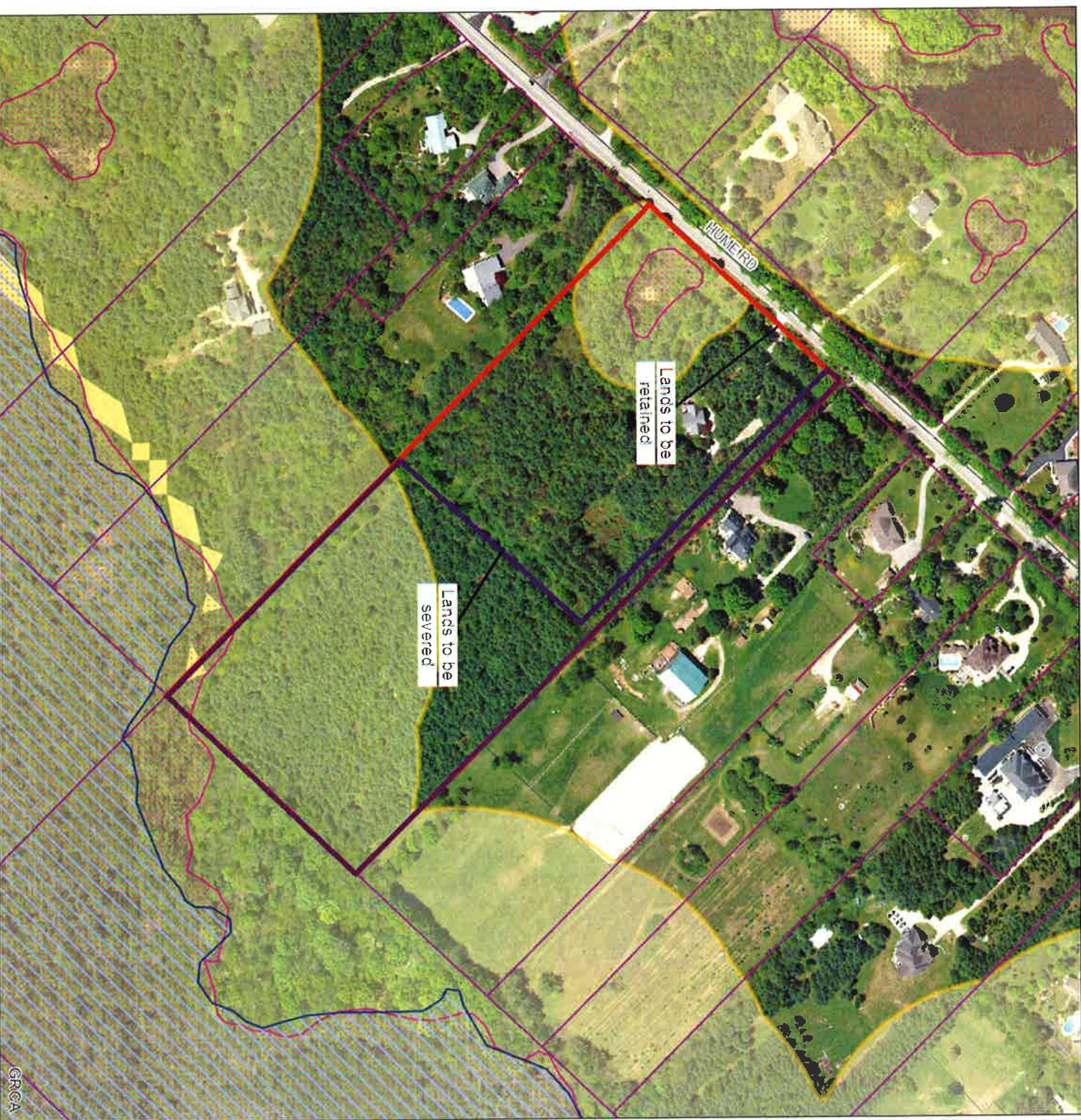
Copyright Grand River Conservation Authority, 2017.

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>



NAD 1983 UTM Zone 17N

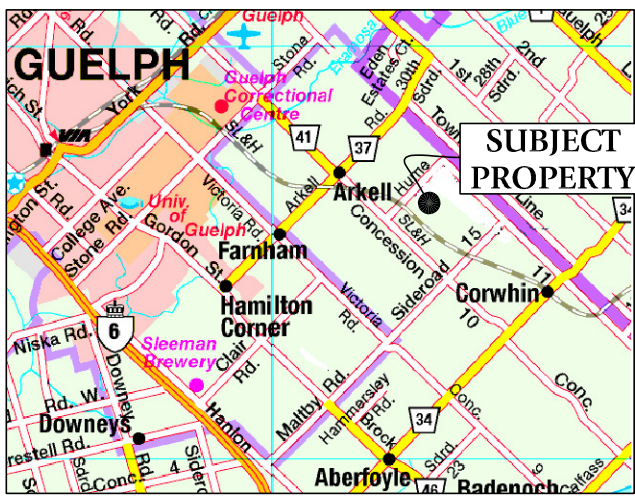
Scale: 3,252



Map Centre (UTM NAD83 z:17): 569, 341 97, 4,820,324,28

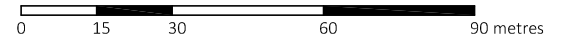
This map is not to be used for navigation | 2015 Orcho (ON)

KEYMAP



**SEVERANCE SKETCH
PART OF LOT 11, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.

EXISTING DWELLING #164

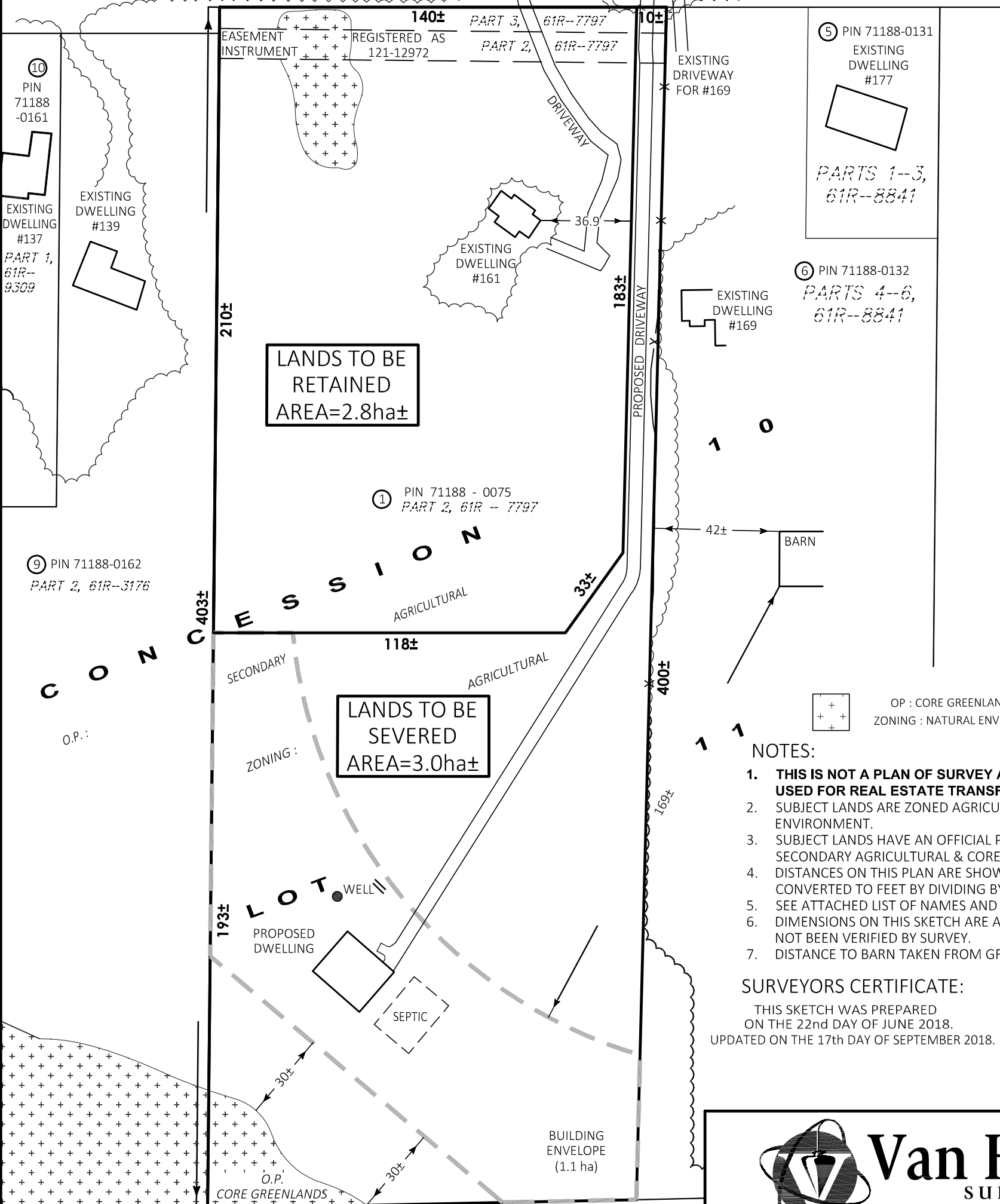
EXISTING DWELLING #142
⑪ PIN 71188-0142

LOT 10
CONCESSION 10
② PIN 71188-0145
PART 1, 61R-9116
EXISTING DWELLING #148

③ PIN 71188-0146

EXISTING DWELLING #178
④ PIN 71188-0140

PIN 71188-0100
HUME ROAD
ROAD ALLOWANCE BETWEEN LOTS 10 & 11
20.12m WIDE



⑤ PIN 71188-0131
EXISTING DWELLING #177
PARTS 1-3, 61R-8841

⑥ PIN 71188-0132
PARTS 4-6, 61R-8841

⑩ PIN 71188-0161
EXISTING DWELLING #137
PART 1, 61R-9309

⑨ PIN 71188-0162
PART 2, 61R-3176

① PIN 71188-0075
PART 2, 61R-7797

OP : CORE GREENLANDS
ZONING : NATURAL ENVIRONMENT

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 & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. DISTANCE TO BARN TAKEN FROM GRCA MAPPING WEBSITE.

SURVEYORS CERTIFICATE:

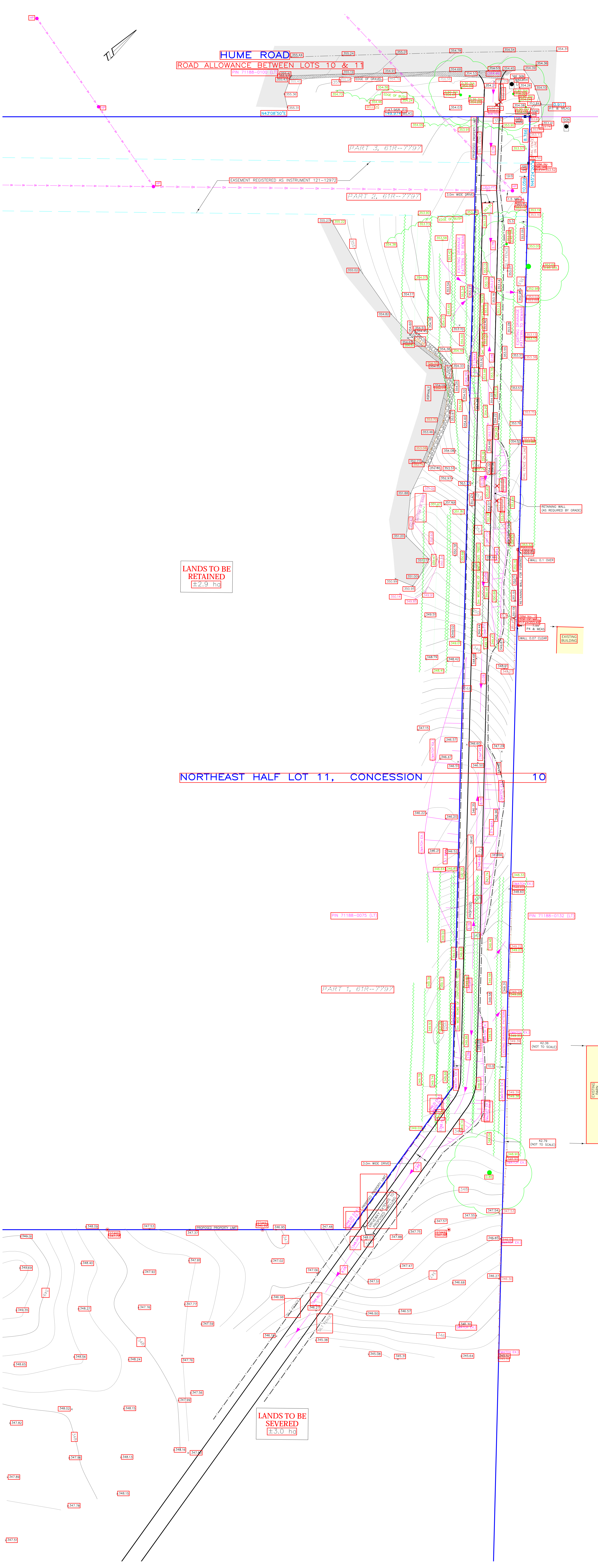
THIS SKETCH WAS PREPARED ON THE 22nd DAY OF JUNE 2018. UPDATED ON THE 17th DAY OF SEPTEMBER 2018.

Jeff Buisman
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. 24377-16
Sep 14, 2018-2: 35pm		
G:\PUSLINCH\Con10\lot 11\acad\SEV PTLOT11 (WRIGHT) UTM 3.dwg		

CONCESSION 12
LOT 12
⑧ PIN 71188-0217
⑦ PIN 71188-0130
ZONING: NATURAL ENVIRONMENT



HUME ROAD
ROAD ALLOWANCE BETWEEN LOTS 10 & 11

LANDS TO BE
RETAINED
±2.9 ha

NORTHEAST HALF LOT 11, CONCESSION 10

LANDS TO BE
SEVERED
±3.0 ha

KEYMAP:



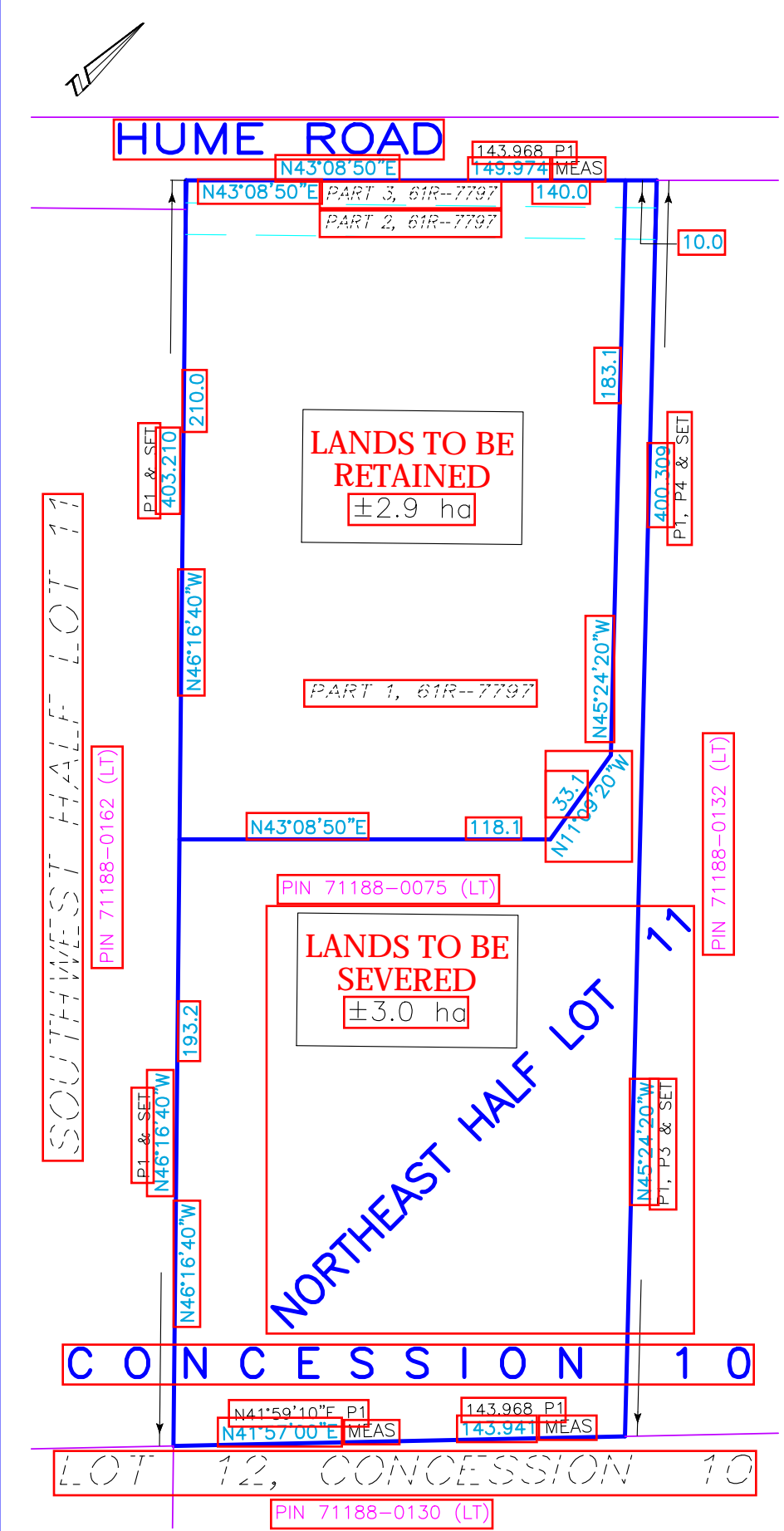
PROPERTY DESCRIPTION:

- PIN 71188-0075 (LT)
- ADDRESS: 161 HUME ROAD
- PART OF LOT 11, CONCESSION 10, BEING PARTS 1, 2 & 3, 61R-7797
- TOWNSHIP OF PUSLINCH
- SUBJECT TO EASEMENT AS IN INSTRUMENT IS12972

ZONING: AGRICULTURAL (A) REQUIRED

- MINIMUM LOT AREA = 0.4ha
- MINIMUM LOT WIDTH = 24.3m
- MINIMUM SIDE YARD = 1.8m
- 1 STOREY = 1.8m
- 1 1/2 TO 2 STOREYS = 2.4m
- MINIMUM REAR YARD = 7.6m

PROPERTY OVERVIEW (SCALE 1:2000)



LEGEND:

- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES 0.025 x 0.025 x 1.50 STANDARD IRON BAR
 - DENOTES 0.015 x 0.015 x 0.60 IRON BAR
 - DENOTES 10MM CHADWICKS ONTARIO LITE
 - DENOTES BLACK SPRINGMAKER #4 0.145-4
 - DENOTES BOLLIVER SURVEYING INC.
 - DENOTES VAN HARTEN SURVEYING INC. O.L.S.#
 - DENOTES REPROPOSED POINT 61R-7797 BY WVI
 - DENOTES SURVEY BY (VH), PROJECT NO. 72-383, DEC. 20, 1973
 - DENOTES SURVEY BY (VH), PROJECT NO. 986-97, MAY 5, 1997
 - DENOTES SURVEY BY (VH), PROJECT NO. 14450-91, AUG. 26, 2004
- OVERHEAD HYDRO
- FENCELINE
- SILT FENCE
- CENTRELINE OF ROAD
- TOP OF BANK
- DECK
- GRAVEL
- PAVEMENT
- ASPHALT
- BUILDING
- EXISTING ELEVATION x 355.3
- HYDRO METER
- HYDRO POLE
- GAS METER
- GUY WIRE
- CATCHBASIN
- LIGHT STANDARD
- MANHOLE
- GATE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE

BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
2. 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 0.99961054.
3. 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.

BEARING COMPARISONS:

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

PLANS	ROTATION FOR NORTHEAST BEARINGS
DT, D2, D3 & D4	-1.50 TO

NOTES:

- THE SITE PLAN IS TO BE UPDATED WHEN FINAL ARCHITECTURAL PLANS BECOME AVAILABLE.
- SEWAGE SYSTEM SIZE, LOCATION AND DESIGN ARE TO BE DETERMINED.
- WELL LOCATION IS TO BE DETERMINED.
- PROPOSED LOT GRADING IS TO BE CONTAINED WITHIN THE SEVERED AND RETAINED LANDS AS SHOWN. PROPOSED WORKS ARE TO BLEND AND MATCH TO EXISTING ELEVATIONS BY CUTTING AND FILLING AND THE USE OF MAXIMUM SLOPES OF 3H:1V AS WELL AS RETAINING/LANDSCAPE WALLS AS REQUIRED BY GRADE.

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.

SURVEY INFORMATION:

- BENCHMARK REFERENCE:**
ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.
- SITE BENCHMARK:**
1. 518.7M NEAR NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 353.52 METRES.
2. TOP OF WALL NEAR EXISTING BUILDING ALONG NORTHEAST PROPERTY LINE OF SUBJECT PROPERTY HAVING AN ELEVATION OF 353.49 METRES.
- TOPOGRAPHIC SURVEY DATE:**
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 3RD DAY OF OCTOBER, 2017.
- CAUTION:**
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
THIS SKETCH IS PROTECTED BY COPYRIGHT.
- METRIC:**
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SITE PLAN
PROPOSED SEVERANCE
FOR:
PART OF LOT 11, CONCESSION 10
BEING PARTS 1, 2 & 3, 61R-7797
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
5	REVISED PLACEMENT OF DRIVEWAY, PROPERTY LIMIT	AUG. 8, 2018
4	REVISED PLACEMENT OF DRIVEWAY, DRIVEWAY	JULY 19, 2018
3	SUBMITTED FOR EIS REVIEW & SEVERANCE SUBMISSION	NOV. 1, 2017
2	PROPOSED LOT GRADING FOR CONCEPT DWELLING	OCT. 23, 2017
1	SEVERANCE CONFIGURATION & ADDITIONAL TOPO INFO	OCT. 10, 2017
(N/A)	REVISION	(DATE)

PREPARED FOR: DAVID WRIGHT
PROJECT NO. 24377-16
DRAWING SCALE 1:250

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2783	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com

Minimum Distance Separation I


Strachan Barn
Prepared By: Hailey Keast, Van Harten Surveying Inc.

Description: 169 Hume Road
Application Date: Thursday, October 26, 2017
Municipal File Number:
Proposed Application: Lot creation for four, or more, residential lots outside of a settlement area
Type B Land Use

Applicant Contact Information

David Wright
161 Hume Road
Puslinch, ON, Canada
Phone #1: 519-836-6385

Location of Subject Lands

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 10, Lot: 11
Roll Number: 2301 


Calculation Name: **169 Hume Road**

Description: Barn 1

Farm Contact Information

Brigitte Strachan
169 Hume Road
Puslinch, ON, Canada


Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 10, Lot: 11
Roll Number: 2301 

Total Lot Size: 3.8 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	7	7.0	163 m ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 7.0

Potential Design Capacity (NU): 7.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X 156.66	X 0.7	X 2.2	= 169 m (554 ft)	TBD
Storage Base Distance 'S' (minimum distance from manure storage)					(actual distance from manure storage)
169 m (554 ft)					TBD

Preparer Information

Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
Phone #1: 519-821-2763 ext. 248
Email: hailey.keast@vanharten.com

Signature of Preparer: _____ Date: _____
Hailey Keast

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

MINIMUM DISTANCE SEPARATION I

For More Information
Contact Your Local OMAFRA Office

File #: Date: 04-04-2001 By: Jeff Buisman

APPLICANT

Scrivener Phone: 823-2902
Fax:

FARMER

Phone:
Fax:

Lot: Concession:
Township: County/Region:

LIVESTOCK OPERATION DATA

Livestock Type	Housing Capacity
HORSE: Horses	5
(None)	0
(None)	0

Housing Capacity in Livestock Units	5.0
Tillable Hectares On Operation Site	3.0
Potential Livestock Units	15.0
Animal Group Number	1
Land Use Type	A
Manure Storage Type	2

Open solid manure pile on concrete slab including any associated runoff control and storage.

REQUIRED DISTANCES

Minimum Distance Separation Required From Livestock Facility	65 m
Minimum Distance Separation Required From Manure Storage	79 m

*** THIS DOCUMENT IS BASED UPON INFORMATION PROVIDED BY THE APPLICANT ***



COUNTY OF WELLINGTON

FARM DATA SHEET - MINIMUM DISTANCE SEPARATION I (MDS I)

Owner of Livestock Facility ROSEMARY SCRIVENER Telephone (519) 823-2902

Township POSLINCH Lot Rt. L. 11 Concession 10

Civic Address 2169 HOME RD.

Closest actual distance from the *livestock facility** to the new lot _____ Metres _____ Feet

Closest actual distance from the *manure storage system** to the new lot _____ Metres _____ Feet

Tillable Hectares/Acres* on parcel where the *livestock facility* is located _____ Hectares 7 Acres APPROX

Type of Livestock	Housing Capacity* (# of each Type)	Manure Storage System* (Check box)			
		Covered Storage*	Open Solid & Runoff Storage*	Open Liquid Tank*	Earthen Manure Storage*
DAIRY <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
BEEF <input type="checkbox"/> Cows (Barn confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
SWINE <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
POULTRY <input type="checkbox"/> Chicken Broilers/Roasters <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (<5kg) <input type="checkbox"/> Turkey Breeder Layers					
HORSES	<u>FIVE</u>				<input checked="" type="checkbox"/>
SHEEP <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder Lambs					
MINK - Adults					
WHITE VEAL					
GOATS <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
OTHER (Specify)					

Signature of Livestock Facility Owner R. Scrivener Date April 3/01

***SEE OVER FOR INFORMATION ON MDS I →**

For Office Use: File No. _____ Applicant _____