



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

July 9, 2019

7:00 p.m.

AMENDED **AGENDA**

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- June 11, 2019

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

4(a) Minor Variance Application D13/WRI – David Wright/Elizabeth Reade

Property described as Part of Lot 11, Concession 10, 161 Hume Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot width of the severed parcel to be 10.0 metres instead of 24.3 metres as required.

4(b) Minor Variance Application D13/CAL – William Calhoun

Property described as Rear Part Lot 6, Concession 1, 4 Lake Avenue PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced side yard setback to be 0.74 metres instead of 2.0 metres as required.

5. OTHER MATTERS

- None

6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

7. OPENING REMARKS



8. DISCLOSURE OF PECUNIARY INTEREST

9. APPROVAL OF MINUTES

- June 11, 2019

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

11(a) Zoning By-law Amendment Application D14/SUN – Sunrise Therapeutic Riding & Learning Centre – Property described as Part of Lot 17 Concession 1 – 6920 Concession 1, Township of Puslinch.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural (A) to Agricultural Site Specific (A-) to permit a residential building to include 16 residential suites, 6 respite rooms for adults with special needs, office and administration area, kitchen, social gathering areas and multipurpose hall.

11(b) Zoning By-law Amendment Application D14/ELL – D.J. Ivan Elliot –Property described as Part Lot 32, Concession 8, municipally known as 4188 Victoria Road South, Township of Puslinch., Township of Puslinch.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to allow for a temporary use over a portion of the property from an Agricultural (A) to a Site Specific Zoning to permit a Garden Suite for an additional ten year period.

12. LAND DIVISION

- None

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

July 9, 2019

7:00 p.m.

15. NEXT MEETING Tuesday, August 13, 2019 @ 7:00 p.m.

16. ADJOURNMENT

MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Curtis Marshall, Planner, County of Wellington
Meagan Ferris, Sr. Planner, County of Wellington
Hugh Handy, GSP Group
Hailey Keast, Van Harten Surveying
Karl, Brigitte & Mercedes Strachan
Beth Reade & 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 that Minor Variance Application D13/WRI – 161 Hume Road would be deferred until the July 9, 2019 meeting due to a resident not being advised of the meeting and that the Committee has an obligation to advise everyone that wishes to be notified with respect to the Minor Variance Application. The Chair then advised the gallery that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meetings held Tuesday, May 14, 2019 be adopted.
CARRIED

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

4a.) Minor Variance Application D13/WRI – David Wright/Elizabeth Reade – Property described as Part of Lot 11, Concession 10, 161 Hume Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot area of the severed parcel to be 10.0 metres instead of 24.3 metres as required.

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

That Application D13/WRI, providing relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot area for the severed parcel to be 10.0 metres instead of 24.3 metres, is hereby **deferred** until the July 9, 2019 Committee of Adjustment meeting.

CARRIED

4(b) Minor Variance Application D13/DRY – Barrie Drysdale – Property described as Concession 9, Part Lot 25, Township of Puslinch, County of Wellington

Requesting that the proposed accessory building be located in the front yard.

- Lynne Banks outlined the application and advised that the notice requirements for the application had been met and that no objections were received from the circulated agencies or public, and further advised that the applicant has already received approval from the GRCA for the location of the accessory building.
- The owner provided an overview of the application.
- There were no public comments or questions.
- Deep Basi inquired if the applicant has already received an entrance permit
- The owner advised that he had received a farm access permit several years ago.
- Dan Kennedy asked why the accessory building was being placed on angle on the property.
- The owner advised that there is a spring running under the road and across the property and that location was the best option.
- an Kennedy inquired if the building department is satisfied with the application
- The owner advised that the building permit was submitted and the required fees have been paid.

The Committee voted on the motion with all in favour.

1. That Application D13/DRY, providing relief from provisions of Zoning By-Law #19/85, as amended, requesting that the proposed accessory building be located in the front yard
2. The request is hereby **Approved** with the following condition:
 - That the accessory building be located a minimum distance of 34 metres from the edge of the road allowance.

CARRIED

5. OTHER MATTERS

- None.

6. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:11 p.m.

CARRIED



MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Curtis Marshall, Planner, County of Wellington
Meagan Ferris, Sr. Planner, County of Wellington
Hailey Keast, Van Harten Surveying

1 - 5. COMMITTEE OF ADJUSTMENT

- See May 14, 2019 Committee of Adjustment minutes.

6. OPENING REMARKS

The meeting was called to order at 7:12 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- John Sepulis declared a conflict of interest with respect to Item 11(a) Severance Application B22/19 (D10/VEN) – Angelo and Marcella Venerus, Part Lot 20, Concession 3, 4508 Sideroad 20, Township of Puslinch because he has an unsold lot near the property and the Committee's decision may be perceived as affecting the selling price of the lot, and refrained from discussions on the matter.
- John Sepulis declared a conflict of interest with respect to Item 11(b) Severance Application B26/19 (D10/FOR) – Daniel Forestell, Part Lot 20, Concession 3, 6948 Wellington Road 34, Township of Puslinch because he has an unsold lot near the property and the Committee's decision may be perceived as affecting the selling price of the lot and refrained from discussions on the matter.

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

8. APPROVAL OF MINUTES

Moved by: Deep Basi

Seconded by: Dan Kennedy

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, May 14, 2019, be adopted.

CARRIED

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

11(a) Severance Application B22-19 (D10/VEN) – Angelo & Marcella Venerus, Part Lot 20, Concession 3, 4508 Sideroad 20 N, Puslinch

Proposed severance is 7.61 hectares with 243.8m frontage, existing and proposed rural residential use with existing shed. Note: Re-submission of denied application B20-18.

Retained parcel is 0.48 hectares with 47m frontage, existing and proposed rural residential use with existing dwelling.

- Curtis Marshall provided a brief explanation as to why both of the severance applications on tonight's agenda were denied by the County of Wellington Land Division Committee. He stated that due to changes from the province at the time of application the new provincial mapping had not been released but had come into effect at the time of the Land Division Committee meeting and therefore both applications were denied and appeals by both applicants were unsuccessful. He further stated that on May 16, 2019 the Provincial government made changes to the mapping and removed the previous zoning designation and the zoning is now changed back to secondary agricultural and further stated that the greenbelt area so if land is designated prime agriculture it will keep that designation.
- Paul Sadhra asked for confirmation that the properties are not in the greenbelt.
- Curtis Marshall confirmed that both properties are outside of the greenbelt.
- Dennis O'Connor advised that the conditions from the previous application were circulated to committee members and advised that the same conditions as the previous application.

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

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

11(b) Severance Application B26-19 (D10/FOR) – Daniel Forestell, Part Lot 20, Concession 3, 6948 Wellington Road 34, Puslinch

Proposed severance is 0.4 hectares with 60m frontage, existing agricultural use for proposed rural residential use. Note: Re-submission of denied application B181-17.

Retained parcel is 29 hectares with 500m frontage, existing and proposed agricultural use with proposed agricultural use with existing dwelling without plumbing and barn.

- Hailey Keast of Van Harten Surveying provided an overview of the application and advised that the previous application was denied due to the mapping that was in effect at the time the application was heard at the County of Wellington Land Division Committee.

The committee supports the application with the standard conditions imposed.

Moved by: Deep Basi

Seconded by: Dan Kennedy

CARRIED

12. OTHER MATTERS

- Curtis Marshall provided an update on consent application file D10/REE, Lot Line Adjustment Application B129/18 that was presented at the January 8, 2019 meeting and advised that he checked the County plan and there are wetlands in front on the property and the zoning requirements state that a building must be located at least 30 metres from the wetlands. He further explained that the existing parcel has potential for severance because it is over a hectare in size and is zoned secondary agricultural and that adding land doesn't change the potential of severance.
- John Sepulis asked if the County would accept multiple applications for severances on a single property.
- Curtis Marshall stated that only 1 severance would be permitted per lot and that the first severance of the property was in 2005 so the second severance would be permitted in 2015. He further advised that 3 lots would not be permitted.

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, July 9, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 7:27 p.m.

CARRIED



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Dr. Elizabeth Reade & Dr. Dave Wright

Address: 161 Hume Road

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: _____

Fax: _____

Applicant (Agent) Name(s): Valerie Schmidt c/o GSP Group Inc.

Address: 201-72 Victoria Street South

City: Kitchener

Postal Code: N2G 4Y9

E-mail Address: vschmidt@gspgroup.ca

Telephone Number: 519-569-8883

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: _____

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

Municipal address: 161 Hume Road

Concession: 10 Lot: 11

Registered Plan Number: _____

Area: 3.0 ha Depth: 400 m Frontage: 10 m
7.4 ac 1312.3 ft 32.8 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).

We are requesting relief from the Zoning By-law to permit a reduced lot width to 10 metres whereas the zoning requires 24.3 metres.

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

Please see attached cover letter.

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

Official Plan Designation: Secondary Agricultural, Core Greenlands and Greenlands

Zoning Designation: Agricultural (A) Zone and Natural Environment (NE) Zone

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?

Hume Road

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

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 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? Retained Lands - Residential Severed Lands - Future 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)

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

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

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

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

Date of acquisition of subject property: 1996

Date of construction of buildings property: 1998

16. How long have the existing uses continued on the subject property? 1998

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

Yes ☐ No ☒

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

--

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)			B145/17	County Land Division Comm.	161 Hume Road	Create a new Lot	Appealed
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

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.

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) Dr David Wright and Dr Elizabeth Reade of the
161 Hume Rd of Ruslinch County/Region of
Wellington do hereby authorize

Mr Hugh Handy of GSP to act as my agent in this application.


Signature of Owner(s)

Dec. 20, 2018
Date

Affidavit:

I (we) Valerie Schmiat c/o GSP GROUP. of the
City of Waterloo County/Region of
Waterloo 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 Kitchener in the
County/Region of Waterloo this 10 day of
January, 20 19.


Signature of Owner or authorized
solicitor or agent

Jan. 10 / 2019
Date


Signature of Commissioner

Jan 10, 2019.
Date

June 4, 2019

Project No: 18191

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON
N0B 2J0

Attn: Courtenay Hoytfox
Secretary-Treasurer
Committee of Adjustment

Re: **Minor Variance Application #D13/WRI**
Part of Lot 11, Concession 10, Township of Puslinch
161 Hume Road, Puslinch

On behalf of Dr. Elizabeth Reade & Dr. Dave Wright (the “Owners”), I submit this update letter for the consideration of the Township of Puslinch Committee of Adjustment.

At the public meeting on February 26, 2019 the above-noted minor variance application was deferred. The minor variance application will return to the Committee of Adjustment on June 11, 2019.

By way of background, the County of Wellington Land Division Committee granted provisional consent to the application (B145-17) on November 8, 2018 along with conditions to be satisfied before the consent is finalized. Condition 9 in the Notice of Decision requires that the Owners obtain a minor variance from the Township’s Zoning By-law #19/85 to permit a reduced lot width of 10 metres whereas 24.3 metres is required under the Agricultural (A) Zone. The consent application was subsequently appealed to the Local Planning Appeal Tribunal (“LPAT”) by Mr. and Mrs. Strachan who live immediately east of the subject property at 169 Hume Road.

The following is an update on various matters that were discussed at the public meeting and the follow-up that has taken place since that time:

1. Revised Scoped Environmental Impact Study (“EIS”)

At the Committee of Adjustment meeting, verbal comments were received from Mr. Greg Scheifele of GWS Ecological & Forestry Services Inc. (consulting ecologist and forester to the Township of Puslinch) indicating concerns with the scope of the natural heritage work to be completed as part of fulfilling a condition of consent (Condition 8 – updated EIS). Subsequent to the Committee of Adjustment meeting, formal written comments were

received from Mr. Scheifele dated February 28, 2019 (attached). Our consultant (Ms. Shannon Davison of Aboud & Associates Inc. – “Aboud”), reached out to Mr. Scheifele following the receipt of those formal comments. The result of those discussions is contained in an email exchange (dated March 25 and 26, 2019 - attached) that indicates some additional work beyond the Terms of Reference dated February 5, 2019 is required (attached) for the Revised Scoped Environmental Impact Study (“EIS”). Mr. Scheifele indicated in those exchanges of March 25 and 26, 2019 that he was satisfied with the proposed work plan for the Scoped EIS.

By way of update, Aboud has been completing the required field work for the completion of the Scoped EIS. Based on timing windows, they have one more amphibian survey to complete at the end of June, and breeding bird surveys that should be completed around that time as well. Aboud anticipates having the Scoped EIS completed by mid-July and will subsequently submit it for review by the GRCA, County and Township.

2. Public Meeting Comments - Mr. and Mrs. Strachan and Mr. John Slood

Mr. and Mrs. Strachan and Mr. John Slood were present at the Committee of Adjustment meeting on February 26, 2019 and made verbal comments. Written comments have also submitted. The verbal comments can be summarized as follows based on a review of the Minutes from the February 26, 2019 meeting:

Karl Strachan:

- 10 percent grade of driveway is steep
- Traffic concerns when construction starts on the severed parcel
- Concern about complaints of new landowners about the odour and noise from their farm animals.

Brigitte Strachan:

- 16 signatures opposing the severance and minor variance

John Slood:

- Not opposed but believes poor planning
- Township doesn't need “flagpole” shaped lots
- Was surprised that the minor variance application was processed
- Thinks neighbours should have been consulted by owner's consultant
- Geothermal heat pump can be moved
- Did the fire department try to put a fire truck up the driveway?

The Owners and our consultant team have considered these comments.

Further, Dave Wright, Beth Reade and I met with Brigitte and Karl Strachan at Dave and Beth's home on the evening of April 3, 2019. While it is our understanding that Mr. and Mrs. Strachan are still not in support of the consent and minor variance, it allowed an opportunity for a positive exchange of information. We noted that, given the Provincially Significant wetland/buffer on the west side of the current property, the topography around the existing home and visibility required to gain safe access from Hume Road, the proposed

entrance location and configuration of the lot was suitable and appropriate and that the proposed driveway grade would not be an issue. Further we explained that the driveway entrance to Hume Road and proposed slope of the driveway is supported by Puslinch Roads and Fire departments.

3. Site Inspection – County planners

On the afternoon of May 8, 2019, Dave Wright, myself and two County planners (Michelle Innocente and Jameson Pickard) conducted a site walk of the entire property. This site walk was undertaken at the request of the County planners. The purpose of the site walk was to understand driveway access, topography, land use/interface with Mr. and Mrs. Strachan's property including the current retaining wall, wetland/buffer area, meeting Minimum Distance Separation for proposed new dwelling, etc.

Based on our site walk, there appeared to general consensus that lot configuration (with the proposed narrower frontage than permitted by the Zoning By-law) and driveway access location/driveway slope was appropriate. During our site walk we noted various alternative driveway locations that were considered prior to filing the consent application.

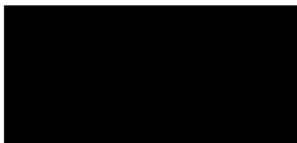
We note that a further staff report is pending from the County as part of the deferred minor variance application coming back to the Committee of Adjustment.

4. Conclusion

Based on the information contained in this letter, we are still of the opinion that the minor variance application meets the four tests of Section 45(1) of the *Planning Act, R.S.O. 1990*. Accordingly, we respectfully request support of the Committee of Adjustment for the proposed minor variance application.

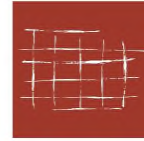
We plan to attend the Committee of Adjustment meeting on June 11, 2019 to answer any questions. Should you or members of the Committee of Adjustment have any questions in the meantime, please do not hesitate to contact me in our Kitchener office at 519-569-8883.

Yours truly,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Senior Associate

cc Dr. Elizabeth Reade and Dr. Dave Wright
Lynne Banks, Township of Puslinch
Michelle Innocente, County of Wellington
Jameson Pickard, County of Wellington



190 Nicklin Road
Guelph . Ontario
N1H 7L5

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URBAN FORESTRY
ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION
NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES
SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT
STATEMENTS
ECOLOGICAL LAND
CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE
MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION
OMB TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

February 5, 2019

Our Project No.: AA17-062A
Sent By Email: fnatolochny@grandriver.ca

Fred Natolochny
Supervisor of Resource Planning- North and South
Grand River Conservation Authority
400 Clyde Road PO Box 729
Cambridge, Ontario N1R 5W6

**Re: 161 Hume Road, Puslinch
Severance Application
Terms of Reference – Revised Scoped Environmental Impact Study**

Dear Mr. Natolochny:

This document outlines the Terms of Reference (ToR) of the revised scoped Environmental Impact Study (EIS) for the proposed severance of a property at 161 Hume Road in the Township of Puslinch. Please review the additional terms and circulate to GRCA staff for discussion and approval.

BACKGROUND

A rural lot is proposed for severance from a parcel to be retained on 161 Hume Road in the Township of Puslinch. The parcel proposed to be severed is a 'flag-shaped' lot, located on the east side of Hume Road, north of the existing parcel to be retained.

The lands to be severed are within the Grand River Conservation Authority regulation limit, and include a GRCA wetland and the allowances adjacent to a Provincially Significant Wetland (PSW).

The lands to be retained include a small GRCA Wetland. The lands to be severed are within County Designated Secondary Agriculture, and include a small area of Core Greenlands in the southern corner. The lands to be severed also include a small area within the Township of Puslinch Natural Environment Zone.

A Scoped Environmental Impact Study for the above property was completed by Aboud & Associates Inc. (2017) and submitted to the County of Wellington and GRCA. Based on comments issued by the GRCA on October 15, 2018 and due to the proposed building area extending further into the existing wooded feature, and are now within the regulation limits of the PSW, additional works are being conducted to confirm the justification of the original EIS.

In preparing the Terms of Reference, the following sources were reviewed for background information:

- Aerial photography of the subject site,
- Wellington County Official Plan (2017) and Schedules,
- Wellington County mapping (Explore Wellington, accessed February 5, 2019)
- GRCA mapping (accessed February 5, 2019) of natural heritage features (e.g. regulation limit, GRCA and OMNR wetlands, ANSI's, and MNR Woodlands),
- Natural Heritage Information Center, Make-a-map, accessed February 5, 2019
- Ontario Nature. Ontario Reptile and Amphibian Atlas: a citizen science project to map the distribution of Ontario's reptiles and amphibians. Accessed February 5, 2019.
- Ontario Breeding Bird Atlas. Bird Studies Canada, 2007.
- 161 Hume Road Scoped Environmental Impact Study (Aboud & Associates Inc., 2017)

STUDY AREA

The study area is the lands to be severed and up to 50m beyond the proposed boundary of the lands to be severed.

As needed, the lands to be retained adjacent the lands to be severed may require further access in order to assist with understanding the features and functions of natural heritage features.

Lands outside of the field study area will be reviewed from existing background information e.g. Wellington County Official Plan.

PLANNING CONTEXT

Wellington County Official Plan

The plantation present in the study area is less than 5ha in total area, as a result, it is not considered significant, and is not identified as Greenlands in the County Official Plan.

Under the *Wellington Country Forest Conservation By-law*, the plantation is considered 'woodland', as a result, any tree removals greater than 15m from the edge of any portion of the proposed development will be subject to the Wellington County Forest Conservation By-law.

Township of Puslinch Zoning By-Law

The Township of Puslinch Zoning by-law No. 19/85 Schedule 'A' indicates that portions of the severance area are within the Natural Environment Zone. The Township by-law states that no buildings or structures, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment NE Zone. This minimum setback may be reduced to a distance supported by the Grand River Conservation Authority.

Grand River Conservation Authority

The proposed severance contains a small portion of the Provincially Significant Arkell Corwhin Wetland Complex, and the allowances adjacent to these features. Section 8.4 of the GRCA's *Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 150/06, 2013) identifies the area of interference of a Provincially Significant Wetland as being 120m.

The Provincial Policy Statement and Wellington County OP indicates that development may be permitted within the congruent/adjacent lands of the Environmental Policy Area where an EIS demonstrates that there will be no negative impacts on the natural heritage resource.

BACKGROUND REVIEW

Additional background natural heritage information related to the subject lands and adjacent lands identified the following information:

1. The Ontario Reptile and Amphibian Atlas shows within a 10 km square of the subject lands, the recent and historical presence of 28 species (including complexes) of reptiles and amphibians (accessed February 5, 2019). Including seven species of Conservation Concern (Jefferson/blue-spotted Salamander Complex, Milksnake, Eastern Ribbonsnake, Western Chorus Frog, Blanding's Turtle, Northern Map Turtle and Snapping Turtle).
2. The Natural Heritage Information Centre indicates the presence of 5 species of conservation concern within 1km of the project location (Least Bittern, Northern Map Turtle, Eastern Ribbon Snake, Eastern Meadowlark, Blanding's Turtle) and three species of Conservation Concern (Ram's Head Lady's-slipper, Tawny Emperor, Carey's Sedge and Harbinger-of-spring).
3. The Ontario Breeding Bird Atlas shows within a 10 km square of the subject lands, the recent presence of 112 species of bird. Including ten species of Conservation concern (Least Bittern, Chimney Swift, Red-headed Woodpecker, Eastern Wood-pewee, Bank Swallow, Barn Swallow, Wood Thrush, Grasshopper Sparrow, Bobolink and Eastern Meadowlark).
4. The Ontario Mammal Atlas indicates that three species of conservation concern, Little Brown Myotis, Northern Myotis and Eastern Small-footed Myotis (bats) may occur in the study area.

This information indicates that there is a potential presence of additional natural heritage features and constraints that may require investigation and/or comment.

PROPOSED TERMS OF REFERENCE

Revised Scoped Environmental Impact Study

To fulfill the requirements of this study, we will revise the scoped EIS, and:

1. Describe the proposed development.
2. Review additional and/or updated background information, (e.g. proposed activity, relevant sections of natural heritage system components of the Wellington County OP, investigation of wildlife atlases and NHIC)
3. Conduct a surface review (pers. comm. N. Garland, 2017) to investigate the existing topography and soils, and further confirm the presence/absence of wet terrain features (i.e. springs and/or seeps) within the study area.
4. Conduct a breeding bird survey of the study area, following the protocol of the Ontario Breeding Bird Atlas (Bird Studies Canada, 2004), and including both point counts and area searches. The breeding bird survey requires two, focused, early morning site visits during the period between late May and early July.
5. Conduct an amphibian (frogs and toads) call survey as per the Marsh Monitoring Program (2003), by Bird Studies Canada. This requires three surveys conducted between ½ hour after sunset and before midnight within specific periods: 15-30 April, 15-30 May, and 15-30 June. Surveys will take place when evening temperature and weather conditions are appropriate.
6. Record observations of incidental wildlife during site visits.
7. Analyze findings and revise figures to identify:
 - a. Identified natural heritage features, and functions and landscape level features (e.g. linkages, forest interior habitat).
 - b. Locations of the breeding bird and amphibian surveys.
 - c. The updated proposed site plan (locations of buildings, septic tank/field, amenity, drive)
 - d. ELC vegetation communities
 - e. Other noteworthy features as needed
 - f. Locations of additional/new natural heritage features from background literature searches (e.g. mammal atlas, herpetofaunal atlas, Wellington County OP, Township Zoning Bylaw.
 - g. Wetland Boundary delineation, as verified with the GRCA (2017).
8. Revise the impact assessment by reviewing the proposed development's direct, in-direct, and induced (i.e. residual, ongoing) impacts on the natural features. Provide an opinion about the location of the components of the site plan (e.g. house footprint, drive, septic field) to reduce/avoid impacts to natural heritage features. Show the configuration of the proposed development on the severed parcel and assess for minimizing impacts to ecological features and functions. This will involve discussions with the proponent, Van Harten and AA.
9. Revise policy rationale for expected impacts to natural heritage features e.g. removal of trees and grading to accommodate the site plan.

10. Edge Management Guidelines and Compensation: Revise general recommendations of where and why naturalization treatments may be needed to protect vegetation features (e.g. woodlands, wetlands) adjacent to the development activity. Provide rationale and recommendations for tree compensation (e.g. where, why and how much).
11. Prepare a revised scoped EIS that includes background information, methods, existing conditions, proposed development, impact assessment and mitigation measures, and appendices of field studies (e.g. flora and ELC data sheets, amphibian survey results, breeding bird survey results).

Yours truly,

ABOUD & ASSOCIATES INC.



Shannon Davison, B. Env, Eco. Rest. Cert.
Ecologist
OMNRF Certified Ecological Land Classification
OMNRF Certified Wetland Evaluation

Cc: David Wright 161 Hume Road, Puslinch, ON N0B 2J0 (email)
Jeff Buisman, Van Harten Surveying Inc. (email)
Michelle Innocente, County of Wellington (email)
Hugh Handy, GSP Group (email)



File: 3901
By: Email

February 28, 2019

Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario
N0B 2J0

Attention: Ms. Lynne Banks
Development and Legislative Coordinator

Dear: Ms. Banks

Re: 161 Hume Road Minor Variance Application # D13/WRI

As requested, I have reviewed the Minor Variance Application and related correspondence which were submitted in support of a proposed severance in Part of Lot 11, Concession 10 in the Township of Puslinch. The owners, Dr. Elizabeth Reade & Dr. Dave Wright, want to sever a 3 hectare (7.4 acre) vacant parcel from their existing 5.8ha (14.3 acre) rural residential property leaving a retained parcel 2.8ha (6.9 acres) in size. Condition 9 in the County's Notice Decision requires the Owners to obtain a Minor Variance from the Township's Zoning By-law #19/85 to permit a reduced lot width of 10 metres whereas 24.3 metres is required under the Agricultural (A) Zone. The narrow lot width along Hume Road is needed to accommodate a driveway access to the proposed flag shaped lot. In addition, I also reviewed the Scoped Environmental Impact Study prepared by Aboud & Associates Inc. in December 2017 which was submitted in support of the proposed severance application. Based upon this information I offer the following comments from a natural environment perspective on the proposed severance and required minor variance.

1. The Grand River Conservation Authority (GRCA) was given the opportunity to comment on Aboud's proposed draft Terms of Reference (ToR) for a Scoped Environmental Impact Study (EIS) but there appears to have been no consultation with the Township on this matter. Based on my experience as a Township consultant for over 20 years this omission seems very unusual, especially when significant natural features may be negatively impacted by proposed development. The GRCA review of the ToR was mainly focused on the protection of water courses and wetlands as per their mandate while the Township/County review should have also focused on the protection of significant woodland as advised by the GRCA in their July 27, 2017 correspondence to Aboud. For some unknown reason, these communications do not appear to have occurred to the best of my knowledge. If I had been given the opportunity to comment on the ToR I would have recommended additional field surveys that were not undertaken as outlined below.

2. The subject lands were only inspected on 2 days in July 2017 for a total of 4 hours of fieldwork. Apparently, it was also raining during both visits. Hence, it is not surprising that only 50 species of vascular plants were recorded on this 15 acre forested study area. Given the diversity of woodland and wetland vegetation communities found in this study area (see Figure 2 in the EIS) there should probably be over 100 vascular plants inhabiting this area. Spring flowering plants and late summer flowering plants were clearly omitted from the botanical inventory and this deficiency should be addressed.

3. Only 5 wildlife species were observed inhabiting this area. In my opinion, at least 2 early morning breeding bird surveys should have been carried out between late May and early July as per standard protocols in order to more fully assess wildlife utilization of this area and the potential for significant wildlife habitat.

4. In Section 4.1, the Impact Analysis (pg. 12 to 19), much of the discussion is generic and irrelevant to this specific application. For example there is an analysis of the need to avoid significant wildlife habitat and the destruction of animal movement corridors but these kinds of habitats were not reported as being present in the study area.

5. On page 22 Aboud states that approximately 0.28ha of the 2.71ha area designated as Significant Woodland by the MNRF would be lost if the development proceeds as shown in the EIS. On page 20 Aboud indicated the driveway would result in a loss of 0.28ha of tree cover so his subsequent statement on page 22 ignores the loss of additional tree cover needed for a building envelope. There is no mention in the EIS regarding the size of the proposed building envelope and its location does not correspond to the location given in the 2019 application for a Minor Variance.

6. Statements on page 23 and elsewhere in the EIS that there are no Species at Risk, locally significant flora or fauna, or significant wildlife habitat on the severed parcel or adjacent lands are not justified given the minimal amount of fieldwork that was carried out.

7. Although this development would likely result in the loss of about 0.5ha of tree cover there is no recommendation in the EIS for a need to prepare a Tree Management Plan in conjunction with a Lot Grading Plan. If this residential development is approved at some point in the future an effort should be made to minimize tree loss, particularly the loss of healthy mature native trees, and residual trees should be effectively protected from construction impacts. In this regard, the proposed use of silt fence to protect residual trees is considered inadequate. The silt fence should be attached to more substantive orange construction fence or paige wire farm fence and be installed at least 1m beyond the dripline of residual trees wherever possible. The silt fence may not be needed where topographic conditions do not warrant this additional level of protection (ie. where the land slopes away from trees).

In conclusion, the above deficiencies should be addressed in an updated EIS that accurately shows the proposed driveway and building envelope locations as per the 2019 Minor Variance Application. The EIS must address the Greenlands Policies in the County's Official Plan, particularly 5.5.4 and 5.6.2, and demonstrate that there will be no negative impact to the woodland feature or its ecological functions. In addition, the EIS should address the Provincial Growth Plan Policies which are currently in place and applicable to the natural heritage system in Wellington County.

I trust this information will be of assistance in your review of this application. Please do not hesitate to contact me if you require further clarification on these matters.

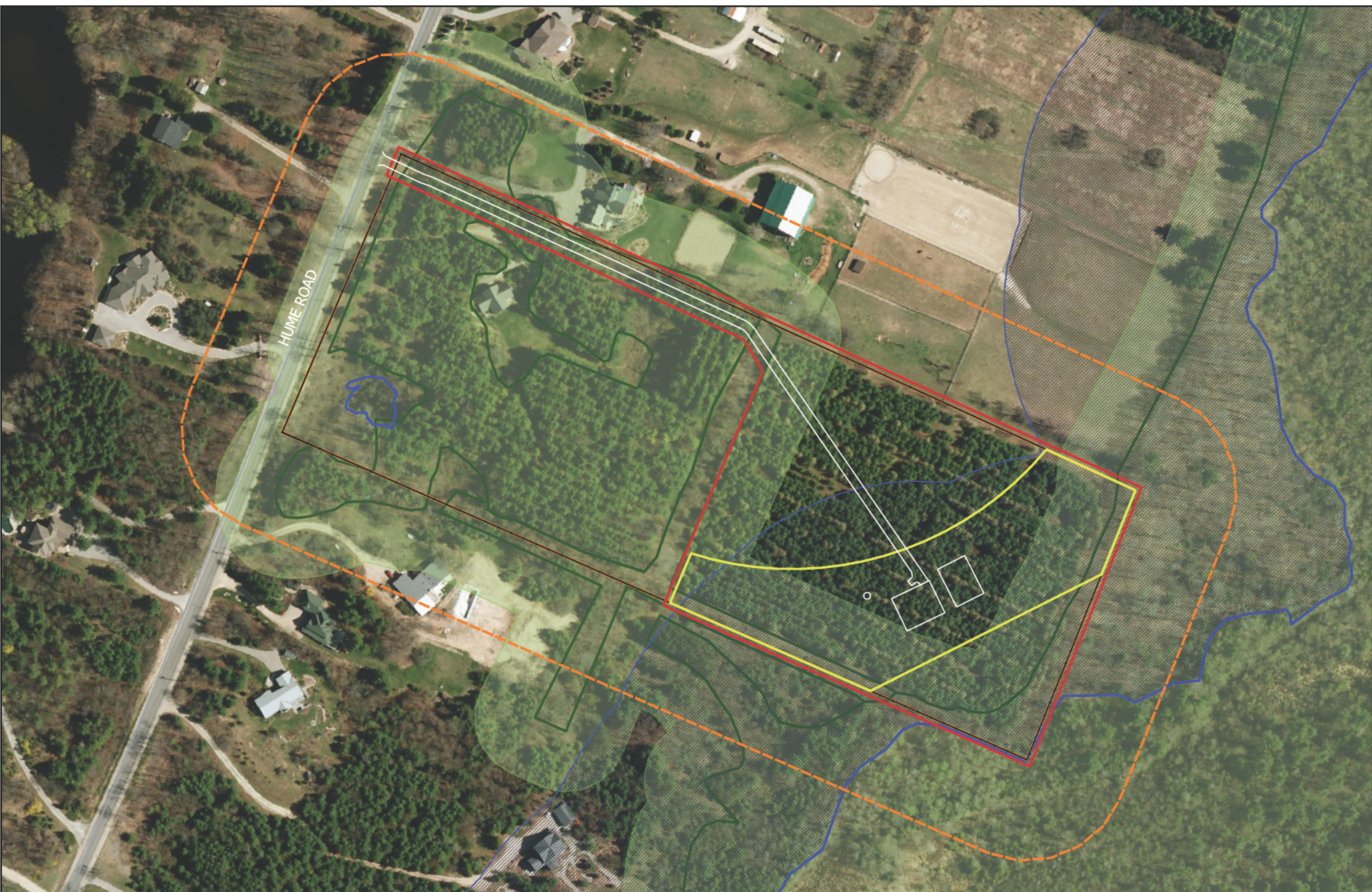
Yours truly,

GWS Ecological & Forestry Services Inc.



Greg W. Scheifele, M. A., R.P.F.
Principal Ecologist/Forester

CC: Karen Landry, Township of Puslinch
Michelle Innocente, County of Wellington



PROPOSED SEVERANCE

STUDY AREA (50M)

BLDG ENVELOPE

WETLAND AREA OF INTERFERENCE (120M)

WETLAND

WOODLAND (W 30M SETBACK)

Information Sources:

1. Orthophotography provided by First Base Solutions Accessed October, 2018.
2. Verified wetland limit provided by Aboud & Associates Inc.
3. Woodlands provided by Land Information Ontario
4. Site Plan prepared by Van Harten Surveying Dated September 14, 2018

Title:

LIMITS OF NATURAL FEATURES AND SETBACKS

Project:

**161 HUME ROAD
PUSLINCH TOWNSHIP**

Date: OCTOBER 2018

Project: AA17-062A

Scale: 1 : 2500

ABOUD & ASSOCIATES INC.

Consulting Arborists • Ecologists • Landscape Architects

190 Nicklin Road, Guelph, Ontario, N1H 7L5, 519.822.6839, www.abouding.com

Figure No:

1

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

85
RECEIVED

OCT 16 2012

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

To Whom It May Concern,

We would like to put in a formal objection with regards to the land severance File Number #B145/17, submitted by David Write and Elizabeth Reade residing at 161 Hume Road, Puslinch, Ontario N0B 2J0. Lot 11 Concession 10.

Our first concern is that we understand that the rules in The Township of Puslinch is that the minimum rural frontage for a land severance is no less than 24.3 meters. The proposed frontage of 10 meters is not even half that of the minimum allowance.

Our second concern is in regards to our retaining wall and the damage that could be inflicted upon it with all of the construction traffic. As well as the long-term effects of the constant everyday traffic. There is a significant grade change between the proposed driveway and our retaining wall which is also our driveway.

Our third concern would be to all the newly planted and mature trees that will be destroyed in order to allow for this new lot to have access.

Our fourth concern is the lack of privacy we will experience from this new lot, as it runs right along our property line for over 180 meters. We will see all this traffic from the front, side, and the back porch of our home. Not to mention all the noise and dirt this will generate constantly on a day to day basis. This is unacceptable.


Our fifth concern is that the privacy between our barn and the new residential building is not acceptable. Likewise, the construction dirt and noise will have a significant impact on the health of our livestock.

We have lived here for the past 17 years on our beautiful, private, and peaceful farm which is why we purchased our home. We feel that the proposed severance will have a huge negative impact on the value and use of our farm.

There are several other residents on Hume Road that do not want to see this land division take place. A list and signatures of these home owners can be provided upon your request.

I wish to be notified of the date and time of the consideration of this application. I also wish to be notified of the decision in the respect of this proposed consent.

Sincerely,


Karl and Brigitte Strachan
169 Hume Road
Puslinch, Ontario N0B 2J0

October 31, 2018

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

91
RECEIVED

NOV - 2 2018

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Attention: Deborah Turchet, Secretary-Treasurer

Dear Deborah,

Please find a list below of the residents that are appealing this application of consent for the proposed severance of 3.0 hectares with 10m of frontage, vacant land for proposed rural residential use. **File B145/17**

This property would set a precedence for

- other properties in the area to be based on as little as 10m of frontage
- there is a 50' retaining wall that would be severely impacted by a driveway going along side causing challenges for water drainage
- The property to the east of the proposed severance is a farm with farm animals rotating thru the property on a seasonal bases

The list below are residence that are NOT in favour of this application.

Name	Address
Allison Tait	217 Hume Rd
Channe Carson	226 Hume Rd
Nicole Carson	226 Hume Rd
Robert Harris	4716 CONCESSION 11
Erin McNally	187 Hume Rd.
George Delkuch	188 Hume Rd.
Stephanie Bulyorsky	138 Hume Rd
Stephen Bulyorsky	138 Hume Rd
John Swart	4726 Wagon Rd
Tim Brown	112 Hume Rd
[REDACTED]	112 Hume Rd

Thank you for allowing us to present this. We look forward to hearing the outcome of the November 8th meeting.

[REDACTED]
Karl and Brigitte Strachan – 169 Hume Road, Puslinch NOB 2J0

October 31, 2018

92

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

Attention: Deborah Turchet, Secretary-Treasurer

Dear Deborah,

Please find a list below of the residents that are appealing this application of consent for the proposed severance of 3.0 hectares with 10m of frontage, vacant land for proposed rural residential use. **File B145/17**

This property would set a precedence for

- other properties in the area to be based on as little as 10m of frontage
- there is a 50' retaining wall that would be severely impacted by a driveway going along side causing challenges for water drainage
- The property to the east of the proposed severance is a farm with farm animals rotating thru the property on a seasonal bases

The list below are residence that are NOT in favour of this application.

Name

Address

Signature

Jennifer Jones 177 Hume

177 Hume

KARYN SLOOT

4725 Watson Rd South

LAURYN SLOOT 177 4725 Watson Rd

John Coniglio RRI, Puslinch

Thank you for allowing us to present this. We look forward to hearing the outcome of the November 8th meeting.

Karl and Brigitte Strachan – 169 Hume Road, Puslinch NOB 2J0

February 7, 2019

Committee of Adjustments

RE: Minor Variance Application #D13/WRI

Dear Committee of Adjustments,

I am writing in response to Minor Variance Application #D13/WRI.

Firstly, I would like to state that I am not against Lot Severances or Minor Variances in the Township of Puslinch provided they are realistic.

I have great difficulty with this particular minor variance on a number of issues. Firstly, I believe this severance application is under appeal and am very surprised that this application for a minor variance is being brought forward prior to the appeal being resolved. It seems to be putting the cart before the horse and a waste of committee's time. Or perhaps it is that there has been a predetermined conclusion that this appeal will be lost? Why is this being brought forward until there is a clear resolve to the appeal?

It seems as though there is a divide and conquer approach as it relates to this application. There have been several issues as they relate to this severance which are being separated one by one thus the divide and conquer mentality. E.g. Distance to Barn, Scope of Driveway, Clear-Cut of Massive Tree Area, Minimal Lot Frontage. If you put all these issues together, it clearly does not make good planning practice.

I do not believe that any effort has been made with the immediate neighbours to come to a common compromise. At the very least, the driveway could be relocated to maximize distance from neighbours to satisfy their concerns. This clearly is not working in a community spirit and only further add to my concerns of divide and conquer.

It is my opinion that this application should clearly be dismissed unless the neighbours can come up with a satisfactory resolution.

Lastly, the by-law requires a minimum lot width of 24.3 meters. This minimum was put in place for a reason. Requesting a reduced lot width of more than half is not minor in nature. Allowing a minor variance greater than 50% of the requirement is not taking into consideration previous applications that have been turned down and sets a precedent for future applications. Why bother putting these requirements into place if they are just ignored anyways?

Sincerely,

John Slood

Valerie Schmidt

From: gwsefs@sympatico.ca
Sent: March 26, 2019 10:51 AM
To: Shannon Davison
Cc: Hugh Handy; 'Michelle Innocente'; 'Dave Wright'; Valerie Schmidt
Subject: RE: AA17-062A 161 Hume Road EIS- Additional Works Scope

Shannon,

I have reviewed the revised Terms of Reference for the Scoped EIS and accompanying correspondence. I am satisfied that your proposed work plan should be able to address the concerns I raised, as well as those of the GRCA.

Regards,

Greg.

From: Shannon Davison <sdavison@aboudtng.com>
Sent: March 25, 2019 12:53 PM
To: gwsefs@sympatico.ca
Cc: Hugh Handy <hhandy@gspgroup.ca>; Michelle Innocente <michellei@wellington.ca>; [REDACTED]; Valerie Schmidt <vschmidt@gspgroup.ca>
Subject: AA17-062A 161 Hume Road EIS- Additional Works Scope

Good afternoon Greg,

Thank you for returning my phone call this morning in regards to the additional works scope for the updated EIS for 161 Hume Road in Puslinch. As discussed I have attached the revised Terms of Reference that was submitted to the GRCA on February 5, 2019 based on their comments of the original EIS dated December 8, 2017. Due to receiving your comments at a later date, the revised Terms of Reference submitted to the GRCA did not include reference to your comments. However, we are proposing some additional works outside of the revised Terms of Reference in order to satisfy your concerns.

In addition to the studies outlined in the attached Terms of Reference we will also be completing an additional botanical inventory to capture the spring flowering plants and will be providing further detail pertaining to tree protection measures as well as regulatory policies specifically the Greenlands and Growth Plan policies. Based on the additional wildlife studies and botanical inventory, we will be providing a more in-depth Significant Wildlife Habitat and SAR habitat assessment as part of the updated report.

We are hoping you are able to confirm whether the scope of studies we have proposed for the updated EIS will satisfy your concerns outlined in your comments provided on February 28, 2019. If you'd like to discuss the proposed scope further please let me know.

Regards,

Shannon Davison B.Env. Eco. Rest. Cert.
Ecologist
MNR Certified Wetland Evaluation . MNR Certified Ecological Land Classification
ABOUD & ASSOCIATES INC. 190 Nicklin Road . Guelph . Ontario . N1H 7L5
T : 519.822.6839 x5 C : 226.581.0707 www.aboudtng.com sdavison@aboudtng.com

Lynne Banks

From: Luis Gomes
Sent: May-23-19 4:18 PM
To: Lynne Banks
Cc: Michael Roess
Subject: RE: Minor Variance Application - D13/WRI - 161 Hume Road

Puslinch Fire and Rescue has no concerns with this variance application.

Our concern would be with access to the property. The driveway with would have to allow for the width of our apparatus to enter without any obstructions. Signage would also have to clearly state this is the access to the subject property.



Luis Gomes
Fire Chief, Puslinch Fire and Rescue Services
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-821-3010 Cell: 519-837-6090 F: 519-763-5846 www.puslinch.ca

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, May 21, 2019 1:12 PM
To: Mike Fowler <mfowler@puslinch.ca>; Luis Gomes <lgomes@puslinch.ca>; Building <building@puslinch.ca>; Heritage Committee <Heritage@puslinch.ca>
Cc: Source Water <sourcewater@centrewellington.ca>; rowcentre@bell.ca
Subject: Minor Variance Application - D13/WRI - 161 Hume Road

Attached please find a minor variance application which was deferred from the February 26th PDAC meeting for your review and comment. Please advise if you have any further/changed comments regarding the application.

Thanks.



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 ext. 226/Fax: 519-763-5846 www.puslinch.ca
Email: lbanks@puslinch.ca



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: June 3, 2019
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: Supplemental Report
MINOR VARIANCE APPLICATION D13 WRI (David Wright and Elizabeth Reade)
161 Hume Road
Part of Lot 11, Concession 10

Background

The subject application was heard at the February 26, 2019 meeting of the Puslinch Committee of Adjustment. The application was deferred to allow staff time to consider comments that were received late from the Township's consulting forester, GWS Ecological & Forestry Services. Planning staff visited the site with the owner of the property and their consultant on May 8, 2019. Since the time of the meeting, the applicant and their consultants have continued to work with GWS. We are satisfied that the concerns raised by GWS in their initial comments can be addressed through the following condition of approval in consent application B145/17:

- That the Environmental Impact Study (EIS) be provided to the satisfaction of the County of Wellington Planning Department; and further that County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

A site visit with the owner and their agent was completed on May 8th, 2019.

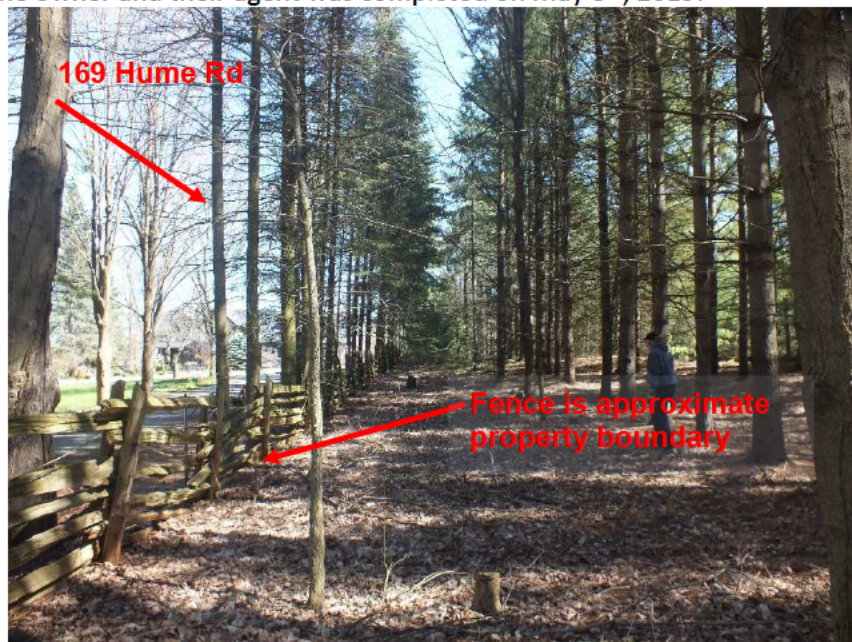


Photo: Boundary of 161 Hume Road with 169 Hume Road



Photo: 169 Hume Road retaining wall

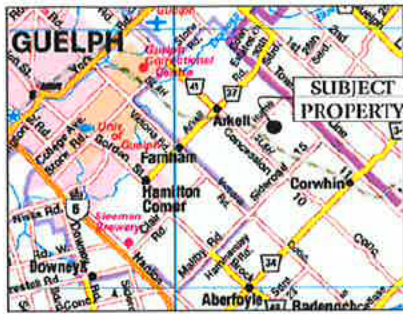
After visiting the subject property, Planning staff remain of the opinion that the requested variance application meets the four tests of the *Planning Act*. I trust that these comments in addition to the comments dated February 5, 2019 will be of assistance to the Committee in their consideration of 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 black rectangular box redacting the signature of Michelle Innocente.

Michelle Innocente, BES, BSc, RPP
Senior Planner

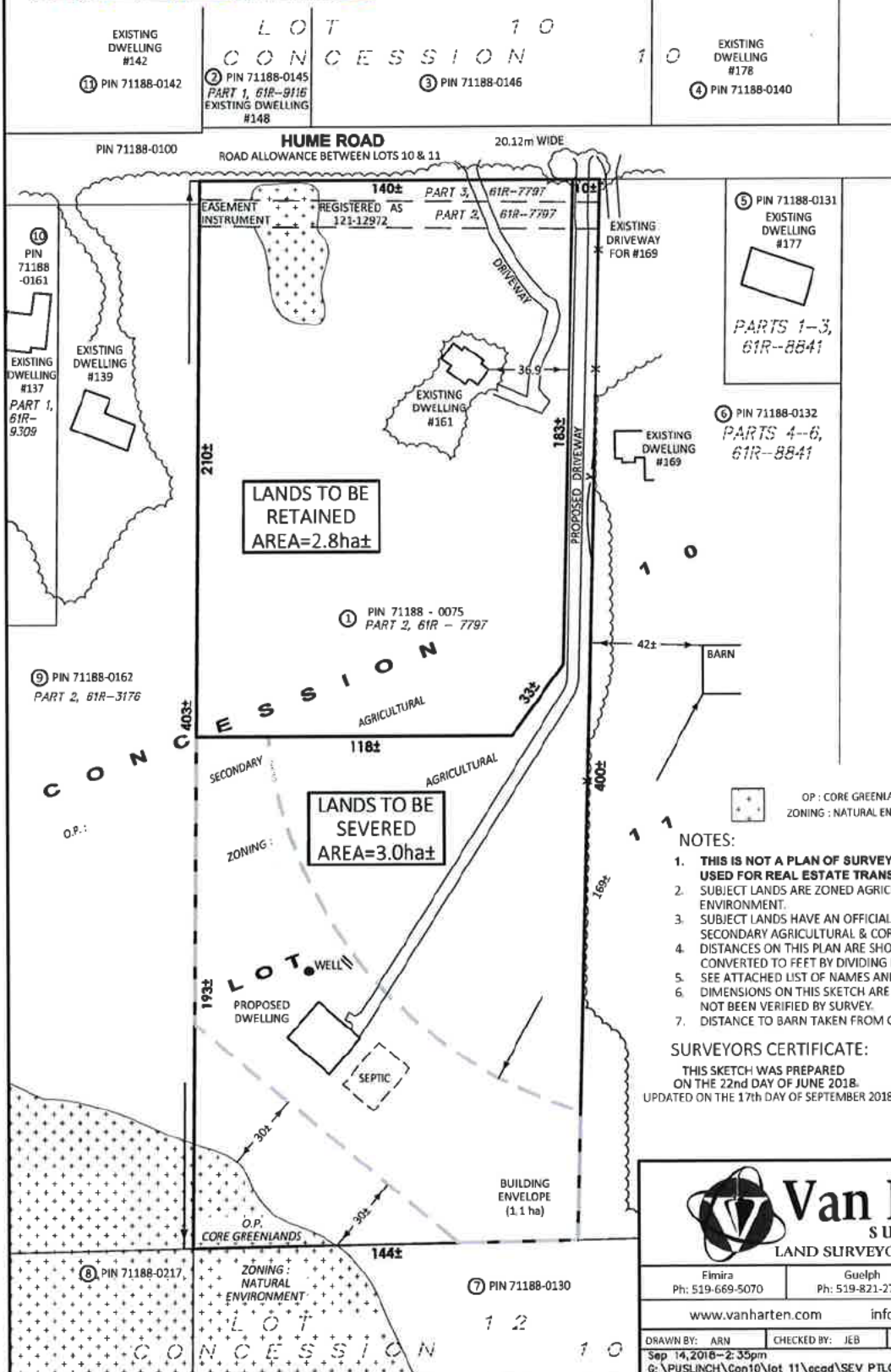
KEYMAP



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

SCALE 1 : 1500

0 15 30 60 90 metres
VAN HARTEN SURVEYING INC.





RECEIVED

JUN 07 2019

Township of Puslinch

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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): William Calhoun, Anne Marie Calhoun, Stephanie Calhoun & Melanie Calhoun / 4 Lake Ave E

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.

all same as Applicant Info

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

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

Municipal address: 4 Lake Ave E, Paslinch On N3C 2V4

Concession: 1 Lot: Rear Pt Lot 6

Registered Plan Number: _____

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

.55 ac 245 ft 86 ft

Width of road allowance (if known): 20'

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).

New deck construction has one corner post that does not comply with side yard set back of 2m.
- see item b) on site plan sketch
(1974 survey also provided).
relief of 1.24m requested.

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

corner post would block entry into our
garage / ie would be in front of garage door
- see on site plan & front elevation
(1974 survey also provided).

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

Official Plan Designation: _____

Zoning Designation: RR

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?**

Lake Ave E.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input 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? Single family residential

The abutting properties? single family residential.

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

Type of Building(s)/ structures	Building		New Deck Permit	
	Single Residential.			
Main Building height	m	33'-11" ft.	m	ft.
*Percentage lot coverage	1,250 = 19,000 m	approx 10% ft.	m	ft.
*Number of parking spaces		3		
*Number of loading spaces				
Number of floors		3		
Total floor area	m ²	1,250 ft ²	m ²	250 ft ²
Ground floor area (exclude basement)	m ²	1,250 ft ²	m ²	ft ²

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

Front Yard	m	approx 26' ft.	m	ft.
Rear Yard	m	approx 55' ft.	m	ft.
Side Yards	m	east 6'-9" ft.	m	ft.

west
approx 17'

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

Date of acquisition of subject property: January 14, 2019 (closing date)

Date of construction of buildings property: May 2001 Addition - Original Construction

16. How long have the existing uses continued on the subject property? 49 yrs approx 1970

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

Yes ☐

No ☒

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

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>			4 Lake Ave	2001	approved

Addition
Set back on east side/
corners where property
has zig zag property line.

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) William Calhoun, Anne Marie Stephane & Melanid Calhoun of the
Township of Parlinch County/Region of
Wellington do hereby authorize
William Calhoun to act as my agent in this application.

Signature of Owner(s)

Date

June 7, 2019

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

William Calhoun

Date

June 7, 2019

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: _____

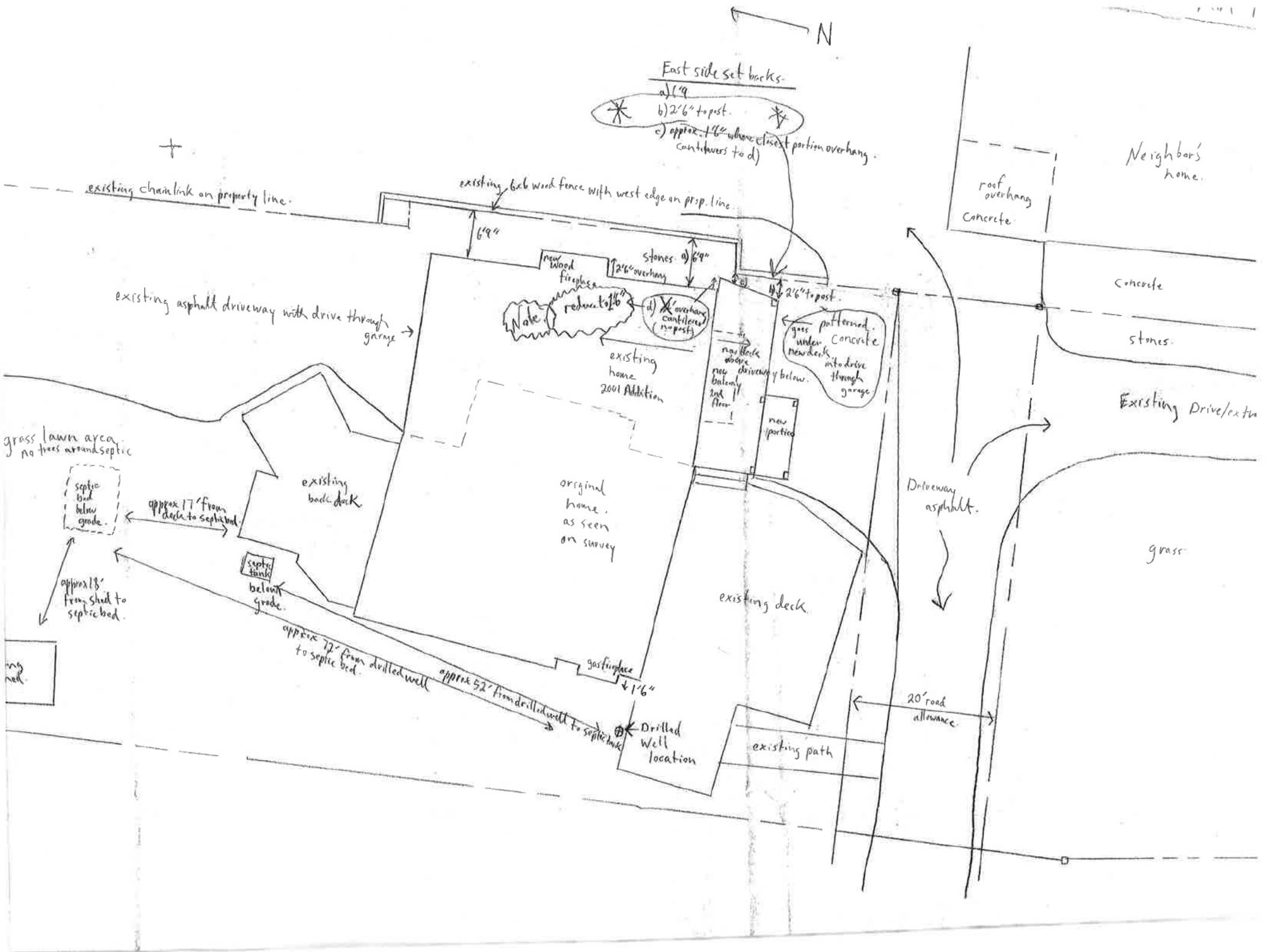
Application deemed complete:

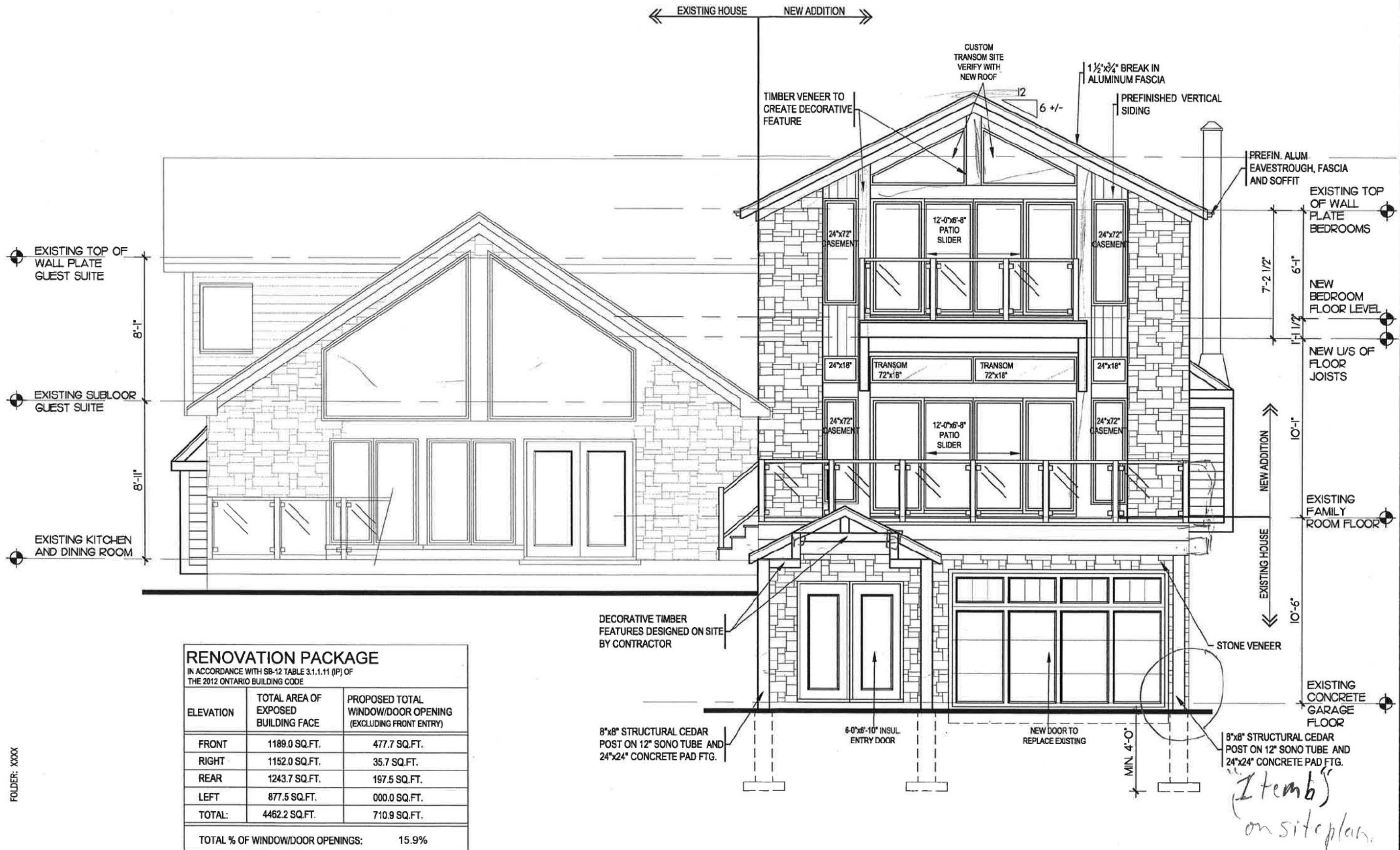
Signature of Municipal Employee

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.





RENOVATION PACKAGE		
IN ACCORDANCE WITH SB-12 TABLE 3.1.1.11 (IP) OF THE 2012 ONTARIO BUILDING CODE		
ELEVATION	TOTAL AREA OF EXPOSED BUILDING FACE	PROPOSED TOTAL WINDOW/DOOR OPENING (EXCLUDING FRONT ENTRY)
FRONT	1189.0 SQ.FT.	477.7 SQ.FT.
RIGHT	1152.0 SQ.FT.	35.7 SQ.FT.
REAR	1243.7 SQ.FT.	197.5 SQ.FT.
LEFT	877.5 SQ.FT.	000.0 SQ.FT.
TOTAL:	4462.2 SQ.FT.	710.9 SQ.FT.
TOTAL % OF WINDOW/DOOR OPENINGS:		15.9%

FOLDER: XXXX

FILE:

14.5 t, 1

Technical drawing of a mechanical part, likely a bracket or support. The drawing shows a side view with a horizontal base and a vertical support. A dimension line indicates a length of 0.6' and a width of 0.5'. A section line is shown on the right side of the part.

enlarge to ~~19~~ 11"
Scale.

11. 12. 13.

- Q DENOTES SURVEY MONUMENT PLANTED
 SIB DENOTES SURVEY MONUMENT FOUND
 RIB DENOTES STANDARD IRON BAR
 IB DENOTES ROUND IRON BAR
 OU DENOTES IRON BAR
 DENOTES ORIGIN UNKNOWN
 -x- DENOTES FENCE
 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD., O.L.S.
 P1 DENOTES PLAN 6IR-4318
 P2 DENOTES PLAN 6IR-679 1/2
 P3 DENOTES PLAN 6IR-2085
 D1 DENOTES INST. No. 668761

THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY
REPORT DATED JUNE 28, 1994

THIS REPORT WAS PREPARED FOR
GOWLING STRATHY AND HENDERSON
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED IN THIS REPORT WAS COMPLETED ON THE 21ST DAY OF JUNE, 1994

JUNE 28, 1994

KERY F. HILLIS
ONTARIO LAND SURVEYOR

THIS IS NOT A
VALID COPY
UNLESS
EMBOSSSED
WITH SEAL

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
ONTARIO LAND SURVEYORS - URBAN AND RURAL PLANNERS
351 SPEEDVALE AVENUE WEST, QUEEN'S PARK, ONTARIO

TEL. (519) 822-4031 FAX (519) 822-1220 DATE: JUNE 26, 1994 PROJECT 94-9424



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: July 9th, 2019
TO: Courtenay Hoytfox, Secretary-Treasurer
Township of Puslinch
FROM: Meagan Ferris, Senior Planner
County of Wellington
SUBJECT: MINOR VARIANCE APPLICATION D13 CAL (Calhoun)
4 Lake Avenue PV

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

Planning Opinion

The applicant is requesting relief from the required setback from the deck to an interior side yard lot line. The requested relief will permit a deck (corner post) to project into this side yard and maintain a setback of 0.74 metres (2.4 feet).

Planning staff have no objection to this proposal provided that the Conservation Authority is satisfied. It is staff's opinion that this variance is minor in nature, represents appropriate development, and that it maintains the intent and purpose of the Zoning Bylaw and County Official Plan.

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

Section of By-law	Required	Proposed
Section 3 (1) (d) (i) General Provisions Requirement	The by-laws requires that any accessory building or structure is not located closer than 2.0 metres (6.5 feet) to any lot line	Requesting relief to permit a reduced side yard setback to be 0.74 metres (2.4 feet) instead of 2.0 metres (6.5 feet)

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">Based on information from the Municipal Property Assessment Corporation (MPAC), the subject dwelling was first erected in early 1900's. Then a basement garage was later erected. The applicant has also indicated that there was an addition to the dwelling in 2001.The subject relief is in relation to a proposed deck, as the post to support the deck is to be set closer to the lot line than permitted.The relief is necessitated due to the irregular shape of the lot, the existing design of the dwelling and the need to maintain unobstructed access to the garage. If the relief was not sought, then a post for the deck would partially block access to the existing garage.Although the relief is requested, staff are of the understanding that

	<p>access to the front and rear portion of the property can be accessed via the garage.</p> <ul style="list-style-type: none"> • The reduced setback is acceptable and staff considers the variance minor in nature.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject lands are zoned Resort Residential (RR) Zone and Natural Environment (NE) Zone. • The existing, single family dwelling is located within the RR Zone portion of the site and this zone permits a single detached dwelling.
That the intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is in a dual designation within the County's Official Plan. The designations are Recreational and Core Greenland Systems. • The site is also subject to a Policy 9.8.2 (Puslinch Lake Area). Within this policy, low density residential is permitted. • Within the Core Greenland Systems, the site is specifically impacted by Floodplain. Comments from the Grand River Conservation Authority should be considered in relation to the subject development proposal.
Four Tests	Discussion
That the variance is desirable and appropriate for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The intent of a setback from a lot line, including side yard lot line, is to allow for maintenance of the property and of the buildings, to ensure access to the property (i.e. rear and front yard) and to ensure roof runoff is retained on the subject property. • The relief is required due to the lot configuration and the design of the dwelling. The relief is specifically being measured from the support post for the deck. • Appropriate access to the front and rear of the property will still be maintained. • The variance is considered desirable and appropriate provided that the Conservation Authority has no concerns or objections.

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

Respectfully submitted

County of Wellington Planning and Development Department



Meagan Ferris, RPP MCIP
Senior Planner



ORIGINAL

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

Zoning By-law Amendment Application

Date submitted: _

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify): ☐

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

To expand the Sunrise Therapeutic Riding & Learning Centre facility by providing affordable supportive housing to adults with special needs including up to 16 residential suites and 6 rooms for short term respite for adults with special needs, together with a number of ancillary uses including a common kitchen, dining room, social gathering areas and multipurpose hall. Day and night shift support staff will available 24/7 to support the residents and respite users. Sunrise would also like to add accessory uses associated with the Therapeutic Riding & Learning Centre programming to the site specific zoning.

General Information:

1. Applicant Information: Sunrise Therapeutic Riding & Learning Centre
Friends of Sunrise Ltd. (FOSL)

Registered Owner,s Name(s): _

Address: 6920 Concession 1, RR#2

City: Puslinch, ON

Postal Code: N0B 2J0

Email Address: [REDACTED]

Telephone Number: [REDACTED] (Ann Caine, Sunrise Board President)

Fax:

Applicant (Agent) Name(s): GSP Group Inc. (c/o Megan Gereghty)
Address: 72 Victoria Street South, Suite 201
City: Kitchener, ON
Postal Code: N2G 4Y9
Email Address: mgereghty@gspgroup.ca
Telephone Number: 519-569-8883
Fax: _____

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.

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

When did the current owner acquire the subject land? Date: 1996

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: 6920 Concession 1, RR#2, Puslinch ON

Concession: 1

Lot: South Half of Lot 17

Registered Plan Number: _____

Area: 41.2 ha

Depth: 1033 m

Frontage: 410 m

102 ac

3389 ft.

1346 ft.

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

Area: _____ ha

Depth: _____ m

Frontage: _____ m

_____ ac

_____ ft.

_____ 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?

Prime Agricultural together with Greenlands and Core Greenlands.

List land uses permitted by the current Official Plan designation:

Agricultural uses, secondary uses including home businesses and farm businesses, agriculture-related uses, existing uses, single detached homes, second units subject to Section 4.4.6, garden suites subject to Section 4.4.7, accessory residence, forestry uses, wayside pits and quarries, portable asphalt plants and asphalt plants and portable concrete plants used on public authority contracts, licensed aggregate operations, community service facilities, group homes on existing lots of record and kennels on existing lots of record.

How does the application conform to the Official Plan?

The current Official Plan Designation permits uses that are secondary to the primary agriculture use. Given that the proposed uses compliment and enhances the agricultural area, and given that it helps address the need for special needs housing within the County of Wellington, we are of the opinion that the proposed development conforms to the County's Official Plan. (Please see Planning Justification Report for further discussion)

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:

Agricultural with a Natural Environment Overlay By-law No. 19/85
& Agricultural with a Natural Environment and Environmental

What is the current zoning of the property? Protection Overlay By-law 023/18

What uses are permitted? Please see the Planning Justification Report for a list of permitted uses.

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.

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.

Existing and Proposed Land Uses and Buildings:

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

The property is a horse farm that also provides a program of therapy, recreation, sport and life skills training for children and adults with special needs and a medically supervised program. In addition to the therapeutic riding lessons, taught by Canadian Therapeutic Riding Association certified instructors, Sunrise also offers farm related inclusive programs for individuals with and without special needs.

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

The primary agricultural use on the property has been existing for an unknown period of time but was established before Sunrise purchased the property in 1996. Since 1996, Sunrise started the Therapeutic Riding & Learning Centre and over time has introduced other related accessory uses including the day camp, administrative office space, accessible playground, etc.

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

The proposed use is a residential building that would permit 16 residential suites, 6 respite rooms for adults with special needs, an office and administration area, as well as common kitchen, social gathering areas and multipurpose hall. Sunrise is also proposing to acknowledge existing and potential future accessory uses associated with the Therapeutic Riding and Learning Centre which include day camp space, administrative office space, accessible playground, etc.

14. Provide the following details for all buildings or structures on the subject land: ****PLEASE SEE ATTACHED DRAWING FOR DETAILS****

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

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.

Concession Road 1

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.

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

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing		Proposed	
Municipal water				

Water Supply	Existing	Proposed
Communal water		
Private well	X	X
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	X (to be decommissioned)	X (for existing & proposed development)
Other sewage disposal		

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 Attached

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		X					
Zoning By-Law Amendment	x - The Classy Lane Stables property south of the Site across Consession Road 1 has site specific zoning (A-34)						
Minor Variance		X					
Plan of Subdivision		X					
Consent (Severance)		X					
Site Plan Control		X					

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.)

Preliminary Sewage System Assessment - Van Harten Surveying Inc.
Preliminary Water Availability Assessment - Wilson Well Drilling

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) CELIA CLARK, SECRETARY of the
FRIENDS OF SUNRISE of WELLINGTON County/Region of
(FOSL)

_____ do hereby authorize

GSP Group Inc. to act as my agent in this application.

Signature of Owner(s)

on behalf of
CELIA CLARK
Signing authority
FOSL

MAY 2/19
Date

Affidavit

I (we) Megan Geregthy of the
City of Kitchener County/Region of
Waterloo 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 Kitchener in the
County/Region of Waterloo this 5th day of
June, 2019.


Signature of Owner or authorized
solicitor or agent

June 5th, 2019
Date


Signature of Commissioner, Regional Municipality of Waterloo, for GSP Group Inc.
Expires February 22, 2022

June 5, 2019
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

June 5, 2019
Date

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.

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SHAPING GREAT COMMUNITIES

June 6, 2019

File No.: 18043

Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
T 519.763.1226 x 226

Dear Ms. Banks,

**Re: Zoning By-law Amendment Application
6920 Concession Road 1, Puslinch
Sunrise Therapeutic Riding & Learning Centre**

On behalf of Sunrise Therapeutic Riding & Learning Centre ("Sunrise"), GSP Group Inc. is pleased to submit the attached Zoning By-law amendment application for a property located at 6920 Concession Road 1 in Puslinch (the "Site"). The Site is located south of Highway 401 and east of County Road 35, along Concession Road 1 and has a total area of 41.2 ha (102 acres). The land is predominantly crop covered with a small portion of the lot covered with structures that support the farm including the horticultural crops and Therapeutic Riding & Learning Centre.

The purpose of the application is to support the development of an affordable supportive housing project for adults with special needs and to acknowledge accessory permitted uses associated with the therapeutic riding and learning center. The proposed affordable supportive housing building would include sixteen (16) residential suites for adults with special needs as well as six (6) rooms for short-term respite for adults with special needs along with a number of ancillary uses including a common kitchen, dining room, social gathering areas and multipurpose hall.

In support of this Rezoning application please find three copies of each of the following supporting documents attached:

- The Zoning By-law Amendment application (1 Original);
- The Concept Plan;
- A Planning Justification Report;

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

- A Preliminary Sewage System Assessment from Van Harten Surveying Inc.; and,
- A Preliminary Water Availability Assessment from Wilson Well Drilling.

Further to the above noted documents we have also included the required application fees for the Zoning Amendment application. Digital copies of all the above noted files have also been sent to you via email.

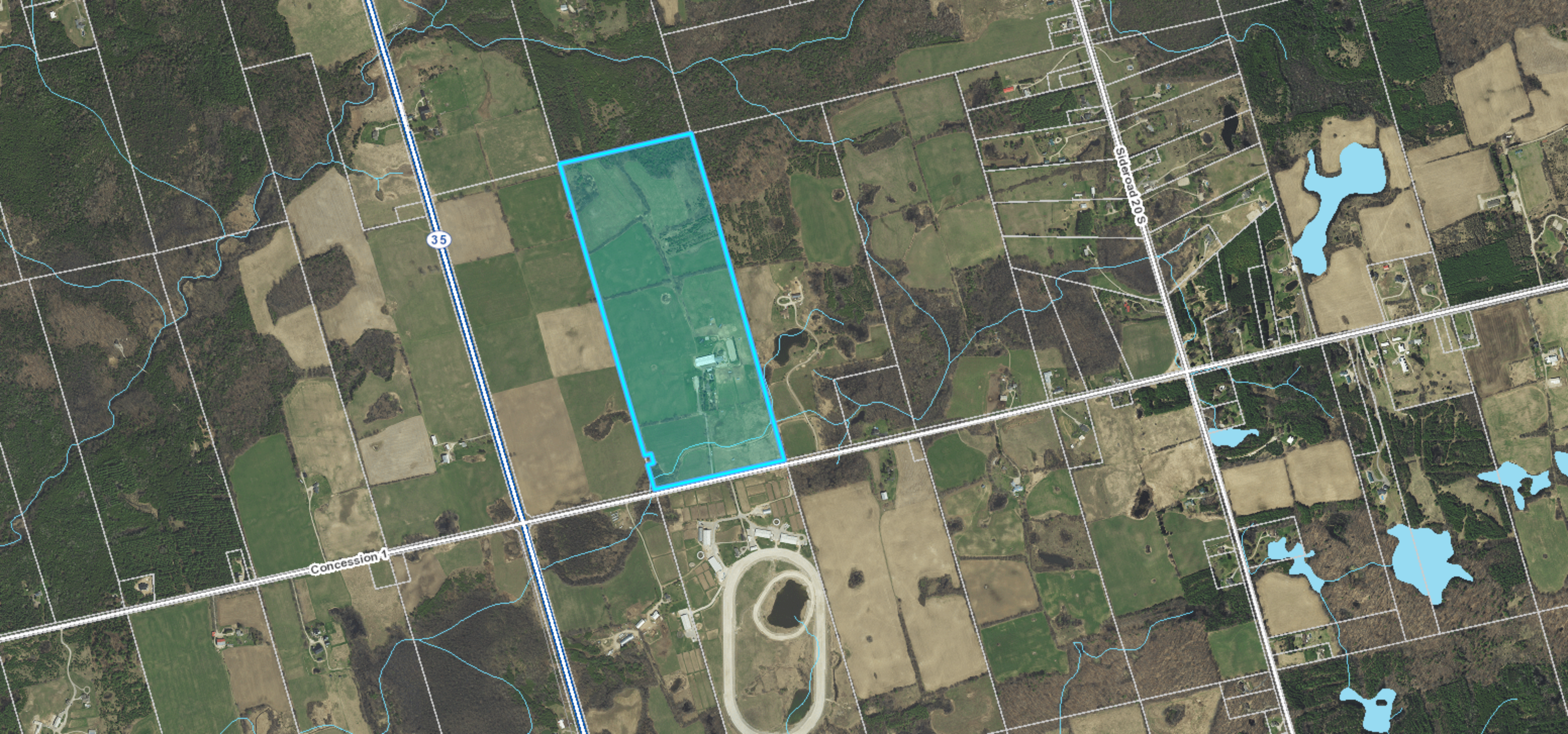
Should you require any additional information or copies, please don't hesitate to contact myself or Hugh Handy.

Sincerely,

GSP Group Inc.



Megan Geregthy, MCIP, RPP
Senior Planner



SUNRISE THERAPEUTIC RIDING CENTRE PUSLINCH, ON			
USE	AREA (ft²)		(m²)
1 EXISTING OFFICE	75% OF 1,290 = 970	90.12	
2 SWIMMING POOL AND POOL HOUSE	3,560	330.73	
3 ACCESSIBLE PLAYGROUND	11,745	1091.15	
4 CAMP SPACE	1,025	95.23	
5 FARM HOUSE	20% OF 2,165 = 430	39.95	
6 NATURE CENTRE	420	39.02	
7 MAXIMUM BUILDING FOOTPRINT	25,833	2,400	
TOTAL	43,963 ft² (1.01 ac)	4,086	
TOTAL SITE AREA	105,907 ac	428,590.38	

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND
MUST BE SITE-VERIFIED

PARKING CALCULATION:		
Zoning By-law 19/85 REQUIRED	Zoning By-law 23/18 PROVIDED	
RESIDENTIAL: 1/UNIT = 23	24	23 SPACES
OFFICE: 1/40 m² = 3	3	9 SPACES
OTHER NON-RES.: 1/20 m² = 3	12	12 SPACES
BARRIER-FREE: 3	3	4 SPACES
TOTAL		44 SPACES

NO.	DATE	REVISION
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BARRIER-FREE: 3	3	4 SPACES
TOTAL		44 SPACES

NO.	DATE	REVISION
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May 15, 2019
26273-18
Sent by way of email

Sunrise Therapeutic Riding & Learning Centre
6920 Concession 1
R.R. #2, Puslinch, Ontario
N0B 2J0

Attention: Ann Caine

Dear Madam:

**Re: Preliminary Sewage System Assessment
Sunrise Therapeutic Riding & Learning Centre
6920 Concession 1
Part Lot 17, Concession 1
Puslinch Township, Ontario**

As requested, Van Harten is pleased to provide this letter regarding the proposed expansion of the existing facilities at 6920 Concession 1 as it relates to sewage disposal.

It is proposed to construct a new building to the west of the existing privately serviced facilities at the Sunrise Therapeutic Riding & Learning Centre. As municipal sewers are not available to the subject property, the new building will also be serviced by a private on-site sewage system. The purpose of this letter is to outline existing sewage disposal facilities and provide preliminary recommendations for future disposal.

A review of available documents in consultation with the owner indicates that a 4,500 L septic tank located near the northwest corner of the house on this property drains to the north and enters an 18,200 L septic tank located on the west side of the existing office. The effluent discharges to a pump chamber that doses three Ecoflo units in an area bed located further to the west. The 18,200 L septic tank, pump chamber and Ecoflo system were installed in April 2005. The barn, located to the north of the existing office is understood to have its own gravity fed septic tank system. All systems are understood to have functioned to date without incident.

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Kitchener, ON N2H 1C6
519-742-8371

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

With private sewage disposal, the two primary design variables are the percolation rate of the underlying soil (T in min/cm) and the peak daily sewage flow of the proposed facility. The purpose of this letter is to outline the design variables and provide preliminary sizing information.

Percolation Rate

Referring to the design that was prepared by Allto Construction for the existing Ecoflo sewage system, a percolation rate of $T = 45$ to 50 min/cm was chosen for design. Van Harten will arrange to meet an excavator on-site to witness a couple test holes to confirm the conditions in the final leaching bed location.

Peak daily sewage flows for both residential and non-residential occupancies are calculated using Tables 8.2.1.3.A and 8.2.1.3.B of the Ontario Building Code (OBC). In consultation with the owner our understanding of both existing and proposed sewage flows are summarized as follows:

Peak Sewage Flow

Existing Peak Use for the House and Office

In the summer months, a maximum of one hundred and ten (110) day camp children, staff, volunteers and counsellors are on-site on any given day. Referring to Table 8.2.1.3.B under the Category of 'Schools', a peak flow of $Q = 70$ students @ 30 L + 40 non-teaching employee @ 50 L = $4,100$ L/day. This same peak event is anticipated once the new facility is built; however, will just be split between the old and new buildings.

Existing Barn

The existing barn is understood to have a washroom that is used by transient population of Sunrise. It is proposed to install a washing machine in a barn extension to wash saddle pads and horse towels. An existing basement washing machine will be removed. A conservative peak daily sewage flow of $Q = 1,000$ L/day is chosen for the barn considering the proposed washing machine.

Proposed Building

Referring to Table 8.2.1.3.A under the Category of 'Boarding House' with meals and laundry services, a peak flow of 200 L per person is recommended for design purposes. The preliminary building plans provided indicate sixteen (16) residential suites and six (6) respite units for a total occupancy of twenty-two (22). A peak daily sewage flow of $Q = 22 @ 200 \text{ L} = 4,400 \text{ L/day}$. Again the same current uses at the house and office are anticipated to be shared at the new facility and will not increase the overall peak sewage flows.

An overall peak daily sewage flow of $Q = 9,500 \text{ L/day}$ for both existing and proposed facilities at the Sunrise Therapeutic Riding & Learning Centre.

It is noteworthy that for any isolated fundraising event hosted at Sunrise Therapeutic Riding & Learning Centre, portable washrooms have traditionally been provided for visitors.

Sewage System Design

It is proposed to combine sewage flows from the existing office and house and transport it to a new tank at the proposed building. One common leaching bed will then be constructed to accommodate peak event of 8,500 L/day. A test pit investigation in the preferred leaching bed area is recommended to confirm the documented percolation rate.

The documented soil conditions require the construction of a fully raised leaching bed in sand fill to dispose of septic tank effluent. Referring to Table 8.7.4.1, with a percolation rate between $T = 35$ and 50 min/cm , a maximum loading rate of $6 \text{ L/m}^2/\text{day}$ is required. With a $Q = 8,500 \text{ L/day}$, a minimum sand area of $1,417 \text{ m}^2$ is required. Referring to Sentence 8.7.3.1(2), the minimum length of distribution pipe is calculated as $L = QT/200$; where Q is peak sewage flow and T is the percolation rate of imported sand fill (10 min/cm). A minimum total length of $L = 425 \text{ m}$ is calculated.

Rather than anaerobic treatment in a two compartment septic tank, an advanced treatment unit that provides aerobic treatment to the sewage could be introduced. With aerobically treated sewage, we are able to load the soils at a higher rate and reduce the leaching bed size.



LAND SURVEYORS and ENGINEERS

A BNQ certified Waterloo Biofilter capable of treating a peak sewage flow of $Q = 8,500 \text{ L/day}$ could be installed upstream of Type A Dispersal Bed (area bed). Treated effluent would then be dosed to distribution pipes installed within a layer of stone overlying a layer of sand. Referring to Sentence 8.7.7.1(5), a minimum sand area of $A = QT/400 = (8,500)(50)/200 = 1,062 \text{ m}^2$ is calculated. Referring to Sentence 8.7.7.1(6)(e)(i), a minimum stone area of $A = Q/50 = (8,500)/(50) = 170 \text{ m}^2$ is calculated. In this case, a service contract with Waterloo Biofilter would be required to ensure ongoing service and maintenance of the system.

The existing septic system at the barn is understood to function properly; however, we would suggest that an investigation be conducted for this system to determine if it is sized appropriately for the chosen peak sewage flow of $1,000 \text{ L/day}$. Depending on the outcome of this investigation, it may be necessary to expand or replace this system.

I trust that this letter is suitable for your present requirements. Please contact me if you have any questions.

Van Harten Surveying Inc.



John Duffy, P. Eng.
Consulting Engineer

May 29th, 2019

Sunrise Therapeutic Riding & Learning Centre
6920 Concession 1
R.R. #2, Puslinch, ON
N0B 2J0

Attention: Ann Caine

**Re: Preliminary Water Availability Assessment
Sunrise Therapeutic Riding & Learning Centre
Puslinch Township, ON**

Dear Ann:


As requested, I am providing you with this letter regarding the proposed expansion of the existing facilities at 6920 Concession 1 as it relates to water availability.

As I understand, Sunrise Therapeutic Riding & Learning Centre ("Sunrise") is currently supplied with water from an existing well that services the farmhouse and barn on the property. Sunrise is now proposing to introduce a new building for residential use. This use would include sixteen (16) residential suites and six (6) respite units for a total occupancy of twenty-two (22). Residential suites would have their own washrooms however the respite units would have shared washroom facilities. The building would include one communal kitchen.

Based on my assessment of the existing well, I am of the opinion that a new well would need to be established to service the new building as proposed. Furthermore, based on my knowledge of water availability in the area and based on my preliminary assessment of the site and existing well, I am of the opinion that there would be a sufficient quantity of water to service the proposed development.

I trust that this letter is suitable for your present requirements.

Yours truly,



Jim Wilson
Wilson Well Drilling
County Road 29
Rockwood, Ontario
N0B 2K0

Planning Justification Report

AFFORDABLE SUPPORTIVE HOUSING FOR ADULTS WITH SPECIAL NEEDS

Sunrise Therapeutic Riding &
Learning Centre

Township of Puslinch

Zoning By-law Amendment

June 2019



Planning Justification Report

AFFORDABLE SUPPORTIVE HOUSING FOR ADULTS WITH SPECIAL NEEDS

Zoning By-law Amendment

Township of Puslinch

June 2019

Prepared for:

Sunrise Therapeutic Riding & Learning Centre
#6920 Conc.1, RR#2
Puslinch, ON
NOB 2J0

Prepared by:

GSP Group Inc.
72 Victoria Street South
Kitchener, ON
N2G 4Y9



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1. Introduction

1.1 Background

The Sunrise Therapeutic Riding & Learning Centre (“Sunrise”), located at 6920 Concession Road 1 in Puslinch (the “Site”, Figure 1), provides programs of therapy, recreation, sport and life skills training for children and adults with special needs. In addition to the therapeutic riding lessons, taught by Canadian Therapeutic Riding Association certified instructors, Sunrise also offers farm related inclusive programs for individuals with and without special needs.

Sunrise started in 1982 with only 5 riders, one horse and two ponies. In 1996 Sunrise purchased the Site in Puslinch. Now, Sunrise has over 260 volunteers, and up to 120 riders a week in the height of the season, with summer day camp, Life Skills and the Little Breeches Club for younger children. Student Therapeutic Riding instructors from all over the world and across Canada receive training and certification at Sunrise.

On any given day during peak time, primarily in July and August, the Site hosts up to 100 people including children, staff, volunteers and counsellors. Sunrise is looking to expand their programs and facility by providing permanent supportive affordable housing in residential suites for adults with special needs and a short-term respite program for adults with special needs. The intent is for residents, and those in the short-term respite program, to benefit from the structure of caring for the animals, helping to maintain the farm property, and engaging in horticultural aspects of the farm, while continuing to benefit from the therapeutic riding, social, recreational and sporting programs already available through Sunrise.

1.2 Current Uses

The Site is approximately 41.2 hectares (102 acres) in size. The farm currently has an indoor riding arena, barn, crop area and horse paddocks. Sunrise’s year-round programming is farm focused, to include care of horses, horticultural activities, property maintenance, a developing forest project, and the Therapeutic Riding program. During the summer months the swimming pool, butterfly gardens, frog ponds, accessible playground, low ropes course and designated spaces are used for Day Camp programming. Many of these activity areas are also used year-round for group activities, such as the COPS Youth at Risk program, special education school groups and children from vulnerable populations. Sunrise uses some of the office space on site, the swimming pool, the nature centre, the horticultural learning centre (front garden and pond), accessible playground, low ropes course and day camp space specifically for their associated programming. The existing farm house is used

on a short-term basis by those working or volunteering at the farm and for other administrative uses.

The Site is designated “Prime Agricultural” in the County of Wellington Official Plan and zoned “Agricultural” in the Township of Puslinch Zoning By-law.

1.3 Pre-Consultation

On April 20th, 2018 representatives from Sunrise, J. David McAuley Architect Inc. and GSP Group attended a pre-consultation meeting with the Township’s Development Coordinator, Chief Building Official and Director of Plans Examination, and Senior Planning Staff from the County of Wellington to discuss the proposed development. It was determined at the meeting that a Zoning Amendment application was required to support the proposed development. The application would outline the proposed new affordable supportive housing use for persons with special needs, acknowledge uses accessory to the Therapeutic Learning & Riding Centre and address Minimum Distance Separation requirements.

GSP Group has been retained by Sunrise to prepare a Planning Justification Report to accompany the required Zoning By-law Amendment.



Subject Property

Source: Google Earth (2019), Wellington County GIS (2018)

Figure
1

1.4 Proposed Application

The Township of Puslinch recently approved their new comprehensive Zoning By-law No. 23/18 but it was subsequently appealed and is not in full effect. As a result, the proposed application will include a request for an amendment to the current Zoning By-law No. 19/85 as well as the new By-law No. 23/18.

The proposed Zoning By-law Amendment application would rezone the Site from “Agricultural (A)” with some “Natural Environment” Zones in By-law 19/85 to “Agricultural with site specific provisions (A-XX)” with some “Natural Environment” Zones. Similarly, the amendment for By-law No. 23/18 would request a change from “Agricultural (A)” with “Environmental Protection Overlay” and some “Natural Environment” to “Agricultural with site specific provisions (A-XX)” and “Environmental Protection Overlay” with some “Natural Environment” Zones.

The intent is to permit the development of a new building which would include up to sixteen (16) residential suites available to adults with special needs and six (6) rooms for short-term respite for adults with special needs. The residential components of the building would be provided together with number of ancillary uses including a common kitchen, dining room, social gathering areas and multipurpose hall. The amendment would also include regulations to limit the location of the proposed building and its size.

In addition to the uses proposed in the new building, County of Wellington Staff requested that we provide clarity in our site specific zoning request to identify accessory uses associated with the overall programming available at Sunrise. Accessory uses currently include the existing administrative office space, swimming pool, nature centre, horticultural learning centre (front garden with raised planters and pond), accessible playground, low ropes course, and day camp space. Instead of identifying each accessory use individually, we respectfully request that the site specific zoning permit accessory uses generally, so long as they are associated with a Therapeutic Riding & Learning Centre.

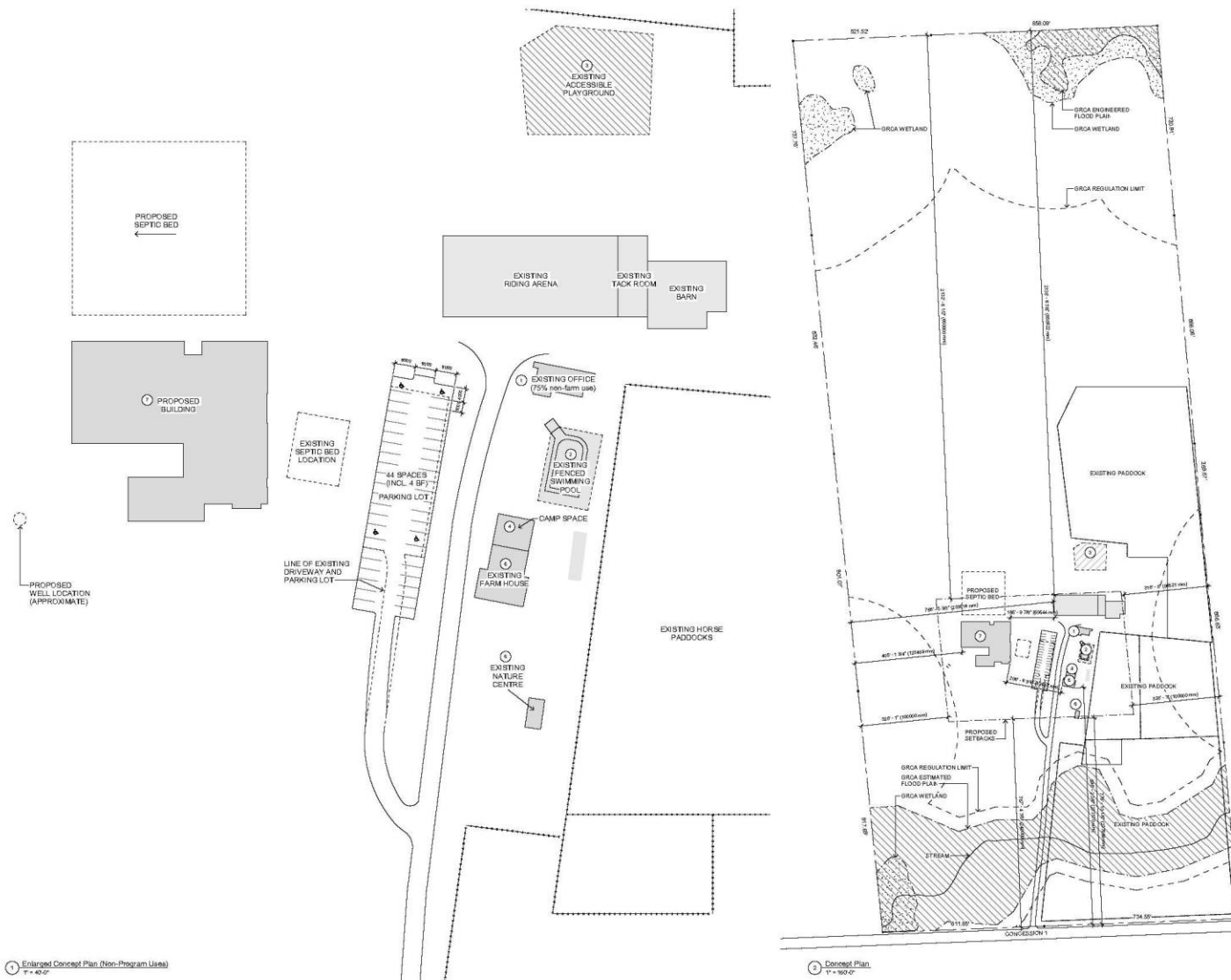
The location of the proposed building and existing accessory uses are shown on Figure 2.

An analysis of Minimum Distance Separation (“MDS”) requirements was completed. It was determined that MDS was not required for the proposed use. However, given that the proposed development would be for a residential use, we completed an MDS I – Type A calculation to demonstrate that there would be no impact. Figure 3 shows the results of that analysis from the neighbouring property owners and shows that the proposed development is outside the setbacks required for a Type A use.

Through this zoning amendment we have requested that the proposed development be considered a Type A on-farm diversified use in the site specific zoning. Should neighbouring landowners wish to expand their facilities in the future, this would assist in determining MDS calculations. Additional detail and discussion regarding the MDS requirement are provided in Section 3.3 of this Planning Justification Report.

1.5 Report Purpose and Content

The purpose of the Planning Justification Report (the “Report”) is to provide an assessment of the proposed development regarding its consistency and conformity to relevant provincial and local planning policies. The Report provides an overview of the physical conditions of the Site and its context (Section 2); an overview of the relevant Provincial, County and Township policies and regulations (Section 3); a detailed outline of the proposed development concept for the Site (Section 4); an explanation of the proposed planning application (Section 5); a summary of the technical studies prepared in support of the application (Section 6); a planning analysis of the application as per the relevant policy direction (Section 7); and, the conclusions (Section 8).



KEY PLAN

J. DAVID MCAULEY ARCHITECT INC.
380 WOODVILLE ST.
PULASKI, ON. N1A 1W5
P: 905.882.4444
F: 905.882.4445
E: info@jdmcauley.com

NO.	DATE	REVISION
1	2019.05.28	ISSUED FOR PERMIT

BASED ON: 1. 2018.05.28 CONCEPT PLAN
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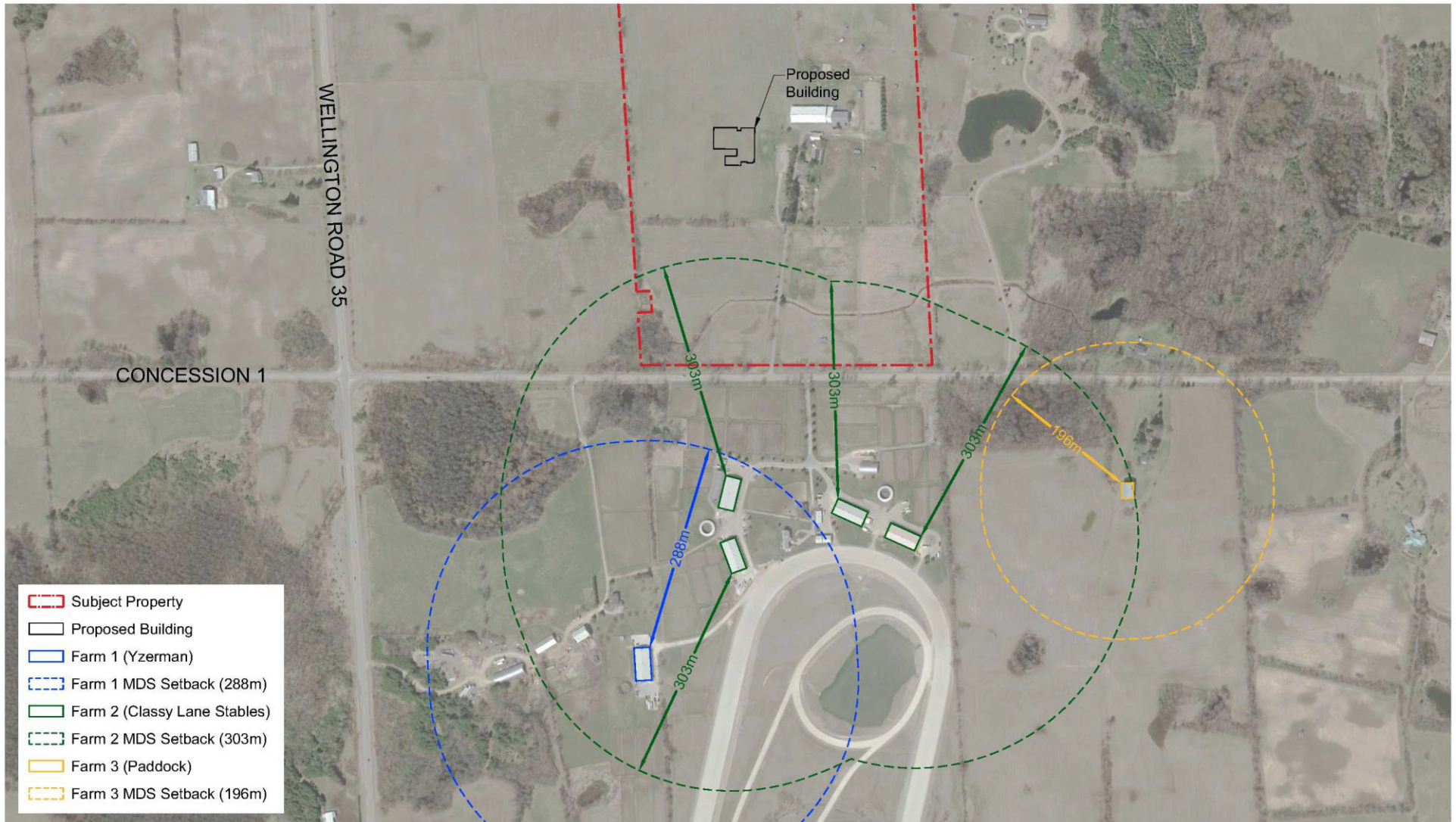
J. DAVID MCAULEY ARCHITECT INC.
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F: 905.882.4445
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PROJECT: NEW
Sunrise Therapeutic Riding and Learning Centre
8820 Concession 1, Pulaski, ON

CONCEPT PLAN

PLAN DATE: 2019.05.28
SCALE: AS SHOWN
DRAWING NO.: A102

Proposed Concept Plan
Source: J. David McAuley Architect Inc. (May 28, 2019)



2. Physical Context

2.1 Existing Site Conditions

The Site is approximately 41.2 hectares (102 acres) in size, is located in an agricultural area with approximately 400 metres of frontage on Concession Road 1 in the Township of Puslinch (Figure 2). The land is predominantly crop covered with a small portion of the lot covered with structures that support the farm including the horticultural crops and Therapeutic Riding & Learning Centre. The buildings are concentrated at the south end of the Site. All existing structures are to remain.

The land is cropped by a neighbouring farmer and is typically used to grow hay or beans. Manure from the horse farm is picked up regularly by Classy Lane Stables across the street. Regular, non-manure waste is picked up weekly by a private waste collection company (WasteCo).

There is an existing driveway access off Concession Road 1. No new entrances would be established to accommodate the proposed development. Sunrise programs run weekdays from 8am to 8:30pm and Saturdays from 8am to 5pm (September to December, mid January to March Break, and after March Break to mid-June). On average there are 90 riders, 8 staff and 95 volunteers involved in these programs. A school bus comes to the Site once a week during the operation hours listed above. In the summer months (July and August) a summer camp opens on weekdays. The camp operates with approximately 45 campers, 30 volunteers, 10 Leaders in Training (Volunteering Highschool Student), and 15 Staff and Counsellors (College and University Students) for a maximum of 100 trips on weekdays; however, many campers and volunteers car pool.

There have been no traffic related issues or complaints resulting from the existing uses on Site to date. A parking area is available on Site. However, Sunrise would like to expand the current parking area to accommodate at least 44 parking spaces. The Site is currently serviced by a well and two septic systems, one for the barn and the other for all other uses.

2.3 Surrounding Community Conditions

The Site is located south of Highway 401 and east of County Road 35, along Concession Road 1. Directly across Concession Road 1 is Classy Lane Stables, a 54.6 hectare (135 acre) Training Centre with a 7/8 mile track and several barns and other accessory uses.

Adjacent uses to the east, west and north of the Site are also agriculturally based uses, predominantly used for crop growth.

3. Policy & Regulatory Context

3.1 Provincial Policy

The *Planning Act R.S.O. 1990, c. P.13* ("Planning Act") provides for a land use planning system led by provincial policy that promotes sustainable economic development and integrates matters of provincial interest in provincial and municipal planning decisions.

Section 2 of the Planning Act sets out matters of provincial interest to be considered when reviewing an application under the Act. Table 3-1, provides an analysis of the proposed development in response to the prescribed provincial interest.

Table 3-1: Section 2 - Provincial Interest

	Provincial Interest	Response
A	The protection of ecological systems, including natural areas, features and functions	The Site includes two natural areas including floodplain and wetland feature areas, identified as Core Greenland and Greenland in the County of Wellington Official Plan. All proposed structures/development will be located outside of these areas and outside of the regulation limit buffer as established by the Grand River Conservation Authority ("GRCA").
B	The protection of the agricultural resources of the Province	The proposed development would be limited in its location and size and would be located within the existing farm cluster to minimize potential impact on the existing agricultural area.
C	The conservation and management of natural resources and the mineral resource base	There are no known mineral aggregate resources in proximity to the Site that would need conservation or management as a result of the proposed development.
D	The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest	There are no known architectural, cultural, historical, archaeological features or areas of scientific interest on Site.
E	The supply, efficient use and conservation of energy and water	Servicing for the proposed development will be provided by way of private well and septic systems as there are no municipal services available in this area.
F	The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems	The proposed development will make efficient use of the existing transportation system. Waste will continue to be collected by a private waste management company. Waste from the stables will continue to be transported to the Classy Lane Stables, where an arrangement has been made for the collection of manure.

G	The minimization of waste	The proposed development will take into consideration the objectives of the Strategy for a Waste Free Ontario at the time of detailed design.
H	The orderly development of safe and healthy communities; the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies	Although the Site is located a fair distance from any settlement area, the proposed development will contribute to the orderly development of safe and healthy communities by providing supportive affordable housing for persons with special needs. The facility will be constructed to allow for optimal accessibility for persons with disabilities.
I	The adequate provision and distribution of educational, health, social, cultural and recreational facilities	There are a lack of facilities and programs in the area that provide the educational, social, cultural and recreational services that Sunrise hopes to provide to adults with special needs through the proposed development. This amendment would allow Sunrise to provide needed supportive affordable housing for adults with special needs within the community.
J	The adequate provision of a full range of housing, including affordable housing	This development would contribute permanent and short-term supportive affordable housing options to persons with special needs. The development would allow adults with disabilities to live in an inclusive environment that supports their personal growth and development. The proposed housing model is dependent on the agricultural components of the Site as residents would participate in day to day farm tasks such as tending to the horses and helping grow food for the horses as well as therapeutic riding.
K	The adequate provision of employment opportunities	This social enterprise program will help residents develop life skills while participating in farm related duties and learning about horticulture. There are also Staff and volunteers involved in current and proposed Sunrise programming. The cropping of the Site is done by a neighbouring farmer.
L	The protection of the financial and economic well-being of the Province and its municipalities	The proposed development would allow for the development and implementation of needed social enterprise programs for persons with disabilities. This type of all-encompassing farm related programing is uncommon but would be of great benefit to the community. The proposed development may help reduce pressure on organizations that provide other social enterprise programs in the area such as Community of Hearts and Live and Learn Guelph.
M	The co-ordination of planning activities of public bodies	This is not applicable as the proposed applications deals with privately owned lands.

N	The resolution of planning conflicts involving public and private interests	There are no known conflicts at this time.
O	The protection of public health and safety	No development is being proposed within the regulated limits established by the GRCA.
P	The appropriate location of growth and development	The proposed development is located in a Prime Agricultural Area. Although residential development is generally not encouraged in these areas, the proposed affordable supportive housing development is uniquely tied to the agricultural uses of the Site. The proposed use is appropriate given that it could not be located in a settlement area and it provides a form of housing that is needed within the regional community.
Q	The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians	Since the proposed use is in the agricultural area there are no existing opportunities for public transit and the area is not inherently walkable. Provisions for transportation for residents is included in Sunrise programming.
R	The promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant	Conceptual drawings have been provided as part of this overall submission package to demonstrate the size and scale of the proposed building. The location of the built form proposed maintains the farm building cluster which is in keeping with the nature of the agricultural area. Further detailed design, including the materials used, have yet to be determined.
S	The mitigation of greenhouse gas emissions and adaptation to a changing climate	Sunrise values the natural environment and has plans to protect and enhance the natural environment on Site. In May of this year, several mature trees and saplings were planted at the south end of the Site to create a forested area. Trees will be added to this area on a yearly basis to grow the forest. The planted area will increase the canopy cover, potentially creating habitat for plants and animals, while also creating a therapeutic naturalized area for patrons of the Site.

Section 3(5) of the Planning Act also requires all planning decisions be consistent with applicable policy statements and/or provincial plans issued by the Province in effect at the time of the decision.

The *Greenbelt Act*, S.O. 2005, Chapter 1, the *Niagara Escarpment Planning and Development Act*, R.S.O 1990, Chapter N.2, the *Clean Water Act*, 2006, S.O. 2006, c.22, the *Metrolinx Act*, 2006, S.O. 2006, Chapter 16, *Resource Recovery and Circular Economy*

Act, S.O. 2016, Chapter 12, Schedule 1 and the Oak Ridge Moraine Conservation Act, S.O. 2001, c. 31 do not apply to the Site.

Policy statements that do apply to the Site will be reviewed in greater detail in Section 3.1.1 to 3.1.4 of this Report.

3.1.1 The Accessibility for Ontarians with Disabilities Act, 2005

The Accessibility for Ontarians with Disabilities Act 2005, S.O. 2005, c. 11 (“AODA”), provides a framework to develop, implement and enforce accessibility standards in Ontario for goods, services, facilities, accommodation, employment, buildings, structures and premises.

The County of Wellington has policies in their Official Plan that require facilities to be designed to have regard for accessibility for persons with disabilities (Section 13.9). As the Site holds programs for people with disabilities, the existing and new facilities are/will be, designed to be accessible for persons with disabilities.

3.1.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The PPS is issued under the authority of Section 3 of the *Planning Act* and came into effect April 30, 2014. Section 3 requires that, “*decision affecting planning matters shall be consistent with policy statements issued under the Act*”.

The PPS focuses on building strong, healthy, and livable communities by encouraging efficient and cost-effective development and land use patterns. The following policies in the PPS are directly relevant to the proposed application, which is located in a Prime Agricultural area as designated in the County of Wellington Official Plan:

- Section 1.1.4.1 states that healthy, integrated and viable rural areas should be supported in part by providing opportunities for economic activities in prime agricultural areas
- Section 1.1.5.8 states that agricultural uses, agricultural-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards
- Section 2.3.1 states that Prime Agricultural Areas “*shall be protected for long-term use for agriculture*”

- Section 2.3.3.2 states that in agricultural areas, “*all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards*”.
- Section 2.3.3 outlines permitted uses in prime agricultural areas including: agricultural uses, agriculture-related uses and on-farm diversified uses.
- Section 2.3.3.1 states that proposed agriculture-related uses and on-farm diversified uses are to be compatible with surrounding agricultural operations and that criteria for these uses are to be set out in provincial guidelines and municipal planning documents.

Definitions from the PPS for each of the permitted uses outlined above are provided below:

“Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fiber, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.”

“Agriculture-related uses: means farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.”

“On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.”

3.1.3 Guidelines on Permitted Uses in Ontario’s Prime Agricultural Area

Publication 851, “Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas”, outlines permitted uses within identified Prime Agricultural areas. The Guideline outlines criteria for each of these permitted uses (see Table 3-2).

Section 1.4 of the Guidelines sets out the principles of the permitted uses stating that, “*the intent of the PPS and these guidelines is to allow uses in prime agricultural areas that ensure settlement areas remain the focus of growth and development*”. Several other principles are set out in this section of the Guideline and are discussed in greater detail in Section 7.2 of this Report.

Table 3-2: Criteria for permitted uses in the prime agricultural area – Provincial Guideline

Type of use	Criteria as provided by PPS policies and definitions
Agricultural	<ol style="list-style-type: none"> 1. The growing of crops, raising of livestock and raising of other animals for food, fur or fibre 2. Includes associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment 3. All types, sizes and intensities of <i>agricultural uses</i> shall be promoted and protected in accordance with provincial standards 4. <i>Normal farm practices</i> shall be promoted and protected in accordance with provincial standards
Agriculture-Related	<ol style="list-style-type: none"> 1. Farm-related commercial and farm-related industrial uses 2. Shall be compatible with and shall not hinder surrounding agricultural operations 3. Directly related to farm operations in the area 4. Supports agriculture 5. Provides direct products and/or services to farm operations as a primary activity 6. Benefits from being in close proximity to farm operations
On-Farm Diversified	<ol style="list-style-type: none"> 1. Located on a farm 2. Secondary to the principal <i>agricultural use</i> of the property 3. Limited in area 4. Includes, but is not limited to, home occupations, home industries, <i>agri-tourism uses</i> and uses that produce value-added agricultural products 5. Shall be compatible with, and shall not hinder, surrounding agricultural operations

Based on the information outlined in Table 1, we are of the opinion that the proposed use would be considered an on-farm diversified use. The Guidelines state that a wide variety of uses may qualify as on-farm diversified uses but that they should be related to agriculture, supportive of agriculture or able to co-exist with agriculture without conflict, which the proposed use can accomplish.

Overall, the proposed development is consistent with the policies in the PPS. Analysis of the proposed development in the context of provincial policies is provided in Section 7 of this Report.

3.1.4 A Place to Grow: Growth plan for the Greater Golden Horseshoe

The 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) is the Province of Ontario’s growth strategy for growth in the Greater Golden Horseshoe region (the “GGH”). This plan was recently implemented on May 16, 2019, as an update to the 2017 Growth Plan. The Growth Plan builds on the PPS and provides growth

management direction to municipalities within the boundary. The Growth Plan is primarily focused on the management of residential and employment growth with the intent of creating complete communities; however, it also supports the viability and productivity of agricultural areas (Policy 1.2.1).

One of the guiding principles of the Growth plan is to “*Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network*” and another is to, “*Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes and ages of households*” (Section 1.2.1). Regarding the management of growth of population and employment, the Growth Plan encourages municipalities to manage their growth to provide direction to urban form, to be supported by adequate servicing, establish a hierarchy of settlement areas and support environmental and agricultural protection and conservation (Section 2.2.1.3).

The proposed development is in conformity with the policies of the Growth Plan. Analysis of the proposed development in the context of provincial policies is provided in Section 7 of this Report.

3.2 County of Wellington Official Plan Policies

The Site is located in the Township of Puslinch, in the County of Wellington. Development and land use in this area are dictated by policies in the County of Wellington Official Plan (the “County OP”). The following section outlines the designations and policies applicable to the Site and relevant to the proposed development.

Prime Agricultural Designation

The Site is designated “Prime Agricultural” with some areas identified as “Greenlands” and “Core Greenlands” as per Schedule A7 - Puslinch in the County OP (Figure 4). Prime Agricultural areas form part of the Rural System. The purpose of the Rural System is outlined in section 6.2 as follows,

“The Rural System policies are intended to maintain the essential character of these areas and to ensure that the economic activities and employment opportunities which depend on Wellington’s natural resources are maintained and enhanced.

The Rural System is a large and diverse area. Opportunities exist for a variety of resources, employment and community uses which need to be accommodated.”

The Rural System is further broken down into more specific uses including Prime Agricultural Areas, which are to be protected for farming uses. Section 6.4.3 of the County OP lists permitted uses of the Prime Agricultural Areas, which include:

- | | |
|---|---|
| a) agricultural uses | i) forestry uses |
| b) secondary uses including home businesses and farm businesses | j) wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts |
| c) agriculture-related uses | k) licensed aggregate operations |
| d) existing uses | l) community service facilities |
| e) single detached homes | m) group homes on existing lots of records |
| f) second units subject to Sections 4.4.6 | n) kennels on existing lots of record |
| g) garden suites subject to Section 4.4.7 | |
| h) accessory residence | |

Permitted uses are to be compatible with the surrounding agricultural uses and not hinder the surrounding agricultural uses (Section 6.4.3). Section 6.4.2 state that “*as a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged*”.

Agricultural-related uses are to be directly related to the farm operations. They are permitted in appropriate locations where they are needed in close proximity to farms, subject to zoning provisions (Section 6.4.5). Accessory residences are permitted if they form part of the main building cluster and have adequate servicing and is intended to accommodate farm help specifically (Section 6.4.6).

Section 6.4.10 requires new land uses to comply with the minimum distance separation (MDS) formula. An analysis of the MDS information was completed and is outlined in Section 4.2 of this Report.

Greenlands Designation

Greenland areas include significant natural heritage features. They are intended to be protected from development that would result in negative impacts (Section 5.5). These areas include habitat areas, areas of natural and scientific interest, streams, valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links.

Core Greenlands form part of the Greenlands System and have greater sensitivity or significance. These areas are to be protected. They include either provincially significant wetlands, other wetlands, habitat of endangered or threatened species and/or hazardous lands.

The Greenlands and Core Greenlands on Site include hazardous lands subject to flooding which are unsafe for development (Section 5.4.3). No development is proposed within the Greenland or Core Greenland areas.

Source Water Protection

The Site is located within the Paris Galt Moraine Policy Area as identified on Schedule B7 of the County OP. Section 4.9.7.2 of the County OP outlines policy direction for lands within this moraine and states that, *“Agriculture is a major activity on the moraines and is an acceptable and supported use of land. The County will encourage best practices for agriculture by developing and supporting stewardship programs”*. Furthermore, this section states that, *“Small scale developments that do not rely on significant site alterations will not normally be required to demonstrate protection of moraine”*.

We are of the opinion that the proposed development is small scale, with minimal site alteration, and therefore we have not provided further demonstration of protection of the moraine.

Watershed Plan

The Site is located within the Mill Creek Watershed as identified on Appendix 1 of the County OP. Section 4.10.1 of the County OP outlines policy direction for lands within this watershed to ensure the protection of Mill Creek and its watershed. Natural features of the watershed have been identified within the Wellington Greenland System for their protection. As mentioned above, the proposed development does not interfere with any of the Greenland areas identified in the County OP.

Housing

In general, the County is to provide a variety of housing types to meet the present and future social, health and well-being requirements of residents in the regional market area (Section 4.4.1). The County OP also speaks to housing for people with special needs. Section 4.4.8 states that, *“The County will provide opportunity for special needs housing to address the needs of seniors and persons with physical, sensory and mental health disabilities”*.

Part 15 of the County OP provides definitions including a definition of “Special Needs”, which is described as follows:

“means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory, or mental health disabilities, and housing for the elderly.”

Furthermore, Group Homes are permitted in Prime Agricultural areas on existing lots of record. They are to meet specific requirements outlined in Section 3.7. The term Group Home is also defined in the County OP, as follows:

“a single housekeeping unit in a residential dwelling in which three to ten persons (excluding supervisory staff or receiving family) live as a family under responsible supervision consistent with the particular needs of its residents. The home is licensed or approved under provincial statutes and in compliance with municipal by-laws.”

Servicing

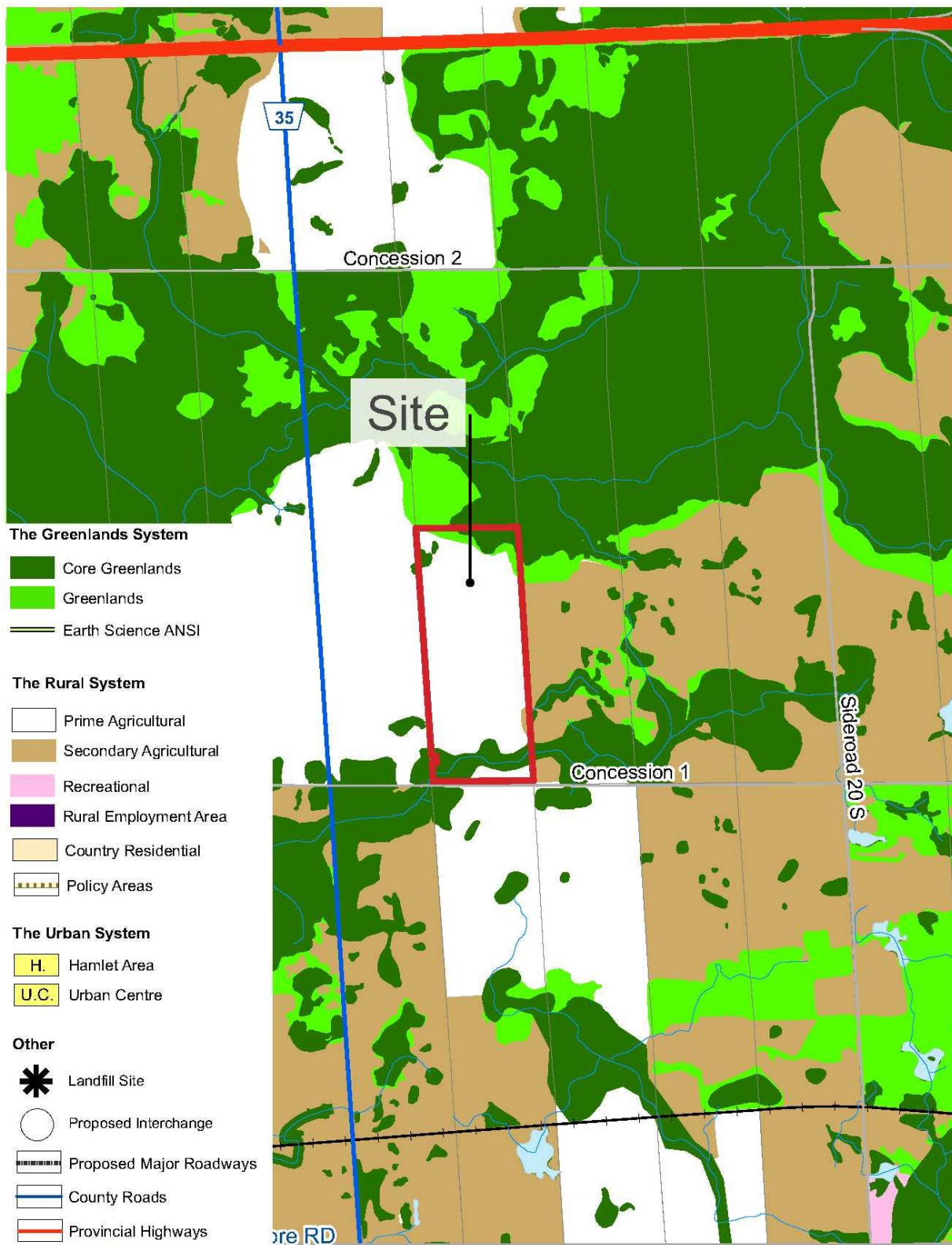
Servicing in the rural system is anticipated to be on individual Site systems where soil conditions are suitable over the long term (Section 11.2.6). The results of the Preliminary Sewage System Assessment are summarized in section 6.1 of this Report.

Transportation

The County OP states, in Section 7.4.2, that road access is to be accommodated via internal roads where possible, then via County Roads or Provincial Highways where necessary but that appropriate siting standards must be met, and the road functions maintained.

Planning Impacts

Section 4.6.2 of the County OP discusses planning impacts to evaluate the merits of the proposed planning application. These impacts will be discussed further in Section 7 of this Report.



County of Wellington Official Plan - Puslinch
 Source: County of Wellington Official Plan, Puslinch, Schedule A7 (August 4, 2016)

Figure
4

3.3 Township of Puslinch Zoning By-law No. 19/85 (2018 Consolidation)

The Site is zoned “Agricultural (A)” in Zoning By-law No. 19/85 (Figure 5). The ‘A’ Zone permits a limited range of uses including:

- An agricultural use;
- An intensive agricultural use;
- A single detached dwelling;
- A home occupation;
- A retail farm sales outlet accessory to an agricultural use;
- Existing churches, schools, community halls and nursing homes;
- A wayside pit;
- Forestry and woodlots;
- Open space and conservation areas;
- A fish and wildlife management area;
- A public use;
- An accessory apartment in a single detached dwelling on a lot in accordance with Section 5(3);
- An accessory bed and breakfast establishment in accordance with Section 3(1.1); and,
- A secondary dwelling accessory to a farm. (Section 5(2))

Accessory Apartments are limited in floor area to 40% of the Floor Area of the Principle Dwelling and must connect with the existing well and septic of the main dwelling. They are not permitted to be detached from the main dwelling (Section 5(3)(g)). A Secondary Dwelling accessory to a farm is intended to provide for farm help and must be located within the Farm Building Cluster. The secondary dwelling is to be detached from the main dwelling and shall share a common driveway located within a 61m radius of the main farm residence (Section 5(3)(h)). The secondary dwelling is to be a modular mobile home. Group homes are permitted as of right in all zones provided they have 20m² of area per person within the unit and that they must be registered with the municipality as per the Municipal Act.

Although the combination of permitted residential uses listed above are similar in some ways to the proposed affordable supportive housing for persons with special needs being proposed, the specific definitions and regulations do not fit with the model that Sunrise is attempting to implement. As such, a Zoning By-law Amendment is required to rezone the Site from “Agricultural (A)” with some “Natural Environment” Zone to “Agricultural with site specific provisions (A-XX)” with some “Natural Environment” Zone to permit the proposed development.

Site specific zoning is also required to identify other accessory uses associated with the Therapeutic Riding & Learning Centre programming including but not limited to the

administrative office use, swimming pool, nature centre, horticultural learning centre (front garden and pond), accessible playground, low ropes course, and day camp space. Without the horse farm and other horticultural cropping aspects of the farm, the associated programming that Sunrise provides, and the development being proposed, would not be possible.

General Regulations

The General Provisions section of the Zoning By-law speaks to minimum distance separation (MDS I and MDS II) requirements. New non-farm uses are to be assessed using the MDS I calculation. The regulations do not permit any development of new residential, institutional, commercial, industrial or recreational uses on a separate lot within the Agricultural Zone unless it complies to the MDS I setback from existing livestock facilities. The calculation is done using a formula provided by the Province of Ontario. Should the proposed use be within the required separation distance, an amendment is required. As outlined in Section 3(13)(a), the separation distance “*may be amended from time to time*”.

The Province’s guideline document “The Minimum Distance Separation (MDS) Document (Publication 853)” helps determine which MDS calculation is required. Section 4 of the document provides implementation guidelines for MDS I & II. Guideline #35 speaks to MDS Setbacks for Agriculture-Related Uses and On-Farm Diversified Uses, which are considered to be “Type A” uses. The guideline states that, “*MDS I setbacks from existing livestock facilities and anaerobic digesters will generally not be needed for land use planning applications which propose agriculture-related uses and on-farm diversified uses.*” The guideline also states that municipalities can require MDS I setbacks for specific agriculture-related or on-farm diversified uses if they find it to be desirable, but that specific provisions would need to be outlined in their Zoning By-law to identify them.

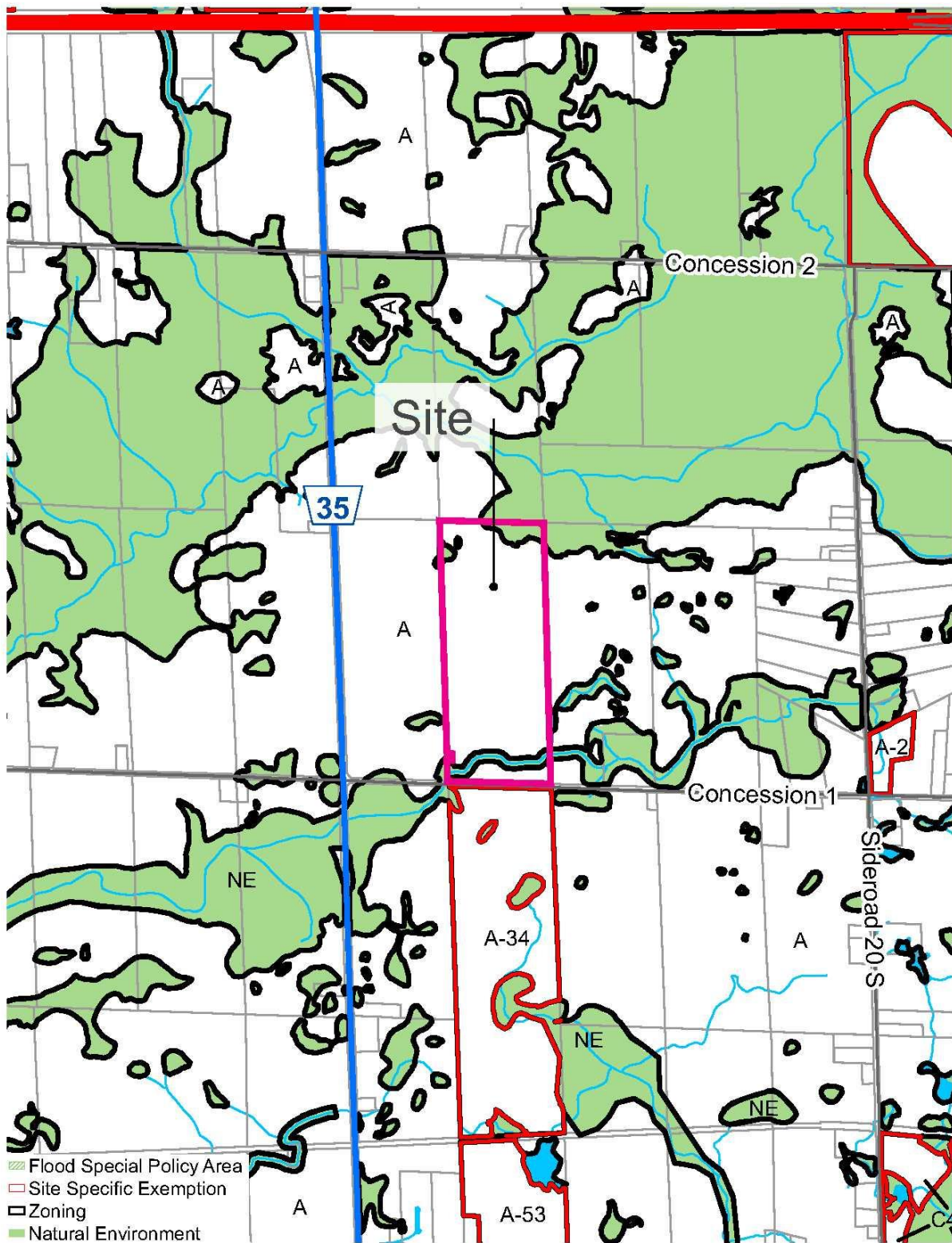
Since we have concluded that the proposed use to be an on-farm diversified use, according to the guideline, an MDS I setback is not needed. However, considering the proposed development is a residential use, we completed an MDS I calculation to demonstrate that there would be no impact. The MDS I – Type A calculation output is shown in Figure 3. To ensure that future calculations are interpreted consistently, we respectfully request that the use be identified in the Site Specific zoning as a Type A use. This clarification does not affect the proposed development but may help simplify MDS calculations for neighbouring farmers in the future, should they decide to expand their facilities.

The parking space requirements for residential uses established in Section 3(16) of the Zoning By-law require 1 parking space per dwelling unit for a single dwelling. Non-residential uses including those for a business office require 1 parking space per 40m² of net floor area. Any other non-residential use that is permitted by the by-law but not specifically listed in

Section 3(16)(c) requires a parking rate of 1 space per 20m² for new floor area. The Affordable Supportive Housing for adults with special needs use proposed is a site specific use with no prescribed parking rate.

If we were to assume that the proposed Affordable Supportive Housing use would require one (1) space per room proposed, the Site would require 29 spaces to accommodate existing and proposed uses. However, given that Sunrise often holds larger events associated with their programming, they are requesting to establish a minimum parking rate of 44 spaces for all uses on the Site to allow for overflow parking during those times. This has been requested in the site specific zoning.

No buildings or structures and the associated weeping tile bed shall be constructed within 30m from the limit of the Natural Environment (NE) Zone. Accessory buildings are permitted within 3m of the NE Zone boundary. Ultimately, the proposed development will be located greater than 30m from any of the Natural Environment Zones.



Current Zoning

Source: Township of Puslinch Zoning By-law No. 19/85,
Schedule A (April 17, 2018 consolidation)

Figure

5

3.4 Township of Puslinch Council Approved Zoning By-law No. 23/18

On April 18th, 2018, the Township of Puslinch approved their new comprehensive Zoning By-law 23/18. The by-law was subsequently appealed and currently is not in full effect. Considering the regulations in the By-law have been approved by Council, we have proposed a By-law to amend Zoning By-law 23/18 as it could come into effect at any time during the consideration of this amendment.

The Site is zoned “Agricultural (A)” with portions of “Environmental Protection Overlay” and “Natural Environment” (Figure 6) in By-law 23/18. The Agricultural zone permits a limited range of uses including:

- Accessory Apartment;
- An agricultural use;
- Agriculture-related uses;
- Animal clinic, agricultural;
- Bed and breakfast;
- Community Garden;
- Conservation uses;
- Daycare centre;
- Dwelling, single detached;
- Group home;
- Farm related business;
- Farm greenhouse;
- Farm products sales outlet;
- Farmer’s Market;
- Home business;
- Home industry;
- Institutional use; and,
- Private home day care.

We are of the opinion that the Therapeutic Riding & Learning and horticultural aspect of its programming would be considered agricultural uses. Other associated uses including the day camp, swimming pool and accessible playground are accessory to, and dependent on, the main agricultural uses. As such, we are proposing that the site specific zoning permit uses accessory to the Therapeutic Riding & Learning Centre programming. This ensures that the accessory uses are to be associated with the Therapeutic Riding & Learning Centre.

Group Homes are defined as, “*residential accommodation in a single detached dwelling for up to 10 people (exclusive of staff) with special needs beyond economic requirements, including physical, social and mental needs, which require support functions for daily living.*” Section 4.9 states that group homes may be permitted in any single detached dwelling but that the dwelling unit must have 20m² per person residing within the dwelling unit.

The proposed affordable supportive housing is similar to a group home, however the total number of units proposed is greater and it is not being proposed within an existing single detached dwelling. The proposed housing would be available to persons with special needs and there would be staff on site at all times to provide necessary support.

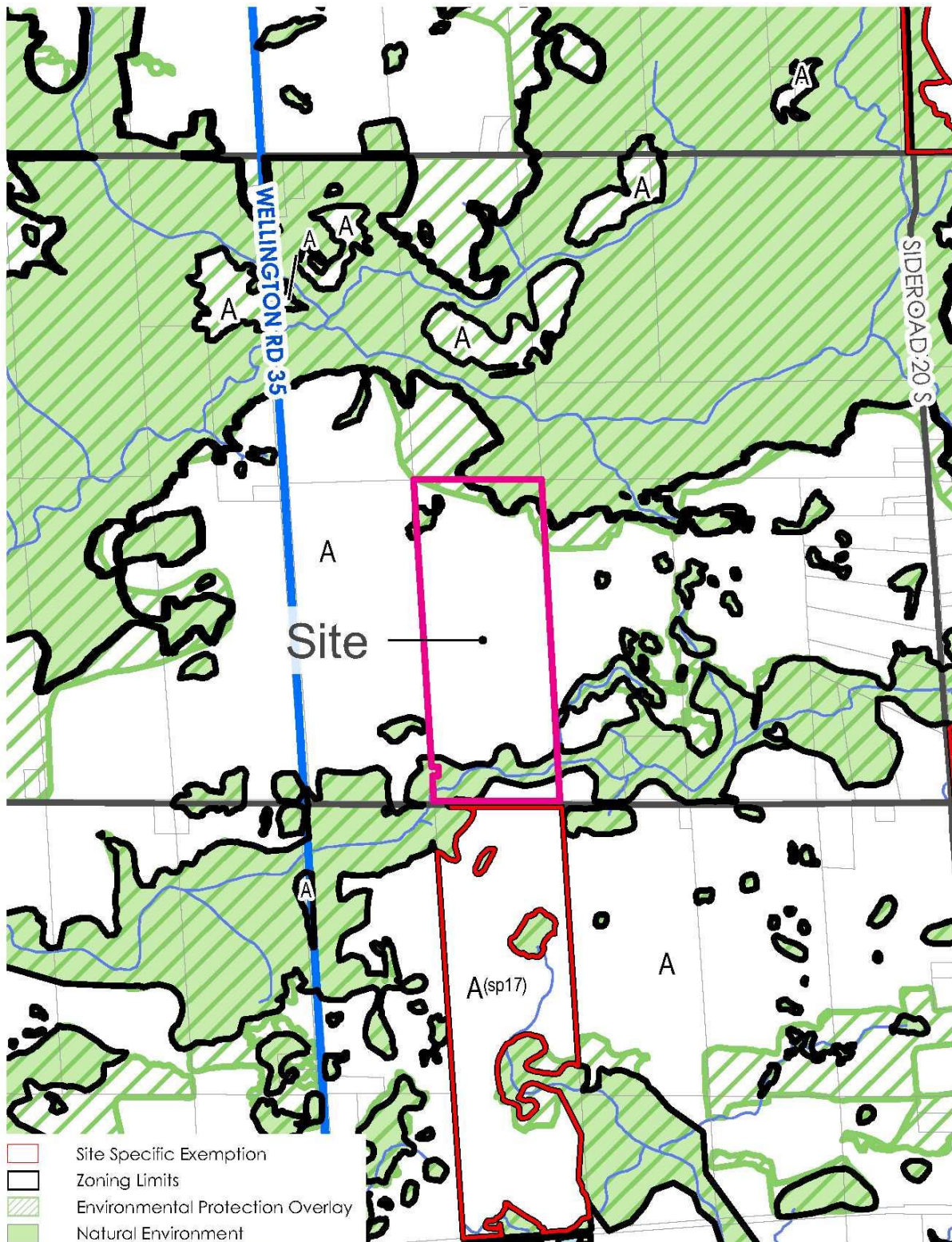
Through this application we are requesting to including affordable supportive housing for adults with special needs including sixteen (16) residential suites and six (6) respite units,

in addition to the other common dining and social areas. Group homes are permitted in the Agricultural Zone and could be located in settlement areas, whereas the proposed housing is strategically linked to the farm use and needs to be located in an agricultural area.

Although this would be another component of Sunrise's programming, we believe the use should be categorized differently from the other accessory uses. We have proposed that the zoning permit the affordable supportive housing for adults with special needs (including the total number of residential suites and respite units outlined above) to a maximum building floor area of 2400m² and a maximum building height of 10m to the mid-point of the roof. Other setbacks have also been requested for the proposed building to limit the siting of the building to the farm building cluster.

General Provisions

As outline in Section 3.2 of this Report, MDS setbacks are not required but for clarity we are requesting that the proposed use be identified as a Type A use. Furthermore, there is required parking for the Site, but no specific requirement is currently available for affordable supportive housing uses as requested. We believe it would be appropriate to require one (1) space per room for the affordable supportive housing use bringing the total require number of spaces to 30 spaces (22 residential spaces, 2 spaces for the existing farm house, 3 spaces for the office space and 3 spaces for the other undefined spaces). However, Sunrise would like to provide additional spaces above what is required and have requested the minimum number of spaces be increased to 44 parking spaces for all uses combined.



Adopted Zoning

Source: Township of Puslinch Zoning By-law No. 023-2018, Schedule A (April 5, 2018)

Figure
6

4. Proposed Development Plan

4.1 Overall Concept

Sunrise is proposing to expand their facility by providing supportive affordable housing for adults with special needs. Permanent and short-term residents would benefit from the structure of caring for the animals, maintaining the farm property, and engaging in the horticultural aspects of the farm, while continuing to benefit from the therapeutic riding, recreation and sport services available. The short-term options would be geared towards providing needed support to the families of participants. Both the permanent and the long-term residents would live under responsible supervision from staff, consistent with their needs. This farm focused social enterprise would help address a considerable need within the community.

This affordable supportive housing program is structured to mimic an existing model called Camphill Communities (“Camphill”). Camphill was founded in 1939 and promotes the creation of communities where people of diverse abilities achieve personal growth with a high quality of life in a rich social environment. There are over 118 Camphill locations all over the world, including one in Angus, ON. The Angus Camphill community is situated in an agricultural area and has site specific zoning to permit the additional residential and accessory uses. Although the proposed development at Sunrise would be smaller than the site in Angus, the proposed uses and site specific zoning are similar to what Sunrise is trying to achieve in Puslinch. The site specific zoning for the Angus Camphill is attached as Appendix ‘A’ for context.

Overall, the supportive affordable housing development would include up to sixteen (16) residential suites, six (6) respite rooms, an office and administration area, as well as common kitchen, dining room, social gathering areas and multipurpose hall. Day and night support staff will be available 24/7 to support the residents and respite users. The new building would be located in proximity to the existing buildings, west of the existing office, farm house and barn forming part of the existing farm building cluster. Attached is a concept plan showing the approximate size and location of the proposed building in relation to the existing buildings (Figure 2).

Residential suites would include an on-suite bathroom and small kitchenette including a fridge and a sink, but with no cooking facilities. The suites would also include a small living area for lounging as well as a sleeping area. Respite rooms would function as bedrooms and users would share common washroom facilities. Day and night support staff would be available 24/7 for residents and users of the respite rooms. The common kitchen, dining room and living areas would be used by residents on a day to day basis to cook meals and socialize. These common areas would be used by residents on a day to day basis to learn

to cook and other life skills under the direction of the staff chef and Personal Support Workers, and to promote socialization.

Servicing

Municipal services are not available in this area and none are anticipated for this area in the future. Therefore, the proposed development has been planned with private well and septic systems. There are two existing septic systems on Site. One system provides sewage service to the barn, while the other provides services to the rest of the buildings. Van Harten Surveying Ltd. completed an assessment of the septic systems and provided recommendations to service the proposed development which are summarized in Section 6.1 of this Report.

Water is currently being provided by a single well. A second well would be required to service the proposed building. A preliminary water availability assessment was completed by Wilson Well Drilling and it was determined that there is sufficient water available to add a second well on Site in support the proposed building.

Minimum Distance Separation (MDS)

The objective of MDS calculation is to minimize land use conflicts and nuisance complaints related to odour. As outlined in Section 3.3 of this Report, MDS calculations are not required when developing an on-farm diversified use, which in our opinion, is what is being proposed. However, since the proposed development consists of residential dwellings, which would be more sensitive than other uses, we have completed a calculation using the Type A criteria. It was determined that the proposed use would not interfere with the Type A setback (see Figure 3).

5. Proposed Amendments

5.1 Zoning By-law Amendment

Sunrise is proposing a Zoning By-law Amendment to rezone the Site from the “Agricultural (A)” with some “Natural Environment” Zone to “Agricultural with site specific provisions (A-XX)” with some “Natural Environment” Zone in the current by-law Zoning By-law No. 19/85 (Figure 6). Given that the proposed new Zoning By-law No. 023/18 has been adopted but not yet in effect, Sunrise is also proposing to amend Zoning By-law 023/18 to rezone the Site from the “Agricultural (A)” with “Natural Environment” and “Environmental Protection Overlay” Zone to “Agricultural with site specific provisions (A-XX)” with “Natural Environment” and “Environmental Protection Overlay” in the new By-law. A draft of the proposed Zoning By-law Amendments for each by-law are provided in Appendix ‘B’ and ‘C’ of this Report.

As mentioned in Section 3.3 and 3.4 of this Report, the Agricultural Zones in the current and new Zoning By-laws do not specifically permit supportive affordable housing for persons with special needs.

As such, Sunrise is proposing a site specific amendment that would permit up to sixteen (16) residential suites, six (6) respite rooms, an office and administration area, as well as common kitchen, dining room, social gathering areas and multipurpose hall. The new building would be located west of the existing office, barn, learning centre and riding area and northwest of the existing house. The size of the proposed building would be limited to a maximum of 2,400m² and the height would be limited to a maximum of 10m to the mid-point of the proposed roof. To ensure the proposed building is kept within the farm building cluster we have proposed the following setback be imposed on the affordable supportive housing use:

- Minimum side yard setback of 100m
- Minimum front yard setback of 240m
- Minimum rear yard setback of 650m

These distances were chosen because of the location of the existing farm buildings. The existing farmhouse and barn were used to set the front and rear yard limits, respectively. Although the proposed building is proposed to be situated as shown on the plan in Figure 2, the detailed designs have not yet been finalized. To provide flexibility, we have proposed a side yard setback of 100m. The same setback was proposed for the east and west side yards for consistency, although it is not anticipated that the proposed building will be located on the east side of the property due to the location of current horse paddocks.

Sunrise would also like to add accessory uses associated with the Therapeutic Riding & Learning Centre programming to the site specific zoning to provide further clarity regarding the Site's permitted uses. This would ensure that there are no stand-alone uses or programs being run on Site that are not directly associated with the existing permitted agricultural uses including the horticultural cropping and the Therapeutic Riding & Learning Centre. Accessory uses would include areas like the accessible playground, day camp spaces, swimming pool and horticultural learning areas, etc.

The proposed use and accessory uses would be dependent on the agricultural nature of the area. Therefore, we are of the opinion that the proposed site specific zoning request is appropriate within the Agricultural Zone.

Regarding parking, we believe a parking rate of one (1) space per room for the supportive affordable housing use would be sufficient. If this was deemed to be acceptable, it would necessitate a total of 29 parking spaces under the current Zoning By-law and 30 spaces under the new Zoning By-law. However, Sunrise would like additional parking to capture overflow during events and therefore have proposed a minimum parking requirement of 44 spaces for all uses combined on the Site. This request is based on typical overflow experienced by Sunrise on days when they host larger events.

Furthermore, although there is no MDS setback requirement for on-farm diversified uses we respectfully request that the site specific zoning clarify our interpretation of the use as a Type A use. This may help simplify the MDS calculation process for neighbouring landowners in the future should they want to expand their existing farm facilities.

6. Supporting Studies

6.1 Preliminary Sewage System Assessment

An assessment was completed by Van Harten Surveying Inc. who prepared a letter regarding sewage disposal options for the proposed expansion of the existing facilities. As municipal services are not available, the new and existing buildings will be serviced by private on-site sewage systems.

The preliminary assessment concluded that the sewage flows from the existing office and house be routed to connect with the flows of the new building to make use of one common leaching bed. The peak event would be 8,500 L/day. A test pit in the preferred leaching bed area is recommended to confirm the documented percolation rate. The existing septic system for the barn is understood to be functioning properly and would be kept as is.

Rather than an anaerobic treatment in a two-compartment septic tank, an advanced treatment unit is recommended. The advanced systems would provide aerobic treatment and would reduce the size of the leaching bed required.

6.2 Preliminary Water Availability Assessment

A preliminary water availability assessment was completed by Jim Wilson at Wilson Well Drilling. Based on his experience in the area and his knowledge of the existing well on Site, he concluded that the quantity of water available would be sufficient to support the proposed development.

7. Planning Analysis

This section provides an analysis of the proposed application within the context of applicable Provincial, County and Township land use policies. This section will also evaluate the application based on suitability of the Site to accommodate the proposed use.

7.1 Planning Act

The *Planning Act* sets out matters of provincial interest which have been addressed in relation to the proposed development in Section 3.1, Table 3-1. The *Planning Act* also requires that all planning decisions be consistent with applicable policy statements and/or provincial plans issued by the Province in effect at the time of the decision. The consistency of the proposed development in relation to provincial planning policies will be further explained in section 7.2 below.

7.2 Provincial Policies

The PPS and Growth Plan focus on building strong, healthy, and livable communities and encourage the protection of agricultural areas. The proposed Zoning By-law amendment will facilitate development that supports the agricultural area and affordable housing. The proposed use is not anticipated to have negative impacts on existing agricultural uses in the area.

Section 1.1.5.8 of the PPS states that, “*Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.*” More specifically, on-farm diversified uses are to be compatible with and shall not hinder the surrounding agricultural operations. Guidelines for permitted uses in the Prime Agricultural areas have been set out by the Province.

Section 1.4 of the Guidelines sets out the principles of the permitted uses for Prime Agricultural areas stating that, “*the intent of the PPS and the guidelines are to allow uses in prime agricultural areas that ensure settlement areas remain the focus of growth and development*”. The proposed use is dependent on the horses and other horticultural learning elements that the agricultural area provides. The proposed use would not detract from the growth and development of settlement areas as it is uniquely tied to agricultural uses.

Table 2 discusses additional principles of the permitted uses as outlined in the Guidelines in relation to the proposed development (Section 1.4 of the Guideline).

Table 2: Principles of Permitted Uses in Prime Agricultural Areas

Principle of Permitted Uses	Response:
Agriculture remains the principal use in prime agricultural areas	The proposed use and existing accessory uses are dependent upon regular farm practices present on Site. As such, the proposed affordable supportive housing for adults with special needs and the existing and future uses accessory to the therapeutic riding and learning centre programming will support the agricultural use, which is to remain the primary use.
Prime agricultural areas are protected for future generations	The proposed development and permitted uses accessory to the Therapeutic Riding & Learning Centre will only be permitted in the farm building cluster. The proposed building will be limited in size and location. As such, we are of the opinion that the agriculture activities on this farm are protected for future generations.
Land taken out of agricultural production, if any, is minimal	The proposed building footprint will encroach slightly into the existing cropped area however it will be located within the farm building cluster and will be limited in size to ensure the amount of land taken out of agricultural production is minimal.
Regard is given to the long-term (multi-generational) impact on prime agricultural areas	Given that this is not a family farm, no multi-generational impacts are anticipated.
Normal farm practices are able to continue unhindered	The proposed use will allow users of the Site to explore the farm practices through available programming. As a staple of the main programming, Sunrise will ensure that regular farm practices of the Site continue unhindered.
Agricultural and rural character and heritage are maintained as much as possible	The supportive affordable housing model for persons with special needs along with the therapeutic riding and learning centre programming is dependent on agricultural nature of the area. Therefore, the agricultural aspects of the farm are not likely to be hindered or disrupted by the proposed development.
Uses are compatible with agricultural uses	The main function of the program will be to get patrons involved in the agricultural practices on Site. As such, the proposed use will be compatible with the agricultural use.
They make a positive contribution to the agricultural industry, either directly or indirectly	This use will positively contribute to the industry by promoting its benefits and allowing people to learn more about it while participating in various activities on Site.
Servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context"	Water and sewer services will still be provided by private system on-site. No additional road access will be required to service the Site.

Further to the above noted principles described in the Guidelines, the PPS outlines specific uses that are permitted in the Prime Agricultural area. Based on the uses permitted we are of the opinion that the proposed development would best fit within the definition of an on-farm diversified use as it is secondary to the principal agricultural use and is limited in area. Table 3 below outlines the criteria that is to be met to qualify as an on-farm diversified uses, in accordance with provincial policy (Section 2.3.1 of the Guideline).

Table 3: On-farm Diversified Use Criteria

On Farm Diversified Use Criteria	How Criteria Can be Met
Located on a farm.	The proposed development is located on an agricultural property, being 41.2 hectares (102 acres) in size. The agricultural operation includes a horse farm and crops, typically hay or beans.
Secondary to the principal agricultural use. This is measured in spatial and temporal terms. The spatial limits are addressed by the "limited in area" criterion. Temporal considerations apply to temporary/intermittent uses, like events. Given that the use must be compatible with surrounding agricultural operations, the frequency/timing of events must not interfere with uses on the farm or in the surrounding area.	The agricultural use will be maintained as the primary use. We are of the opinion that the existing Therapeutic Riding & Learning Centre programming and the horticultural learning components of the programming run by Sunrise would be considered part of the agricultural use. Associated programming, like the day camp, use of the pool, and accessible playground, etc. would be considered secondary to this programming. Existing Sunrise programs and events have been going on for several years with no issue or interference with uses on the farm or in the surrounding agricultural area. The proposed supportive affordable housing for persons with special needs is intended to foster a social enterprise that will allow people with disabilities to develop life skills by participating in farm related tasks such as care for animals and gardening. This use would be secondary to the agricultural use and limited in area. The building would also be located within the farm building cluster to ensure minimal impacts on the farm operation.
Limited in area. Should be based on the total land area that is unavailable for agricultural production as a result of the on-farm diversified use. It is recommended that the area of existing laneways not be included in the calculations. The provincial guidelines recommend 2% of a farm parcel to a	Removing significant amounts of agricultural land or diminishing the agricultural use on the Site would directly hinder the intent and purpose of the proposed facility and associated programming. Overall, the on-farm diversified use would be limited to the farm building cluster and the proposed building would be limited in area to a maximum of 2400m ² . Overall, the maximum building coverage proposed for the

<p>maximum of 1 ha (10,000 m²) is an acceptable area occupied by an on-farm diversified use.</p>	<p>affordable supportive housing use, together with the Sunrise's administrative office space, day camp spaces, nature centre and accessible playground area would equate to roughly 4,086m². This is approximately 1% of the 41.2ha Site.</p>
<p>Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products.</p> <p>The PPS definition provides a number of examples of on-farm diversified uses. Beyond these examples, other uses may also be suitable, subject to meeting all PPS criteria. Full time farm labour is permitted as an on-farm diversified use.</p>	<p>Users of the proposed affordable and supportive housing as well as other participants in Sunrise programming will benefit from the structure of caring for the animals, maintaining the farm property, and engaging in the horticultural program, while also benefitting from the therapeutic riding, recreation and sport services available. Their presence is not expected to hinder the farm use but may help enhance it by promoting agricultural practices and facilitating opportunities to learn about and participate in agriculture. The benefits and overall learning experience provided by the proposed use would be similar to that of an agri-tourism use. However, the proposed use is a long-term social inclusion program focused on agriculture, as opposed to an agri-tourism use that would be a short-term experience.</p>
<p>Shall be compatible with, and shall not hinder, surrounding agricultural operations.</p> <p>More specifically, the proposed use: does not hinder surrounding agricultural operations; is appropriate to available rural services and infrastructure; maintains the agricultural character of the area; meets applicable environmental standards; cumulative impacts are limited and does not undermine the agricultural nature of the area.</p>	<p>The proposed use would not attract many more visitors to the Site than what can already be supported (currently 25-100 cars per day Monday to Saturday from mid-January to June and mid-September to mid-December; similar numbers from Monday to Friday July and August). Sunrise expects the total number of vehicular trips to the Site to increase by approximately 10 as a result of this development. The users of the residential suites and respite rooms would live on Site and help with the regular practice of the farm use. Other existing farm related accessory uses such as the horticultural learning area of the nature centre would also be available. These uses are not expected to impact the agricultural character of the areas as they would be limited in area and are dependent on the primary agricultural use.</p> <p>The well and septic provided for the proposed used will be made available on site.</p>

Based on the principles outlined in Table 2 and the criteria for on-farm diversified uses outlined in Table 3, we believe the proposed affordable supportive housing use and the uses accessory to the therapeutic riding and learning centre would be considered on-farm diversified uses and should be permitted at this location within the Prime Agricultural area.

The guidelines state that, “*Permitting a wide range of compatible uses in prime agricultural areas is intended to enable greater awareness and appreciation of agriculture in the area*” (page 4). The proposed use, and the program for which it is being proposed, showcases the benefits of agricultural practices and uses these practices in way that is both educational and therapeutic.

The PPS requires any new land uses proposed on a prime agricultural lot comply with the minimum distance separation formulae, as per Section 2.3.3.3. An assessment of the MDS requirements has been completed and although no amendment is required, we have proposed to identify the proposed uses as Type A uses in the site specific By-law to provide clarity for future development projects in the area.

The PPS also speaks to servicing and permits on-site sewage and water services when the site conditions are suitable for long-term provision of such services with no negative impacts (Section 1.6.6.4). The Preliminary Sewage System Assessment, completed by Van Harten Surveying Ltd., outlines the proposed servicing system and demonstrates that sewage servicing can be implemented without negative impact.

Section 2.1 of the PPS speaks to the protection and conservation of Natural Heritage features. Development and site alteration are not permitted in significant natural areas or in the habitat of endangered or threatened species and on adjacent lands to natural heritage features. Significant built heritage resources and cultural heritage landscapes shall also be conserved and development is not permitted on lands containing archaeological resources (Section 2.6.2). Core Greenland and Greenland features are located at the northerly and southerly ends of the Site, as shown on the County OP mapping in Figure 4. The proposed development will not interfere with any of these features. Furthermore, no archeological report was required as part of this application.

Based on the information outlined above, the proposed development is consistent with the policies in the PPS and conforms to the policies in the Growth Plan.

7.3 County of Wellington Official Plan

As mentioned in Section 3.2 of this Report, the Site is designated “Prime Agricultural” with some areas identified as “Greenlands” and “Core Greenlands” as per Schedule A7 - Puslinch in the Wellington County Official Plan (“County OP”).

Prime Agricultural areas form part of the Rural System. The County OP recognizes that there are a variety of opportunities for uses to be accommodated within the Rural System (Section 6.2). Prime Agricultural Areas are to be protected for farming uses, secondary uses, agricultural-related uses, accessory residences and group homes, among others.

Agricultural-related uses are to be directly related to the farm operations. They are permitted in appropriate locations where they are needed in close proximity to farms, subject to zoning provisions (Section 6.4.5). The proposed affordable supportive housing needs to be close to the farm operations as occupants would take part in day-to-day farming practices including care of horses, horticultural activities, property maintenance, a developing forest project, and the therapeutic riding program.

All other uses associated with the therapeutic riding and learning centre programming provided by Sunrise, including the office space, swimming pool, nature centre, horticultural learning centre (front garden and pond), accessible playground, low ropes course and day camp space, would be considered secondary to the primary agricultural use.

Although these uses are not specifically listed as examples of a “farm business”, like a pick-your-own or a farm vacation enterprise type of operation, they all provide a value-added experience that is secondary to the principles use of the Site. As such, we are of the opinion that the existing accessory uses would be appropriate and fit within the definition of a secondary use in the agricultural designation.

Furthermore, we are of the opinion that the proposed development would be in keeping with the general housing policies of the County’s OP as the affordable supportive housing would assist in providing special needs housing options to help meet the present and future needs of residents in the regional market area (Section 4.4.1). Also, although the proposed housing does not fit within the exact definition of a group home, the intent of the proposed development is similar to that of a group home, which is permitted by the County OP on existing lots of record.

The Greenland and Core Greenland areas identified on Site will not be developed nor will they be negatively impacted by this development as they are located greater than 30m from the proposed development.

Section 6.4.10 requires new land uses, the creation of lots and new or expanding livestock facilities comply with the minimum distance separation (MDS) formula. As mentioned in Section 3.3 of this report, an MDS calculation is not required to develop the proposed land use. However, a Type A calculation was completed (Figure 3) and it was determined that the proposed use would be located outside the MDS I – Type A setback.

The County OP also speaks to servicing. It anticipates servicing in the rural system to be on individual Site systems, where suitable (Section 11.2.6). Given the results of the Sewage System Consultation Letter summarized in section 6.1, the proposed development could be adequately serviced by on Site septic and well systems.

The County OP states, in Section 7.4.2, that road access is to be accommodated via internal roads where possible, then via County Roads or Provincial Highways where necessary. The Site is located on an internal road. The Site has vehicular access to Concession Road 1. This access will be maintained, and no additional access is being requested as part of this application. The level of traffic anticipated as a result of the proposed development is likely to result in ten (10) additional trips at the beginning and end of the week for those dropping off and picking up people from their respite stay. No negative traffic related impacts are anticipated as a result of this increase.

Due to the unique integration of supportive affordable housing for persons with special needs and the existing agricultural activities, the proposed development could not be accommodated within a Settlement Area. Overall, we believe that the proposed development meets the intent of the County OP by proposing secondary uses in an agricultural area that will support and not hinder the primary agricultural use. Furthermore, the proposed use will provide much needed supportive affordable housing for persons with special needs to the broader community.

Section 4.6.2 of the County OP outlines requirements of a Planning Impact Assessment. Although elements of these requirements are discussed throughout this report, the follow chart has been assembled to ensure each of the required elements has been adequately addressed:

Element to evaluate:	Evaluation:
a) the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;	The proposed development would allow for the development and implementation of needed social enterprise programs for persons with special needs. This type of all-encompassing agricultural related programming is uncommon and would be of great benefit to the community. The proposed development may help reduce

	pressure on organizations that provide other social enterprise programs in the area such as Community of Hearts and Live and Learn Guelph.
b) the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;	Although the proposed affordable supportive housing development is not common in the agricultural area, the 41.2ha Site is appropriate for the proposed development as the use and the accessory uses associated with the Therapeutic Riding & Learning Centre are dependent on and do not hinder the agricultural use. The uses are also proposed to be located within the existing farm building cluster to focus the development and activity to a central area, reducing the potential for impact on the agricultural use in the future.
c) the adequacy of the proposed method of servicing the site;	The Site is currently and will continue to be serviced by well and septic services.
d) the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;	The proposed affordable supportive housing building is to be located within the existing farm building cluster. This will help to mitigate potential impacts of noise to other properties. The size and location of the building have been generally limited through the site specific zoning regulation however additional design details are to be determined through the Site Plan process. No odour or dust impacts are anticipated as part of the proposed use.
e) the impact on natural resources such as agricultural land and mineral aggregate deposits;	There are no known mineral aggregate resources on the Site or in proximity to the Site that would need conservation or management as a result of the proposed development.
f) the impact on biodiversity and connectivity of natural features and areas;	The Site includes two natural areas including floodplain and wetland feature areas, identified as Core Greenland and Greenland in the County of Wellington Official Plan. All proposed structures/development will be located outside of these areas and outside of the regulation limit buffer as established by the Grand River Conservation Authority ("GRCA"). Furthermore, Sunrise values the natural environment and

	plans to protect and enhance the natural environment on Site. In May of this year, several mature trees and saplings were planted at the south end of the Site to create a forested area. Trees will be added to this area on a yearly basis to grow the forest. The planted area will increase the canopy cover, potentially creating habitat for plants and animals, while also creating a therapeutic naturalized area for patrons of the Site.
g) the exterior design in terms of bulk, scale and layout of buildings and other design elements;	The building will be limited in area to a maximum of 2400m ² and a maximum height of 10m measured to the mid-point of the proposed road. Other design elements have not yet been determined but will be reviewed by municipal Staff through the Site Plan Process.
h) the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;	There are no known sources of contamination on this Site other than those associated with regular farm practices.
i) methods of reducing or eliminating negative impacts;	<p>To reduce the impact of the proposed use on the existing agricultural area we have proposed to limit the size of the proposed building and limited accessory uses to the farm building cluster. Although it was not required, an MDS I – Type A calculation was completed to ensure the proposed use would not be impacted by the neighbouring uses. Moreover, by identifying the proposed use as Type A, it is less likely that neighbouring agricultural uses would be impacted by MDS calculations in the future should they choose to expand their existing facilities.</p> <p>The proposed use would not necessitate the need for an additional entrance onto the Site.</p>
j) other planning matters considered important by a Council.	The proposed affordable supportive housing use will provide much needed housing to adults with special needs within and outside the regional area.

8. Summary and Conclusions

The proposed Zoning By-law Amendment will provide for supportive affordable housing for adults with special needs and for uses accessory to the therapeutic riding and learning centre programming run by Sunrise. These uses will complement and enhance the existing agricultural use. The proposed supportive affordable housing development is a needed housing option within the County of Wellington and Township of Puslinch that will become a valuable resource and model to the broader community.

Considering the proposed development will be limited in area, the risk of negatively impacting existing agricultural areas is minimized. The cropped areas will continue to be cropped and the horse farm will continue to flourish as it forms the basis for the on-going agriculture related programming at Sunrise. The newly proposed residential and respite components and the accessory uses associated with the therapeutic riding and learning areas will also be limited to the existing farm building cluster.

Overall, the proposed zoning amendment, is consistent with policies in the Provincial Policy Statement and conforms to policies within the Growth Plan for the Greater Golden Horseshoe and the County of Wellington Official Plan. Furthermore, the proposed Zoning By-law Amendment will appropriately implement the proposed uses. Therefore, it is my opinion that the proposed development is appropriate and represents good planning.

Prepared by,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Senior Associate



Megan Gereghty, MCIP, RPP
Senior Planner

Appendix 'A'

Camphill (Angus) Zoning Example

Camp Hill Angus Example, See Section 6.4.4 Below

on Schedules "A" and "G", a dwelling unit is not a permitted use.

And furthermore, there shall be no tree planting or construction of buildings or structures as defined in the County's Setback By-law, within 20 m of the current right-of-way of County Road 10 or within 15 m of the limit of the property at 5572 County Road 10, and all provisions of the County's Setback By-law shall apply to all lands listed above.

6.4.2 A-2: Granny Flats/Garden Suites

Pt. Lot 5, Concession 10 (98-62)

In addition to the permitted uses of this Section, on those lands zoned "A-2" on Schedule "A", a garden suite is a permitted use for a period of ten years, expiring on July 8, 2008.

Pt. Lot 20, Concession 9 (99-74)

In addition to the permitted uses of this Section, on those lands zoned "A-2" on Schedule "A", a garden suite is a permitted use for a period of ten years, expiring on December 1, 2009.

Pt. Lot 32, Concession 7 (2000-56)

In addition to the permitted uses of this Section, on those lands zoned "A-2" on Schedule "A", a garden suite is a permitted use for a period of ten years, expiring on October 1, 2010.

6.4.3 A-3: Pt. Lot 18, Concession 5 (96-41) and Pt. Lot 6 Concession 11(92-30)

In addition to the permitted uses of this Section, a truck depot, associated office and outside storage is permitted on those lands zoned as "A-3" on Schedule "A".

6.4.4 A-4: Pt. Lots 22, 23 and 24, Concession 4 (88-50) (Camp Hill)

Notwithstanding the permitted uses and zone regulations of this Section, on those lands zoned as "A-4" on Schedule "A", the following shall apply:

6.4.4.1 Permitted Uses

- a) all agricultural uses;
- b) conservation uses, including forestry, reforestation and other activities connected with the conservation of soil or wildlife;
- c) specialized family-centred accommodation wherein a maximum of 35 developmentally handicapped adults together with a maximum of 40 persons made up of staff members, maintenance personnel, instructors, trainees and their families, reside in a maximum of 7 individual dwellings which are licensed under Provincial legislation;
- d) accessory buildings and structures; and
- e) a market garden and/or home occupation use.

6.4.4.2 Zone Regulations

Dimension Type	Standard
Maximum Ground Floor Area (all buildings and structures)	5,000.0 m ²
Maximum Building Height	10.0 m
Minimum Ground Floor Area (of each residential building)	150.0 m ²

Appendix 'B'

Draft of Proposed Zoning By-law Amendment to Zoning By-law 19/85

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

WHEREAS the Council of the Corporation of the Township of Puslinch deems it appropriate and in the public interest to amend By-law Number 19/85, pursuant to Section 34 of the Planning Act R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. That Schedule 'A' of the Zoning By-law 19/85 is hereby amended by rezoning Part of Lots ____ and ____ Concession ____, from Agricultural (A) Zone and "Natural Environment Zone" to Agricultural (A) Zone and "Natural Environment Zone" with Site specific provisions, as more specifically illustrated on Schedule "A" of this By-law.
2. That Zoning By-law 19/85 be further amended by adding the following paragraphs to Section 5(4) "SPECIAL PROVISIONS":

AGRICULTURAL ZONE Special Provision Description	SPECIAL PROVISIONS
A-XX (Therapeutic Riding & Learning Centre)	<p>Notwithstanding any provisions of this By-law to the contrary, within any area designated A-XX on Schedule 'A' hereto, the following special provisions shall apply:</p> <p>(i) Additional Uses Permitted</p> <ul style="list-style-type: none">- Supportive Affordable Housing for Persons with Special Needs including:<ul style="list-style-type: none">- A maximum of 16 Residential Suites for adults with special needs;- A maximum of 6 rooms for short-term respite for adults with special needs;- Accessory office and administration area, a common kitchen, dinning room, social gathering area and multipurpose hall;- Accessory uses associated with the Therapeutic Riding & Learning Centre programing including but not limited to administrative office space, day camp space and other recreational and learning areas and activities; <p>(ii) Regulations for Supportive Affordable Housing for Persons with Special Needs</p> <ul style="list-style-type: none">- The residence shall be located within the Farm Building Cluster and must be detached from the existing farm dwelling.- The residence shall share a common driveway with the main residence and shall

	<p>be provided with a potable water supply and adequate sewage treatment facility.</p> <ul style="list-style-type: none"> - The residence shall be limited to a maximum of 2400m² of floor area. - The residence shall have a maximum building height of 10m measured to the mid-point of the proposed road. - The residence shall be located within the following minimum setbacks: <ul style="list-style-type: none"> - 100m from the side yards - 240m from the front yard - 650m from the rear yard - The residence shall be considered a Type A use for the purposes of calculating Minimum Distance Separate requirements: <p>(iii) Regulations for associated uses accessory to the Therapeutic Riding & Learning Centre programing:</p> <ul style="list-style-type: none"> - Accessory uses shall remain secondary to the primary agricultural use; - Accessory uses shall be located within the Farm Building Cluster. <p>(iv) Regulations for all uses:</p> <ul style="list-style-type: none"> - Notwithstanding the parking regulations outline in section 3(16) of the Zoning By-law, 44 parking spaces are required to accommodate the required parking for all uses on this property.
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READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS ____ DAY OF _____, 2019.

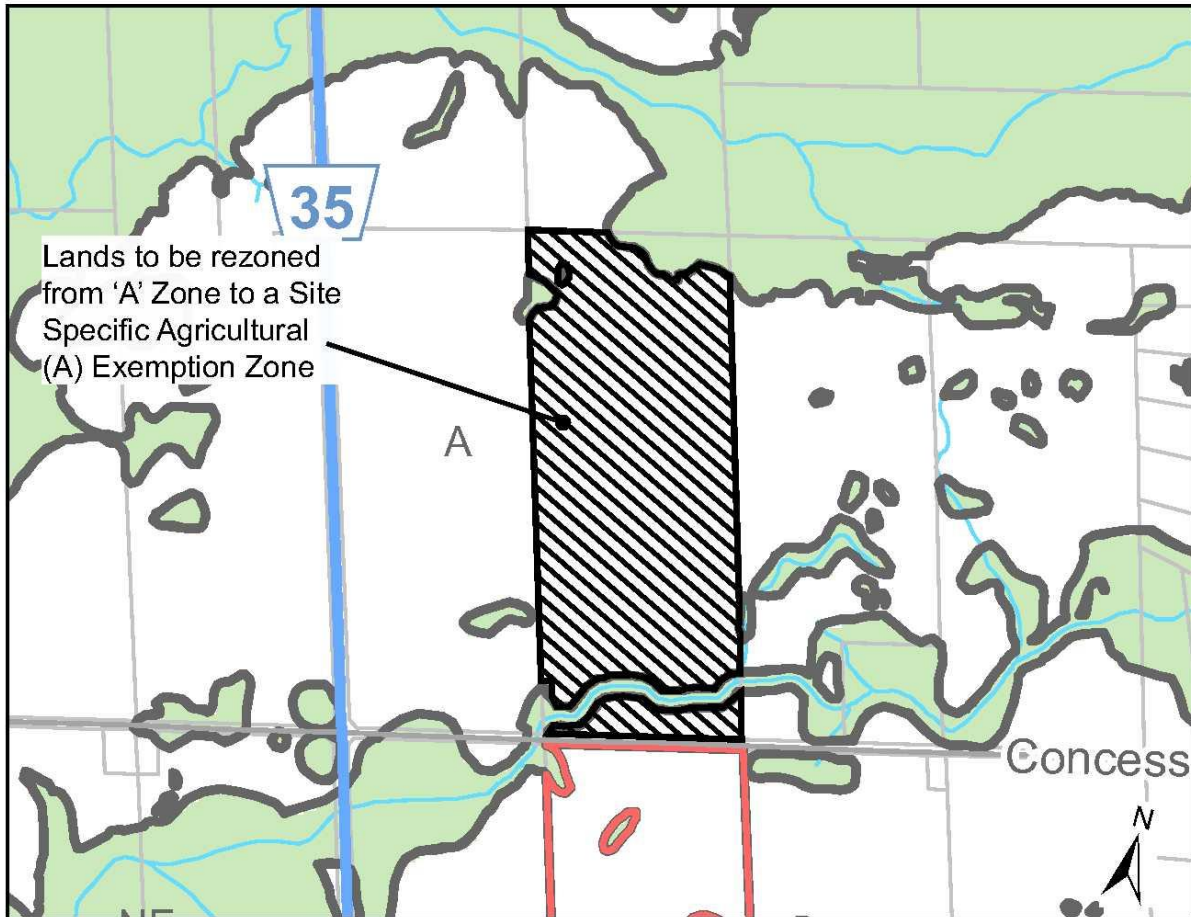
James Seeley, Mayor

Karen Landry, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NO. _____

SCHEDULE "A"



This is Schedule "A" to By-Law No. xxx-2019

Passed this ____ day of _____, 2019

James Seeley, Mayor

Karen Landry, CAO/Clerk

Appendix 'C'

**Draft of Proposed Zoning By-law Amendment to
Zoning By-law 23/18**

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

WHEREAS the Council of the Corporation of the Township of Puslinch deems it appropriate and in the public interest to amend By-law Number 023/2018, pursuant to Section 34 of the Planning Act R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

3. That Schedule 'A' of the Zoning By-law 23/18 is hereby amended by rezoning Part of Lots ____ and ____ Concession ____, from Agricultural (A) Zone with portions of "Environmental Protection Overlay" and "Natural Environment" to Agricultural (A) Zone with portions of "Environmental Protection Overlay" and "Natural Environment" and Site specific provisions, as more specifically illustrated on Schedule "A" of this By-law.
4. That Zoning By-law 23/18 be further amended by adding the following paragraphs to Section 5(4) "SPECIAL PROVISIONS":

AGRICULTURAL ZONE Special Provision Description	SPECIAL PROVISIONS
A-XX (Therapeutic Riding & Learning Centre)	Notwithstanding any provisions of this By-law to the contrary, within any area designated A-XX on Schedule 'A' hereto, the following special provisions shall apply: <ul style="list-style-type: none">(i) Additional Uses Permitted<ul style="list-style-type: none">- Supportive Affordable Housing for Persons with Special Needs including:<ul style="list-style-type: none">- A maximum of 16 Residential Suites for adults with special needs;- A maximum of 6 rooms for short-term respite for adults with special needs;- Accessory office and administration area, a common kitchen, dinning room, social gathering area and multipurpose hall;- Accessory uses associated with the Therapeutic Riding & Learning Centre programing including but not limited to administrative office space, day camp space and other recreational and learning areas and activities;(iii) Regulations for Supportive Affordable Housing for Persons with Special Needs<ul style="list-style-type: none">- The residence shall be located within the Farm Building Cluster and must be detached from the existing farm dwelling.

	<ul style="list-style-type: none"> - The residence shall share a common driveway with the main residence and shall be provided with a potable water supply and adequate sewage treatment facility. - The residence shall be limited to a maximum of 2400m² of floor area. - The residence shall have a maximum building height of 10m measured to the mid-point of the proposed road. - The residence shall be located within the following minimum setbacks: <ul style="list-style-type: none"> - 100m from the side yards - 240m from the front yard - 650m from the rear yard - The residence shall be considered a Type A use for the purposes of calculating Minimum Distance Separate requirements: <p>(v) Regulations for associated uses accessory to the Therapeutic Riding & Learning Centre programing:</p> <ul style="list-style-type: none"> - Accessory uses shall remain secondary to the primary agricultural use; - Accessory uses shall be located within the Farm Building Cluster. <p>(vi) Regulations for all uses:</p> <ul style="list-style-type: none"> - Notwithstanding the parking regulations outline in section 5.2.2 of the Zoning By-law, 44 parking spaces are required to accommodate the required parking for all uses on this property.
--	---

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS ____ DAY OF _____, 2019.

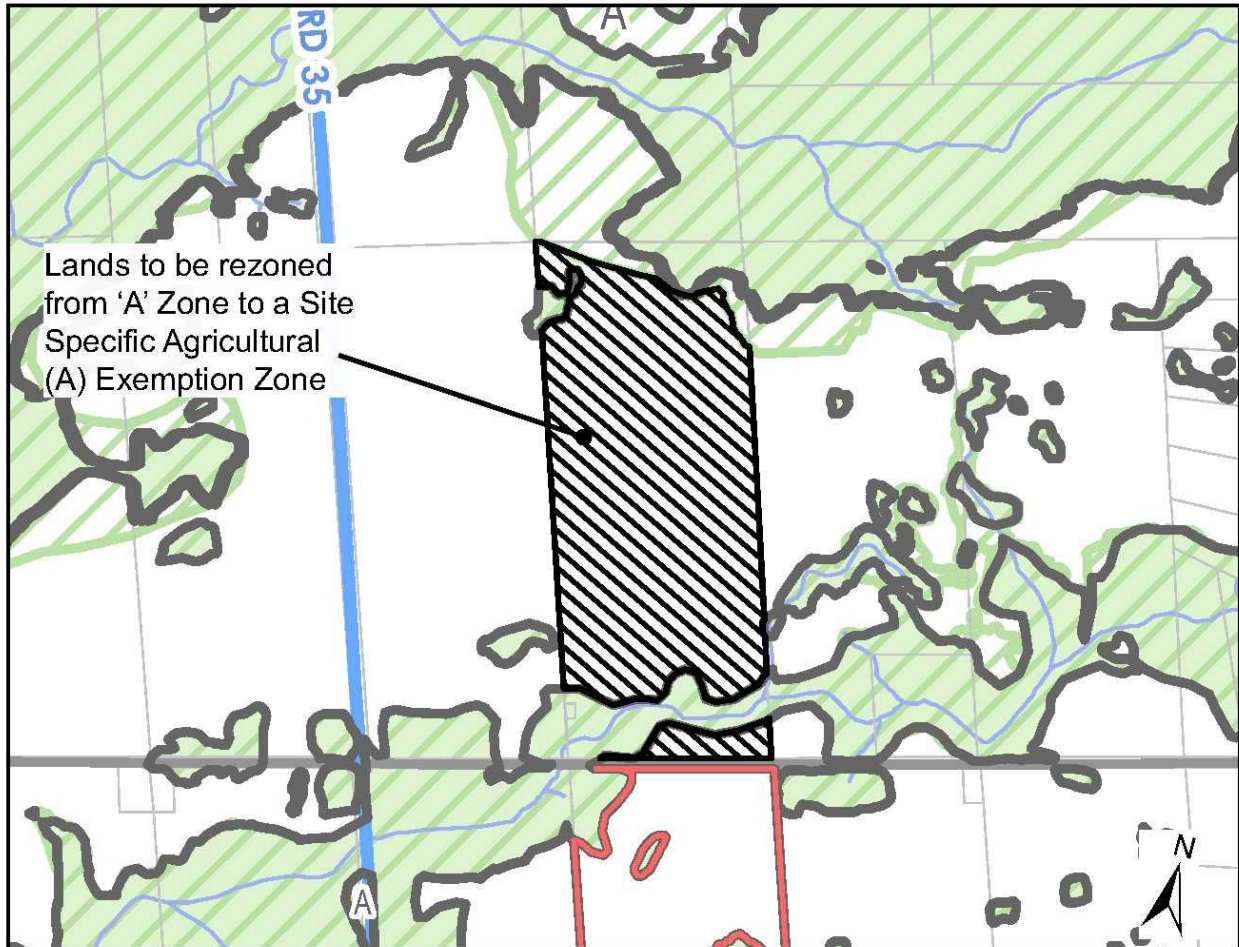
James Seeley, Mayor

Karen Landry, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NO. _____

SCHEDULE "A"



This is Schedule "A" to By-Law No. xxx-2019

Passed this ____ day of _____, 2019

James Seeley, Mayor

Karen Landry, CAO/Clerk



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

Zoning By-law Amendment Application

Date submitted: _____

RECEIVED

APR 26 2019

Township of Puslinch

The Amendment:

Type of amendment:

Site specific:

☒

Other (specify):

☐

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

ORIGINAL AUTHORIZED GARDEN SITE BYLAW 01/09 EXPIRED AS OF DEC 3 2018. THIS IS A REQUEST TO RENEW AGAIN AS A TEMPORARY USE WITHIN AN AGRICULTURAL AND RESIDENTIAL ZONE AS PER ATTACHMENT #1 and Attachment #3.

General Information:

1. Applicant Information:

Registered Owner's Name(s):

D. J. IVAN ELLIOT

Address:

4188 VICTORIA RSS. RR#1

City:

PUSLINCH.

Postal Code:

N0B 2J0

Email Address:

Telephone Number:

Fax:

Concession: Rear 8th Lot: Part Lot 32
Registered Plan Number: 61 R11816 Parts 1+3
Area: 1.4 ha Depth: 149.35 m Frontage: 67.06 m
3.5 ac 490.0 ft. 320.0 ft.

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

Area: _____ ha Depth: _____ m Frontage: _____ m
_____ ac _____ ft. _____ 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?

FT- AGRICULTURAL + RT- Residential

List land uses permitted by the current Official Plan designation:

FT- AGRICULTURAL and Residential - RT.

How does the application conform to the Official Plan?

GARDEN SUITES MAY BE PERMITTED AS A TEMPORARY USE WITHIN AGRICULTURAL AND RESIDENTIAL ZONE AS AN ACCESSORY USE TO EXISTING SINGLE - DETACHED DWELLING SUBJECT TO BYLAW 27/94 AND 9/13 (CONSOLIDATED APRIL 2018) SEE ATTACH #1.

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 - NO CHANGES FROM ORIGINAL AUTHORIZATION

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.

ALL ASPECTS OF CONSOLIDATED B-LAM OF APRIL 2018 (9/13) HAVE BEEN MET. - SEE Attachment #1.

10. Zoning:

What is the current zoning of the property? FT-Agricultural + RT-Residential

What uses are permitted? Agricultural + Residence

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.

ALL ASPECTS OF CONSOLIDATED BY LAW OF April 2018 (9/13 attachment #1) HAVE BEEN MET.

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?

AGRICULTURAL and RESIDENTIAL in EXISTING SINGLE - detached dwelling plus GARDEN SUITE.

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

RESIDENCE SINCE 1972 - GARDEN SUITE SINCE DECEMBER 3, 2008.

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

- ON-GOING RESIDENCE OF SINGLE DWELLING and temporary use GARDEN SUITE.
- AGRICULTURAL BASE FOR MY FARMING OPERATION

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

Building Details							
Type of Building(s) or structures	Date of construction	Building height	Number of floors	* Total floor area	Ground floor area (exclude basement)	Distance from building structure to the:	
RESIDENCE	SEPT 1972	16 ft	2	1873 ^{sq} ft	1213 ^{sq} ft	150 ft	Front lot line
STEEL CLAD BUILDING	OCT 2000	19 ft	1	3872 ^{sq} ft	3872 ^{sq} ft	326 ft	Side lot line
MODULAR GARDEN SUITE	DEC 2008	13 ft	1	1184 ^{sq} ft	1184 ^{sq} ft	138 ft	Other side lot line
						276 ft	Rear lot line
						63 ft	Side lot line
						86 ft	Other side lot line
						360 ft	Rear lot line
						77 ft	
						314 ft	
						152 ft	
						48 ft	
						138 ft	

Existing

Proposed

Building Details	House	Shed	GARDEN SUITE	
	Existing		Proposed	
*Percentage lot coverage	1.2%	2.5%	0.007%	
*Number of parking spaces	n/a	n/a	n/a	
*Number of loading spaces	n/a	n/a	n/a	

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.

H188 VICTORIA RDS

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:

Water Supply	Existing	Proposed
Municipal water	<input type="checkbox"/>	<input type="checkbox"/>

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

LAND GRADED TO ELIMINATE
PONDING

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 checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WC235 836	PUSLINCH TOWNSHIP CITY OF WELLINGTON	ALL	GARDEN SUITE	Existing
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B165/11	PLANNING & DEVELOPMENT COUNTY OF WELLINGTON	ALL	INCREASE LOT SIZE	Existing
Site Plan Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

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 Attachment #3 CONSERVATION of Halton with no OBJECTION re GARDEN SUITE.

- SEPTIC TANK DESIGN - Refer CHUNG & VANDER DOLAN ENGINEERING LTD FILE No. K08227

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) _____ 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) [Redacted] of the
TOWNSHIP OF PUSLINCH of County of Wellington County/Region of
Do 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

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

Date

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.

- (vii) Underground service structures such as sewage systems and firefighting tank reservoirs which do not project more than 2.0 metres into a required interior side yard or rear yard, and which do not project more than 3.0 m into a required front yard or exterior side yard.

(b) **PROJECTION BEYOND LOT LINES**

No part of any building or structure on a lot shall project beyond any lot line or street line of such lot.

(c) **RAILWAY SPUR**

Notwithstanding the yard and setback provisions of this By-Law to the contrary, a railway spur shall be permitted within any required yard.

By-law
27/94

(24) GARDEN SUITES

Garden suites, as defined by this bylaw, may be permitted as a temporary use within the Agricultural and Residential Zones as an accessory use to existing single-detached dwelling subject to the following regulations:

- (a) Driveway access to both the main dwelling and the garden suite shall be limited to one so that no new entrance from the street shall be created.
- (b) The siting of a garden suite shall be in accordance with the provisions for accessory uses of subsection 3(1) of this By-law;
- (c) The maximum floor area of a garden suite shall be 92.9 square metres.
- (d) The maximum height of a garden suite shall be one storey or 5.0 metres, whichever is less.
- (e) No garden suite shall be located closer than 3.0 metres to the main residence on the lot or any building on an abutting property.
- (f) Only one garden suite may be established on a lot with one existing single detached dwelling. No garden suite is permitted on a lot upon which is located an accessory apartment or approved second dwelling.
- (g) All garden suites shall be provided with adequate water and sewage disposal systems.
- (h) All garden suites shall be established pursuant to Section 39 of the Planning Act, as amended, which authorizes Council to pass a Temporary Use By-law for a maximum duration of twenty years. Council may also enter into a development agreement with the owner of the garden suite to deal with, among other things, the installation, maintenance and removal of the unit, the period of occupancy, the submission of a performance bond, and rehabilitation of the site to its "pre-garden suite" condition.

By-law
9/13


CC

Affidavit under Section 34(22) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

I, Brenda Law, hereby declare that the Notice of Passing of Zoning By-law Number 01/09 of the Corporation of the Township of Puslinch, passed by the Council of the Corporation of the Township of Puslinch on the 3rd day of December, 2008 was given in the manner and in the form and to the person or public bodies prescribed by Ontario Regulation 199/96 made under the Planning Act as required by Subsection 18 of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

I also declare that the 20 day objection period expired on the 24th day of December, 2008, and to this date no notice of appeal setting out the objection to the by-law and the reasons in support of the objection have been filed by any person or public body in the office of the Clerk under Subsection 19 of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

DATED this 29th day of December, 2008.


Brenda Law, CAO/Clerk-Treasurer
TOWNSHIP OF PUSLINCH
7404 Wellington Road 34
R.R. #3
Guelph, Ontario N1H 6H9

#P4/08 – Elliot

Colleen Sutton

From: Kellie McCormack [kmccormack@hrca.on.ca]
Sent: Friday, October 17, 2008 11:46 AM
To: Colleen Sutton
Subject: Rezoning Application P4/2008 (4188 Victoria Road South, Puslinch)

Colleen:

Conservation Halton has no objection to the approval of the above-referenced application.

Regards,
Kellie

Kellie McCormack, M.A.
Environmental Planner
Conservation Halton
2596 Britannia Road West
RR 2, Milton, Ontario L9T 2X6
Phone: (905)338-1158 ext.225
Fax: (905)338-6684

 Please consider the environment before printing this e-mail.

Attached ment 3

10/20/2008

ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9

NORTHEAST

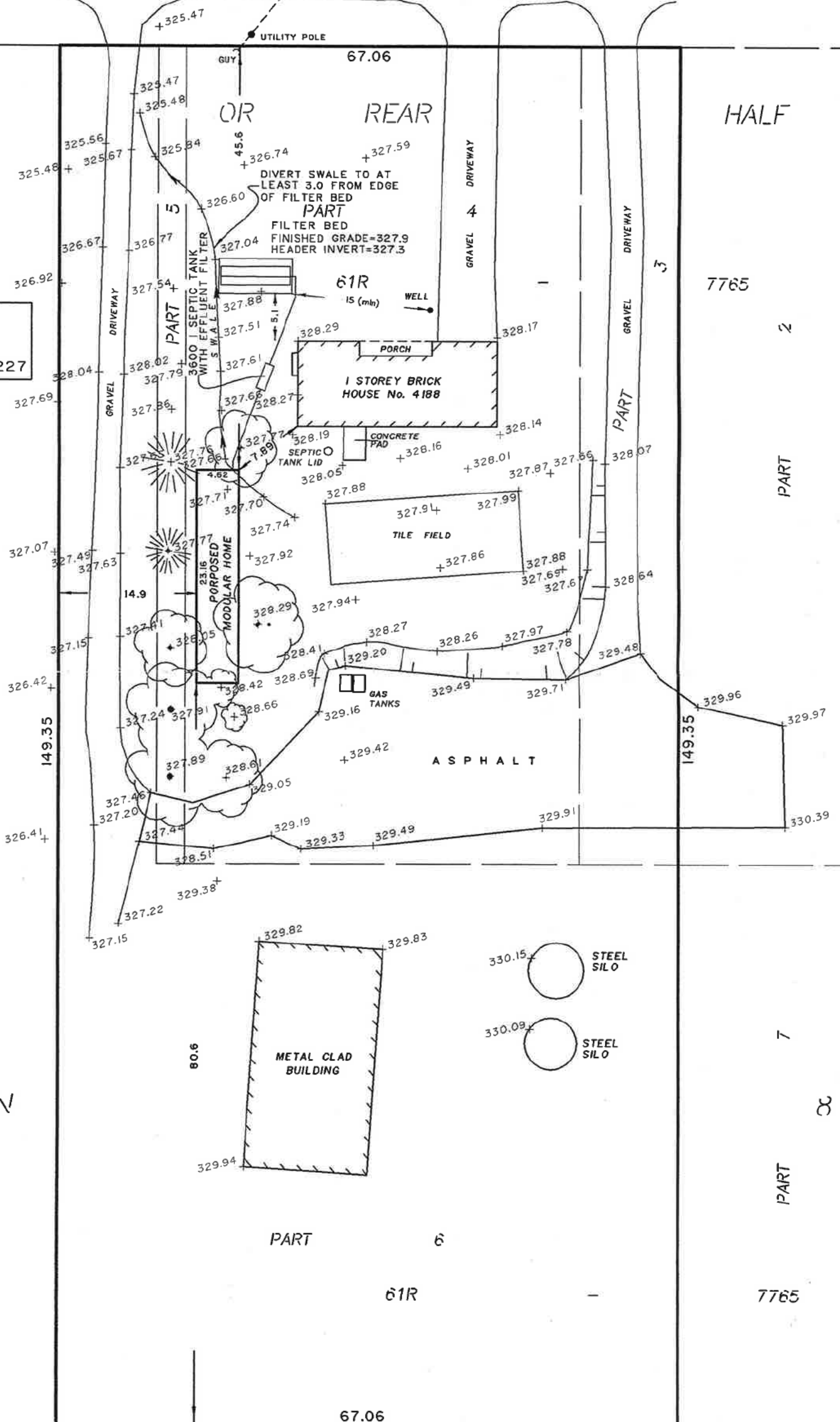
OR

REAR

HALF

LO

FOR COMPLETE SEPTIC SYSTEM
DESIGN, REFER TO REPORT BY
CHUNG AND VANDER DOLEN
ENGINEERING LTD., FILE No. K08227



CONCESSION

PART

6

61R

PART

2

61R

-

10497

PART

7

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7765

7765

2

PART

PART

2

61R

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