



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

April 9, 2019

7:00 p.m.

AMENDED

A G E N D A

COMMITTEE OF ADJUSTMENT:

1. **APPOINTMENT of CHAIR and VICE-CHAIR – term April 2019 to April 2021**
2. **OPENING REMARKS**
3. **DISCLOSURE OF PECUNIARY INTEREST**
3. **APPROVAL OF MINUTES**
 - March 12, 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/HUE – Deborah and Shaun Huether and Melinda Newark** – Property described as Lots 2 and 3 RP135, Alex Och's Portion, 45 and 47 Queen Street, Township of Puslinch.
 - Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the severed parcel (Subject Property A) to be 890.20m² instead of 1390m² as required.
 - Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the retained parcel (Subject Property B) to be 900.90m² instead of 1390m² as required.
 - Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the severed parcel (Subject Property A) to be 15.09m instead of 25m as required.
 - Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the retained parcel (Subject Property B) to be 15.88m instead of 25m as required.
 - Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the severed parcel (Subject Property A) to be 0m and 6.85m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

April 9, 2019

7:00 p.m.

- Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the retained parcel (Subject Property B) to be 0.88m and 3.62m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.

5. OTHER MATTERS

- None

6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. OPENING REMARKS

7. DISCLOSURE OF PECUNIARY INTEREST

8. APPROVAL OF MINUTES

- March 12, 2019

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

11(a) Lot Line Adjustment Application B12/19 (D10/GOT) – John and Barra Gots, Part Lot 25, Concession 1, Puslinch.

Proposed lot line adjustment is 1.4148 hectares with 94.52 metres frontage, vacant land to be added to abutting lands – Rosedale Securities Ltd. for use as a future pit.

Retained lot is 3.0334 hectares with 122 metres frontage, vacant land with remains of concrete and steel structure for proposed agriculture and accessory uses including future dwellings.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

April 9, 2019

7:00 p.m.

12. OTHER MATTERS

- None

13. CLOSED MEETING

- None

14. NEXT MEETING Tuesday, May 7, 2019 @ 7:00 p.m.

15. 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

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications. The Chair further indicated there were no applications to be heard for this meeting.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Committee of Adjustment meetings held Tuesday, February 26, 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:

- None.

5. OTHER MATTERS

5a. Committee of Adjustment Member Training Video

- Attending members viewed the videos provided by Ontario Association of Committee of Adjustment.
- It was requested that the secretary/treasurer send digital copies to the committee members.

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 8:05 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

1 - 5. COMMITTEE OF ADJUSTMENT

- See February 26, 2019 Committee of Adjustment minutes.

6. OPENING REMARKS

The meeting was called to order at 8:05 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications. The Chair further indicated that there were no applications to be heard for this meeting.

7. DISCLOSURE OF PECUNIARY INTEREST

None

8. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, February 26, 2019, be amended as follows:

11(b). Severance Application B141/18 (D10/ONT) – 2443109 Ontario Inc., Part Lot 25, Concession 7, north west of MacLean Road West and Brock Road South, Puslinch.

- To be changed from "That the Owner receive approved zoning compliance for the severed lands from the Township of Puslinch for the reduced lot frontage" to read "That the owner receive approved zoning compliance for the severed lands from the Township of Puslinch for the reduced lot size".

Moved by: Dennis O'Connor

Seconded by: Deep Basi
CARRIED

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE

MARCH 12, 2019
7:00 PM
COUNCIL CHAMBERS

- None

12. OTHER MATTERS

- The committee members requested that they receive updated identification cards with the new logo.

13. CLOSED MEETING

- None

14. NEXT MEETING

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

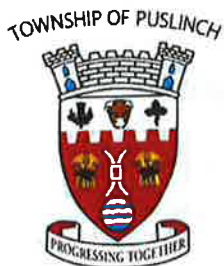
15. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:07 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:

#47: Deborah Huether/Shawn Huether
#45: Melinda Newark

Registered Owner's Name(s):

Address:

#45 & #47 Queen St.

City:

Morrison, ON

Postal Code:

N0B 2C0

E-mail Address:

[REDACTED]n

Telephone Number:

[REDACTED]5

Fax:

Applicant (Agent) Name(s):

Thomson Architecture, Inc./Andy Thomson, OAA

Address:

104 Shirley Avenue

City:

Barrie, ON

Postal Code:

L4N 1N4

E-mail Address:

[REDACTED]a

Telephone Number:

[REDACTED]

Fax:

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

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

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

Municipal address: #45 & #47 Queent St. Morriston, ON

Concession: Alex Och's Portion Lot: 2 & 3

Registered Plan Number: 135

Area: 142.2 m² 1648.9 m² ~~176~~ Depth: ~ 44 m Frontage: 9.75 m
21.22 m
_____ ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

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

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

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

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

Pursuant to a Lot Line Adjustment Application to convey a portion of the property at #47 to #45, thus increasing the size of the lot at #45 to permit the area required to permit a septic system in the rear yard, this CofA application is intended to satisfy condition # 7 of the LAA by completing the zoning compliance pre-requisite by reviewing existing legal non-conformities in the context of the adjusted lot lines as indicated in the provided drawings and data summary

Zoning: HR = Hamlet Residential all dimensions in metres/square metres	Min/ Max	Existing	Proposed	Total	Change (%)	Comments single detached dwelling use	Variance Requested
a) Lot Area (minimum)	1,390.00						
Lot A2 to become A-1 + A-2		142.20	890.20		626%	exstg. & proposed legally non-conforming	Yes
Lot B		1,648.90	900.90		55%	proposed legally non-conforming	Yes
b) Frontage (minimum)	25.00						
Lot A		9.75	15.09		155%	exstg. & proposed legally non-conforming	Yes
Lot B		21.22	15.88		75%	exstg. & proposed legally non-conforming	Yes
c) Front Yard (minimum)	10.00						
Lot A		1.95	1.95		100%	no change, exstg. & proposed legally non-conforming	No
Lot B		5.72	5.72		100%	no change, exstg. & proposed legally non-conforming	No
d) Interior Yard (minimum 3m+1m)	4.00						
Lot A		0+1.44	0+6.85	6.85	476%	exstg. & proposed legally non-conforming @ North P.L.	Yes
Lot B		0.88+9.0	0.88+3.62	4.50	45%	exstg. & proposed legally non-conforming @ South P.L.	Yes
e) Exterior Side Yard (minimum)	3.50					not applicable	
Lot A							
Lot B							
f) Rear Yard (minimum)	7.50						
Lot A		46.61	32.25		69%		N/R
Lot B		40.26	25.74		64%		N/R
g) Lot Coverage (maximum)	30%						
Lot A		58%	9%		16%	Stone Barn Area: 82.5sm	N/R
Lot B		6%	11%		183%	#47 House 99sm	N/R
h) Landscaped Area (minimum)	30%						
Lot A		47%	78%		167%		N/R
Lot B		80%	55%		69%		N/R
i) Proposed Bldg. Ht. (maximum)						Max. 10m per PUSLINCH TOWNSHIP ZONING BY-LAW	
Lot A							
Lot B							
j) Proposed Bldg. Area (maximum)							
Lot A							N/R
Lot B							N/R

Special Provisions:

3-9.14 (a) REBUILDING OR REPAIR PERMITTED

Nothing in this By-Law shall prevent the rebuilding or repair of an existing or permitted building or structure, even though such building or structure or the lot on which such building or structure is located does not conform to one or more of the provisions of this By-Law, provided that the dimensions of the original building or structure are not increased, the use thereof is not altered and not increased, and the use thereof is not reduced except in accordance with the provisions of this By-Law.

(b) EXTENSIONS PERMITTED AND EXISTING YARDS RECOGNIZED

Nothing in this By-Law shall prevent a vertical or horizontal extension or addition from being made to an existing or permitted building or structure on a lot, even though such building, structure or lot or use thereof does not conform to one or more of the provisions of this By-Law provided such extension or addition itself is designed, located, used and otherwise in compliance with the provisions of this By-Law, except that all yards appurtenant to an existing building or structure shall be deemed to conform to the yard and setback requirements of this By-Law, notwithstanding that the width or depth of such yards might be less than that required elsewhere herein.

(c) LOT AREA OR LOT FRONTAGE LESS THAN REQUIRED

Where a lot having a lesser lot area or lot frontage than that required hereby:

(i) is or has been held under distinct and separate ownership from abutting lots or **was legally created prior to the passing of this By-Law;**

is created as a result of an expropriation; or

(ii) is created as a result of an expropriation; or

(iv) is created as a result of a natural severance such as the presence of a public road, a navigable waterway or a railway;

then the said lot shall be deemed to conform to the requirements of this By-Law with respect to the lot area or lot frontage, and the provisions hereof respecting lot area and lot frontage shall not apply to prevent a permitted use, building or structure thereupon, in accordance with all other provisions hereof.

3-12. 16(b) Parking

One space per residential dwelling unit, 2.5m x 6.7m [3-15(e)(ii)], Driveway width per residential dwelling 2.5m [3-15(i)(ii)].

Dimensions taken from OLS Severance Sketch by MMP Ltd., dated Nov. 24, 2017

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

Both lots #45 & #47 predate the zoning and so existing structures already present several existing legal non-conforming attributes. The Lot Line Adjustment proposed maintains the overall property bounds and existing structures, however the relationship to the lot area, frontage and interior yards are adjusted as a result on increasing the lot at #45. This trends towards zoning conformity of the two lots, as closely as possible within the bounds of the two properties

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

Official Plan Designation: UC per Wellington Plan, CBD per Local Plan (Puslinch)

Zoning Designation: HR

7. What is the access to the subject property?

Provincial Highway: ☒

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

Note MTO Clearance granted as condition of LLA

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

Highway 6 South / Queen St.

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

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input 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 permeable surfaces to be maintained

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

12. What is the existing use of:

The subject property? Residential

The abutting properties? Residential

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

Type of Building(s)/ structures	Refer to Data Table Provided by Architect No changes to existing structures per this application			
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)

Refer to Survey Sketch & Reference Plan by OLS and Data Table by Architect

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: **#45: 1983**
#47: 1950

Date of construction of buildings property: **#45: 1870+**
#47: 1950

16. How long have the existing uses continued on the subject property? **#45: 150+yrs
#47: 100+yrs**

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

Yes ☐ No ☒

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

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)							
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B177/17	Wellington	45 & 47	Redistribute	Approved pending this CofA
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

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

Affidavit:

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: _____

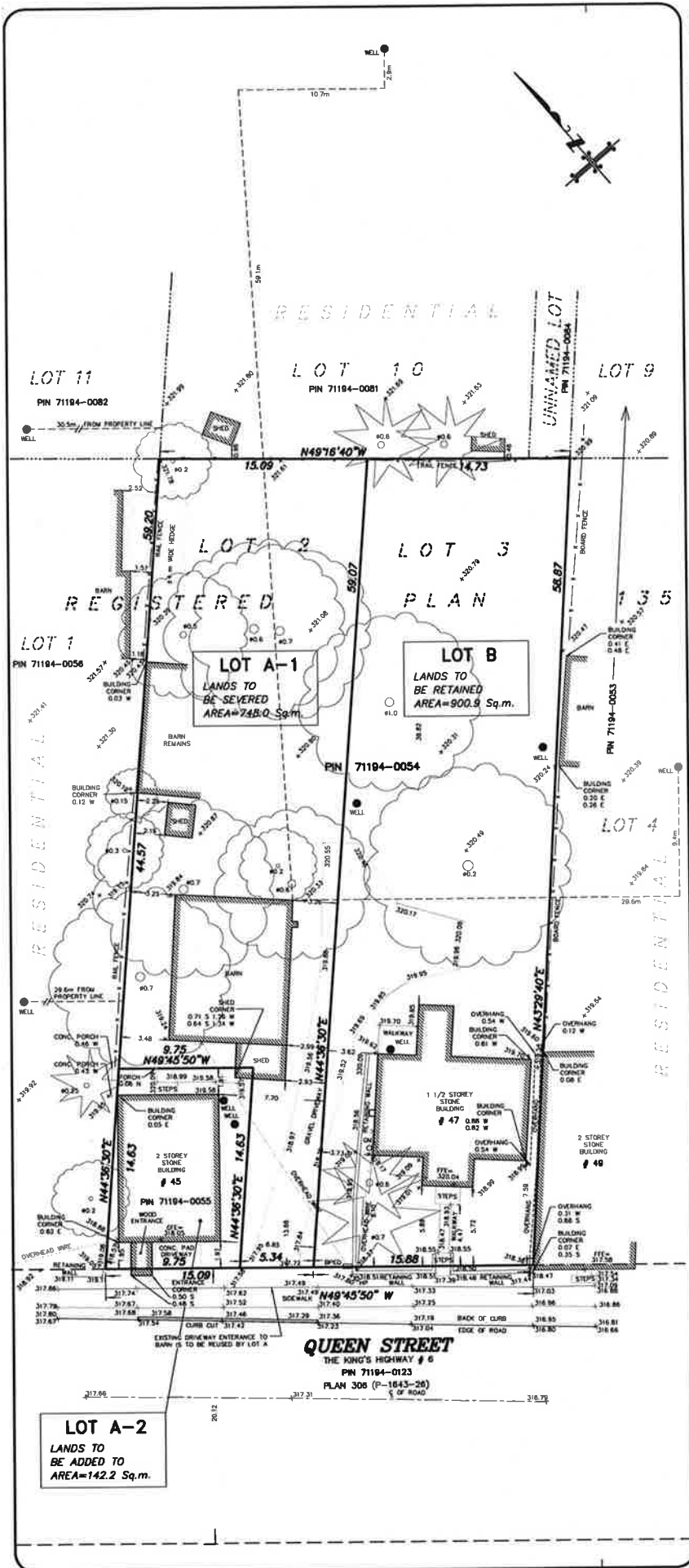
Application deemed complete: _____

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.

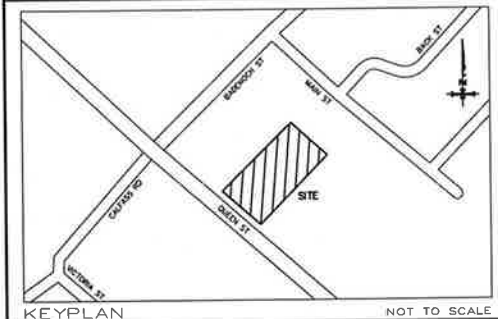
The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



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

SEVERANCE SKETCH FOR 45 AND 47 QUEEN STREET

CLIENT :
MELINDA NEWARK



LOTS 2 AND 3 REGISTERED PLAN 135

ALEX OCH'S PORTION

BEING IN THE

TOWNSHIP OF PUSLINCH

COUNTY OF WELLINGTON

SCALE 1 : 200

MackAY, MackAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2017

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

Benchmark Note:

WTD BENCHMARK No. 00818740218 ELEVATION = 320.586 METRES (CGVD 1928 : 1978 ADJUSTED)
FRAME BARN ON WEST SIDE OF HIGHWAY 6, 1.8 km SOUTH OF JCT OF HIGHWAY 6 AND HIGHWAY 401 AT WORKSON, 1.8 km NORTH OF CPM BRIDGE IN THE HAMLET OF PUSLINCH AND 112.5 METRES WEST OF CENTRELINE OF HIGHWAY 6. TABLE 6 IS SET HORIZONTALLY IN EAST FACE OF STONE FOUNDATION, 3.00 METRES NORTH OF SOUTHEAST CORNER, 2.13 METRES BELOW FRAMEWORK AND 0.46 METRE ABOVE GROUND.

Legend :

CD DENOTES CENTRE LINE
SPED DENOTES SELL PEDESTAL
HP DENOTES HYDRO POLE
GM DENOTES GAS METRE
FFL DENOTES FIRST FLOOR ELEVATION
GFL DENOTES GARAGE FLOOR ELEVATION
RD DENOTES ROAD
PIN DENOTES PROPERTY IDENTIFICATION NUMBER
CONC DENOTES CONCRETE

NOTE :
BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM SURVEY RECORDS & REGISTRY OFFICE INFORMATION.

DATE: NOVEMBER 24, 2017
FOR MRS. A. LORRAINE, O.S.

CAUTION

UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

CAUTION : THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

© 2017 MACKAY, MACKAY & PETERS LIMITED

STAMP	
1	OCT 30, 2017 PREPARED SEVERANCE SKETCH
No.	DATE REVISIONS

**MACKAY
MACKAY
& PETERS
LIMITED**
Established 1906

ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 638-1373
FAX: (905) 333-9544
e-mail: holton@mmplimited.com
Records of Sewell & Sewell
and Yates & Yates LTD.

CAD FILE: E:\(B1) Wellington\Registered Plans\NP135\LOT 2-3\17-030\17-030-SEV.dwg

DRAWN BY:	PARTY CHIEF:	CHECKED BY:	PROJECT No.	DWG. No.
E.L.	N/A	K.J.D.	17-030-SEV	1



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

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/HUE

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

Name of Owner(s): Deborah and Shaun Huether and Melinda Newark

Location: 45 and 47 Queen Street
Part of Lots 2 and 3 RP 135
Township of Puslinch, County of Wellington

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

Date: 7:00 p.m. Tuesday, April 9, 2019

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

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

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

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

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

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

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

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

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

For more information about this matter, contact:

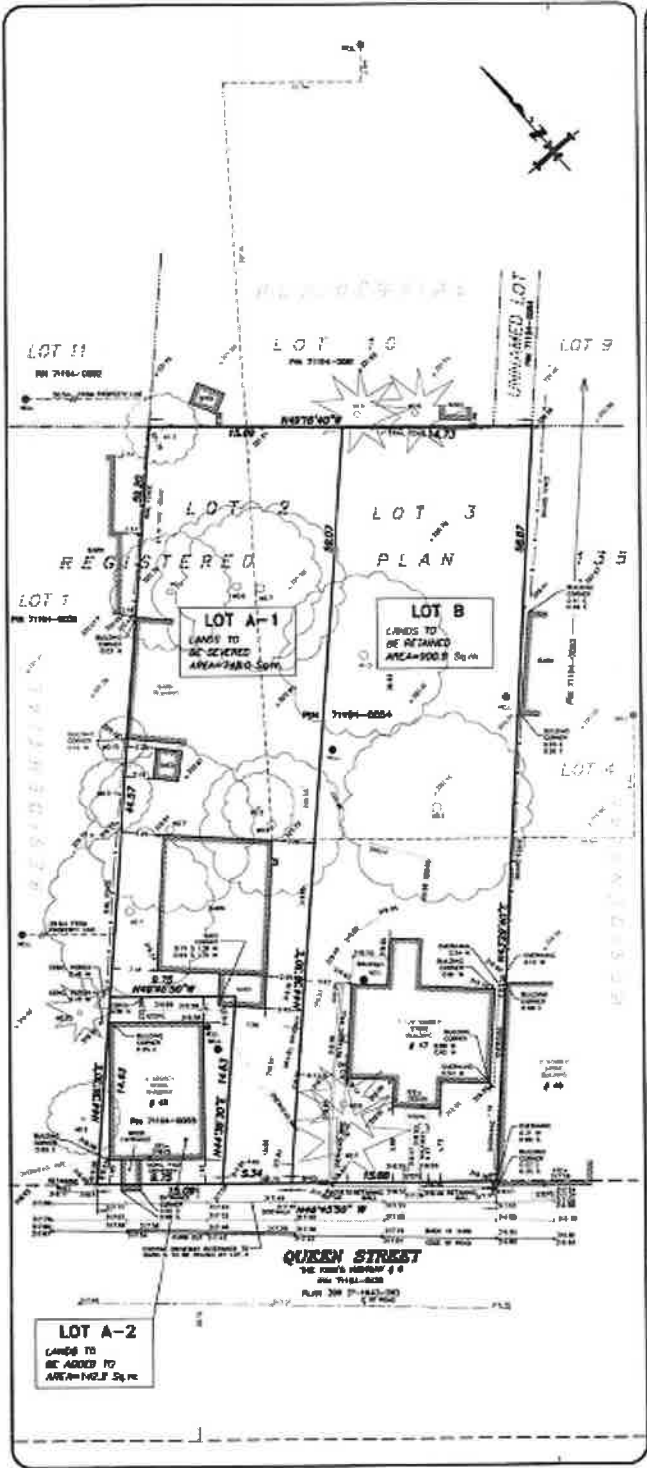
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca
(Tel) 519-763-1226
(Fax) 519-763-5846

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

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

Aerial: 45 & 47 Queen St.





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

SEWERAGE SKETCH FOR
45 AND 47 QUEEN STREET **SEWER NETWORK**

KEY PLAN

**LOTS 2 AND 3
REGISTERED PLAN 135
ALEX COO'S PORTION**
SHOW IN THE
**TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**
SCALE 1 : 200

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

NOVEMBER 14, 2017
JAN 10/18 - J. CLARK, S.S.

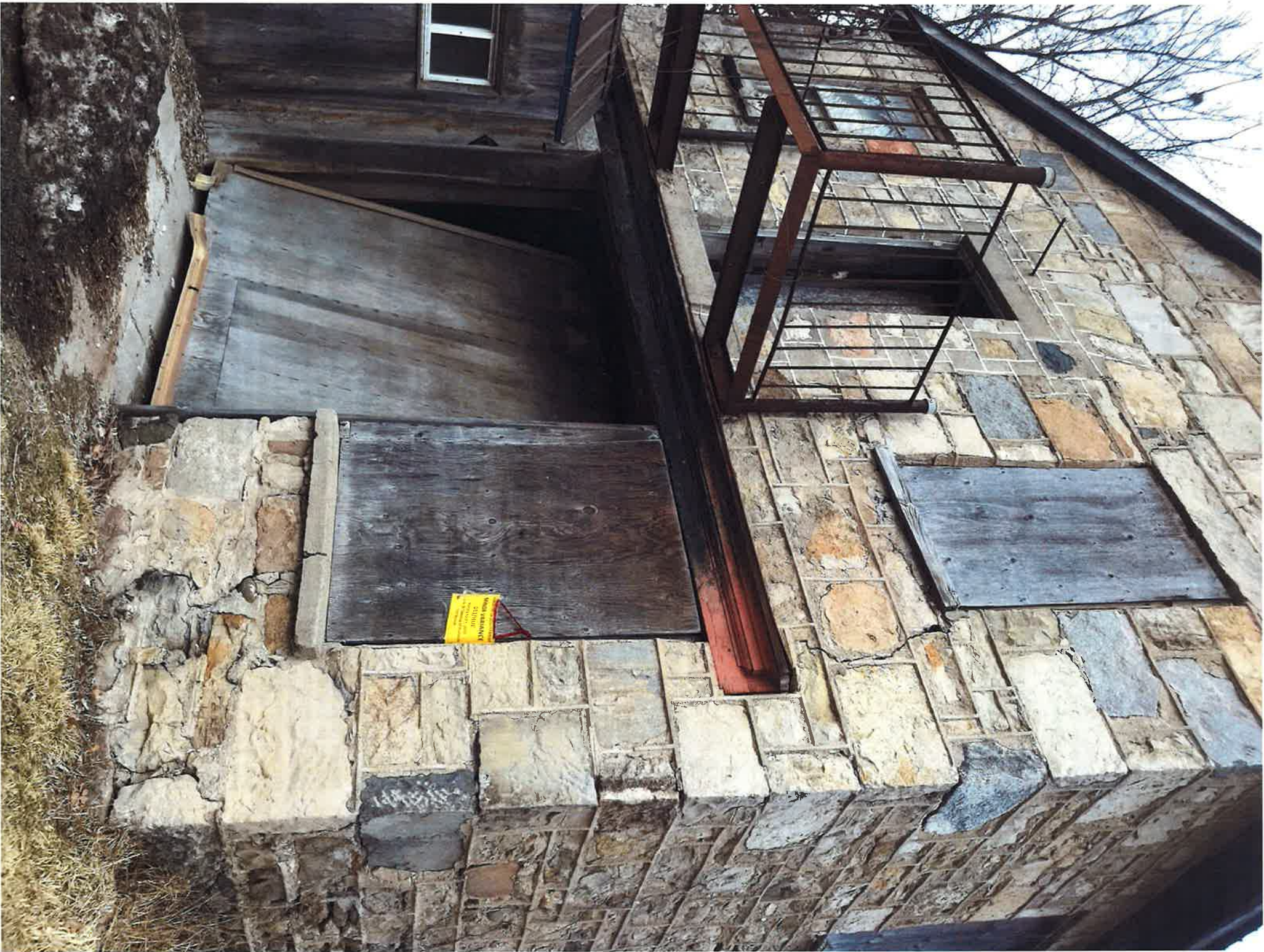
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NO.	DESCRIPTION	DATE
1	REVISED BY: J. CLARK	10/11/2017
2	REVISED BY: J. CLARK	10/11/2017
3	REVISED BY: J. CLARK	10/11/2017
4	REVISED BY: J. CLARK	10/11/2017
5	REVISED BY: J. CLARK	10/11/2017
6	REVISED BY: J. CLARK	10/11/2017
7	REVISED BY: J. CLARK	10/11/2017
8	REVISED BY: J. CLARK	10/11/2017
9	REVISED BY: J. CLARK	10/11/2017
10	REVISED BY: J. CLARK	10/11/2017

MACKAY, MACKAY & PETERS LIMITED
100 SOUTH STREET, SUITE 100, WINDSOR, ONTARIO N9A 6K1
PHONE: (519) 253-1111
FAX: (519) 253-1112
WWW.MACKAYMACKAYPETERS.COM
REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR
ONTARIO REGISTRATION NO. 123456789

SCALE 1 : 200
DATE: 10/11/2017
DRAWN BY: J. CLARK
CHECKED BY: J. CLARK
DATE: 10/11/2017
PAGE NO. 1





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: March 25, 2019
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 HUE (Hue)**
45 and 47 Queen Street
Part of Lots 2 and 3 RP 135

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

Planning Opinion

A lot line adjustment application (B177/17) was considered and given provisional consent by the Land Division Committee at the March 8, 2018 meeting. The application proposed to move the lot line for the smaller property (solid yellow line) to create two more evenly sized properties (see Figure 1). This application has been submitted to recognize existing deficiencies on the two properties which both contain existing dwellings. This application will recognize lot area, lot frontage and side yard setbacks for both properties.

This application would satisfy a condition of consent (lot line adjustment) for application **B177/17**. The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

Regulation	By-law Section	Required	Proposed
Hamlet Residential Zone HR Zone Requirements Lot Area	6(3)(a)	The by-law requires a minimum lot area of 1,390 m ² for properties that contain a single detached dwelling.	Requesting a lot area of 890.2 m ² for Property A and 900.9 m ² for Property B.
Hamlet Residential Zone HR Zone Requirements Lot Frontage	6(3)(b)	The by-law requires a minimum lot frontage of 15 metres.	Requesting a lot frontage of 15.09 m for Property A and 15.88 m for Property B.
Hamlet Residential Zone HR Zone Requirements Interior Side Yard	6(3)(d)	The by-law requires a minimum interior side yard width of three metres on one side and one metre on the other side.	Requesting side yard setbacks of 0 metres and 6.85 metres for Property A, and requesting side yard setbacks of 0.88 m and 3.62 for Property B.

Figure 1: Excerpt from application B177/17 indicating the lot line adjustment



Source: Excerpt from County of Wellington Land Division material for application B177/17

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

[Redacted signature]

Michelle Innocente, BES, BSc, RPP
Senior Planner

Lynne Banks

From: Julie Facey-Crowther
Sent: March-29-19 9:59 AM
To: Lynne Banks; [REDACTED]
Subject: RE: Notice of Public Hearing - D13/HUE (Huether)

Good morning Lynne,

The building department requires a report showing that the barn and attached shed on the lands to be severed conform to the spatial separation requirements as the Ontario Building Code DIV B. section 9.10.14. If the barn and shed do not conform then we will require a plan as to how they will make it conform which may or may not require a building permit. Please let me know if you have any questions.

Regards,



PUSLINCH

Julie Facey-Crowther
Building Inspector
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 ext. 216/Fax: 519-763-5846 www.puslinch.ca

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, March 12, 2019 3:18 PM
To: [REDACTED] Julie Facey-Crowther <jfacey-crowther@puslinch.ca>; [REDACTED]
Subject: Notice of Public Hearing - D13/HUE (Huether)

Attached please find a Notice of Public Hearing with respect to the above matter. Please review and provide any comments by March 29th.

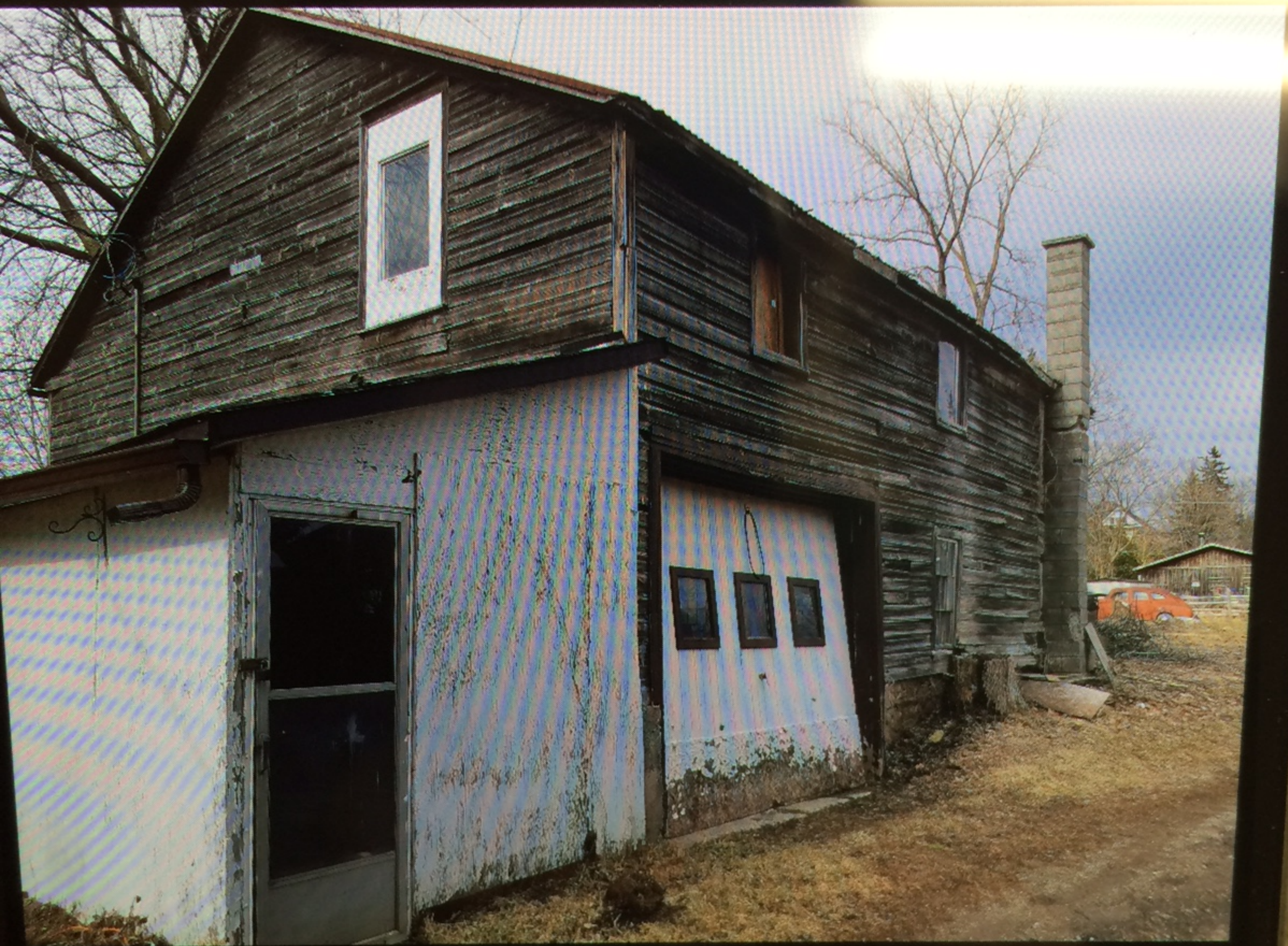
Thanks –

Lynne



PUSLINCH

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



Lynne Banks

From: Ola Panczyk <opanczyk@hrca.on.ca>
Sent: March-18-19 2:16 PM
To: Lynne Banks
Subject: Minor Variance Application #D13/HUE (45 and 47 Queen St, Puslinch) - CH Comment

Good afternoon Lynne,

I received circulation of the above noted minor variance application. Due to the minor nature of the variances requested, and its relation to Consent Application B177/17 that CH previously provided comment on, we will not be providing comments for this application.

The subject properties are regulated and will require permission from CH prior to development.

Thank you,

Ola Panczyk
Environmental Planning Analyst

Conservation Halton
2596 Britannia Road West, Burlington, ON L7P 0G3
905-336-1158 ext. 2279 | opanczyk@hrca.on.ca

March 8, 2019

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: February 20, 2019

FILE NO. B12-19

APPLICANT

John & Barra Gots
611 Main St.
PO Box 397
Port Dover N0A 1N0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 25
Concession 1

Proposed lot line adjustment is 1.4148 hectares with 94.52m frontage, vacant land to be added to abutting lands – Rosedale Securities Ltd for use as a future pit.

Retained parcel is 3.0334 hectares with 122m frontage, vacant land with remains of concrete & steel structure for proposed agricultural and accessory uses including future dwelling.

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

April 17, 2019

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ [REDACTED]

Fee Received: Feb 20/19

File No. B12-19

Accepted as Complete on: Feb 20/19

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Barra Louise Gots & John Geza Gots

Address [REDACTED]

Phone No. _____ **Email:** _____

(b) Name and Address of Applicant (as authorized by Owner) St. Marys Cement Inc. (Canada)

55 Industrial Street, Toronto, ON M4G 3W9

Phone No. [REDACTED] **Email:** [REDACTED]

(c) Name and Address of Owner's Authorized Agent: Neal DeRuyter, MHBC Planning

200-540 Bingham Centre Drive, Kitchener, ON N2B 3X9

Phone No. [REDACTED] **Email:** [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER ☐

APPLICANT ☒

AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐

APPLICANT ☒

AGENT ☐

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

☒ Conveyance to effect an addition to a lot

☐ Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:

Part of Lot 25, Concession 1, Township of Puslinch

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

Local Municipality: Puslinch

Concession 1 Lot No. 25

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address N/A

(b) When was property acquired: June 17, 1969 Registered Instrument No. MS85191

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

Frontage/Width +/- 100 m AREA 1.4148 ha

Depth +/- 145 m Existing Use(s) Vacant

Existing Buildings or structures: N/A

Proposed Uses (s): Future Pit (subject to future approvals)

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

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

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☐ Other (specify): _____

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank ☐ individual ☐ communal

☐ Pit Privy

☐ Other (specify): _____

6. Description of Land intended to be RETAINED: Metric [x] Imperial []

Frontage/Width 122 m AREA 3.0334 ha

Depth +/- 270 m Existing Use(s) Vacant

Existing Buildings or structures: Remains of concrete and steel structure.

Proposed Uses (s): Agricultural and accessory uses including future dwelling/TBD.

Type of access (Check appropriate space)

Existing [X]

Proposed []

- ☐ Provincial Highway
☐ County Road
☒ Municipal road, maintained year round
☐ Municipal road, seasonally maintained
☐ Easement

- ☐ Right-of-way
☐ Private road
☐ Crown access road
☐ Water access
☐ Other (specify) _____

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

- ☐ Municipally owned and operated piped water system
☐ Well ☐ individual ☐ communal
☐ Lake
☐ Other (specify): _____

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

- ☐ Municipally owned and operated sanitary sewers
☐ Septic Tank ☐ individual ☐ communal
☐ Pit Privy
☐ Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO [x]
*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [x]
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [x]
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [] NO [x]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [x]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [x]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [x]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [x] NO []
15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [x]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [x]
Name of Rail Line Company: _____
17. Is there an airport or aircraft landing strip nearby? YES [] NO [x]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [x]

19. PREVIOUS USE INFORMATION:

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

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

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

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

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [x] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [x] UNKNOWN []

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

20. Is this a resubmission of a previous application?

YES [] NO [x]

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [] NO [x]

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

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [x] NO [] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [] NO [x]

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

The application is consistent with the PPS. See cover letter.

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

Not located within Greenbelt Plan. Application conforms with County Official Plan. See cover letter.

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

Secondary Agricultural. Application conforms with County Official Plan. See cover letter.

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

N/A

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

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

27. What is the zoning of the subject lands? Agricultural (A-2)

28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐

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

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

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☐ NO ☒

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages, provide complete name and address of Mortgagee _____

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

30. Type of Farm Operation conducted on these subject lands: N/A

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

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

<u>Severed</u>	Width _____ Length _____ Area _____ Use _____
	Width _____ Length _____ Area _____ Use _____
<u>Retained</u>	Width _____ Length _____ Area <u>188m²</u> Use <u>Shed</u>
	Width _____ Length _____ Area _____ Use _____

32. Manure Storage Facilities on these lands:

DRY	SEMI-SOLID	LIQUID
Open Pile <input type="checkbox"/>	Open Pile <input type="checkbox"/>	Covered Tank <input type="checkbox"/>
Covered Pile <input type="checkbox"/>	Storage with Buck Walls <input type="checkbox"/>	Aboveground Uncovered Tank <input type="checkbox"/>
		Belowground Uncovered Tank <input type="checkbox"/>
		Open Earth-sided Pit <input type="checkbox"/>

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

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

34. **Source Water Protection Plan**

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

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

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?
YES [x] NO []

If yes, please indicate the person you have met/spoken to: Sarah Wilhelm (presented before Township Development Review Team)

36. If a new farm operation, or new crops, or new farm buildings are being proposed for the severed and/or retained lands. Please provide some details:

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

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S AUTHORIZATION:

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

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed. If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Rosedale Securities, Ltd. the Registered Owners

of 4248 Sideroad 25 South Of the _____ in the

County/Region of _____ severally and jointly, solemnly declare that

St. Marys Cement Inc. (Canada) / MHBC Planning

Is authorized to submit an application for consent on my (our) behalf.



Signature(s) of Registered Owner(s) or Corporation's Officer

OWNER'S AUTHORIZATION:

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

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed. If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), John G Gots and Barra Gots the Registered Owners of
Part of Lot 25, Concession 1 Of the Township of Puslinch
in the County/Region of Wellington severally and jointly, solemnly declare that
St Marys Cement Inc. (Canada) / MHBC Planning

Is authorized to submit an application for consent on my (our) behalf.

Signature(s) of Registered Owner(s) or Corporation's Officer

OWNER'S AUTHORIZATION:

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

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

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

I, (we), See enclosures the Registered Owners of


Of the _____ in the
County/Region of _____ severally and jointly, solemnly declare that

Is authorized to submit an application for consent on my (our) behalf.

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

 David Hanraff, Director of Lands + Resources,
I, (we) St. Marys Cement Inc. (Canada) of the
City of Toronto Barrie In the County/Region of
Simcoe Solemnly declare that all

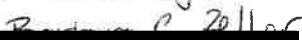

the statements contained in this application for consent for (property description) _____

Part of Lot 25, Concession 1, Township of Puslinch

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

DECLARED before me at the

City of _____
Toronto In the
County/Region of _____

This 14th day of February 2019 


(Owner or Applicant)


Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of 

David Harratty for
St. Marys Cement Inc. (Canada)

Feb 14, 2019
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION AFee Received: Feb 20/19File No. 312-19Accepted as Complete on: Feb 20/19**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION****SECTION A: Parcel to which land is being added.****2. (a) Name of Registered Owner(s)** Rosedale Securities, Ltd.Address 55 Industrial Street, Toronto, ON M4G 3W9Phone No. [REDACTED]Email: [REDACTED]**(b) Name and Address of Applicant (as authorized by Owner)** Same as owner

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: Neal DeRuyter, MHBC Planning200-540 Bingemans Centre Drive, Kitchener, ON N2B 3X9Phone No. [REDACTED]Email: [REDACTED]**(d) All Communication to be directed to:**REGISTERED OWNER ☒ [X]APPLICANT ☐ []AGENT ☒ [X]**(e) Notice Cards Posted by:**REGISTERED OWNER ☒ [X]APPLICANT ☐ []AGENT ☐ []**3. Location of Land in the County of Wellington:**Local Municipality: PuslinchConcession 1Lot No. 25

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 4248 Sideroad 25 South**(b) When was property acquired:** December 19, 2016 **Registered Instrument No.** WC491074

SKETCH PREPARED FOR SEVERANCE APPLICATION FOR
 PART OF LOTS 25
 CONCESSION 1
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

SCALE 1 : 1000

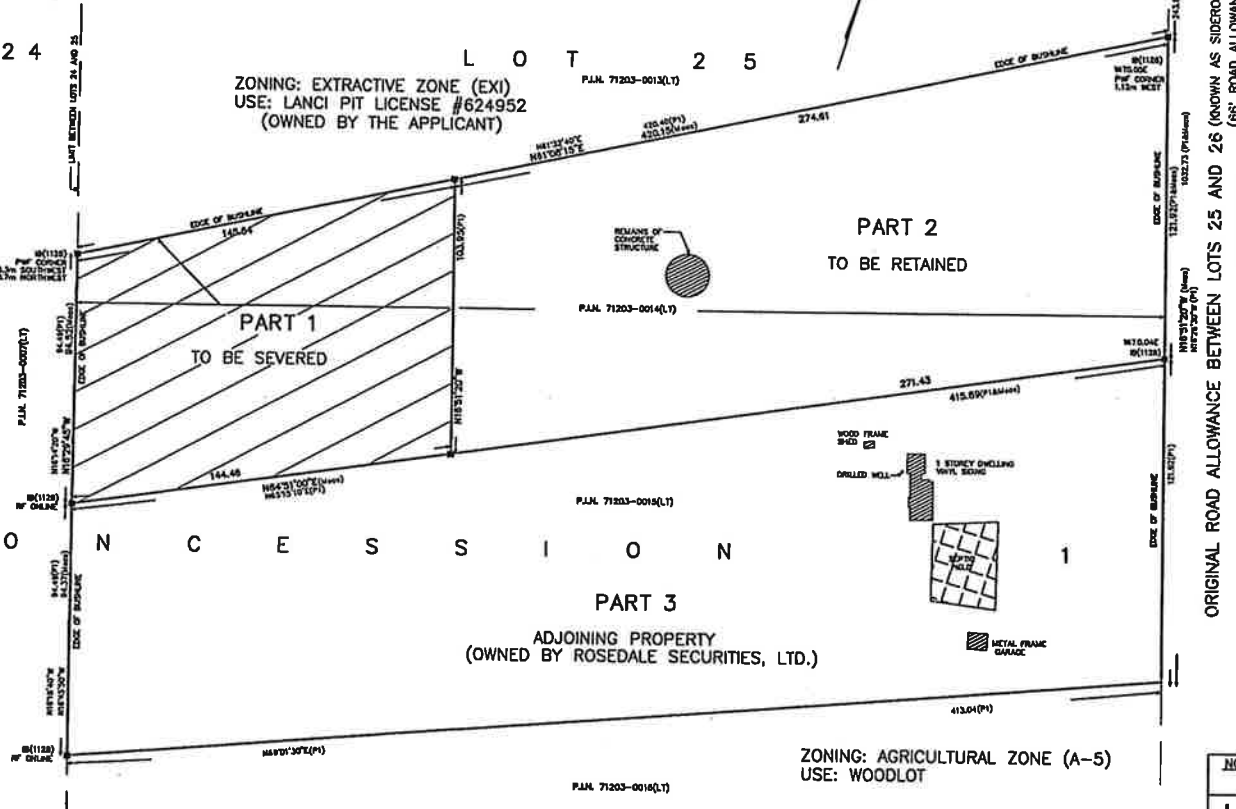
LOT 24

LOT 25

ZONING: EXTRACTIVE ZONE (EXI)
 USE: LANCI PIT LICENSE #624952
 (OWNED BY THE APPLICANT)

P.L.N. 71203-0013(LT)

ZONING: EXTRACTIVE ZONE (EXI-5)
 USE: DUFFERIN MILL CREEK PIT LICENSE #5738



PART 1 - SEVERED LANDS
 AREA=1.4148(HA)(3.496 ACRES)

PART 2 - RETAINED LANDS
 AREA=3.0334(HA)(7.496 ACRES)

PART 3 - ADJOINING LANDS
 AREA=4.4487(HA)(10.993 ACRES)

PART 1 + PART 3
 AREA=5.8635(HA)(14.489 ACRES)

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 25 AND 26 (KNOWN AS SIDEROAD 25 SOUTH)
 (66' ROAD ALLOWANCE)



**Proposed Lot Line
Adjustment, CBM St.
Marys Cement Inc.
(Canada), Township of
Puslinch**

LEGEND

- Lands to be Severed ± 1.4148ha/ 3.496ac
- Lands to be Retained ± 3.0334ha/ 7.496ac
- Additional Lands Owned by
CBM St. Marys Cement Inc. (Canada)
- Existing CBM St. Marys Cement Inc. (Canada)
Licensed Pit

DATE: December 18, 2018

SCALE: NTS

FILE: Y321V

DRAWN: GC



K:\Y321V\CBM\LANC PIT EXTENSION\PROPOSED\SKETCHES_SURROUNDING.DWG

Part of Lot 25, Concession 1
Township of Puslinch

Air Photo Source: Google Satellite Imagery July, 2018

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINCEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



**Proposed Lot Line
Adjustment, CBM St.
Marys Cement Inc.
(Canada), Township of
Puslinch**

LEGEND



Lands to be Severed ± 1.4148ha/ 3.496ac



Lands to be Retained ± 3.0334ha/ 7.496ac



Adjacent Property Boundary

DATE: December 18, 2018

SCALE: 1:3,000

FILE: Y321V

DRAWN: GC



K:\Y321V-CBM LANCY PT EXTENSION\SCRIPTS\SEVERANCE_SKETCH.DWG



**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

203-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3K9
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**Part of Lot 25, Concession 1
Township of Puslinch**

Air Photo Source: Google Satellite Imagery July, 2018



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

February 19, 2019

ATTN: Deborah Turchet
Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

**The County of Wellington
Planning Dept.**

FEB 19 2019

Dear Ms. Turchet:

**RE: Proposed Lot Line Adjustment Application
CBM Aggregates, a Division of St. Marys Cement Inc. (Canada) ("CBM")
Part of Lot 25, Concession 1, Township of Puslinch
OUR FILE Y321V**

On behalf of our client, CBM, please find enclosed an application for a lot line adjustment in the Township of Puslinch.

A preconsultation meeting regarding the proposed application occurred with the County and Township on December 6, 2018.

Rosedale Securities, Ltd. ("Rosedale") owns 4248 Sideroad 25 S (Part of Lot 25, Concession 1). Rosedale is affiliated with CBM.

Barra Louise Gots and John Geza Gots ("the Gots") own the property immediately north of the Rosedale parcel (also known as Part of Lot 25, Concession 1).

The Gots have reached an agreement with CBM to sell a portion of their property to CBM. Approximately 1.4 ha / 3.5 ac is proposed to be severed from the Gots parcel and added to the Rosedale parcel immediately to the south. The retained Gots parcel would be approximately 3.03 ha / 7.5 ac. The enclosed survey sketch and figures identify the proposed severed and retained parcel and the lands to be added to.

There are licensed pits located immediately west, north and east of the subject lands including the Lanci Pit and Mast Pit which are owned by CBM (refer to enclosed surrounding lands map). The purpose of the proposed lot line adjustment is to potentially accommodate a southward expansion of the Lanci Pit as CBM also owns lands immediately south of the subject lands which contain high quality sand and gravel resources. This proposed pit expansion would allow trucks to remain internal to CBM's lands without the need to use or access Sideroad 25.

It should be noted that the future pit expansion would be subject to separate municipal and provincial approvals which would include the preparation of applicable technical studies and site plans. The County

and other review agencies will be notified at the appropriate time including the scheduling of a preconsultation meeting.

The subject lands are zoned Agricultural and are designated Secondary Agricultural in the County's Official Plan. The lands are not included within the Prime Agricultural Area of the Province's Agricultural System mapping. As a result, the proposed lot line adjustment is permitted in the Secondary Agricultural designation. If approved, the lot line adjustment would comply with the provisions of the Agricultural zone.

No new lots are proposed to be created. Both the retained and severed portions would still have access to a public road (Sideroad 25). There are no existing agricultural uses on the subject or adjacent lands. There are no barns located within 500 m of the subject lands. As a result, no adverse effect on agriculture is anticipated. The subject lands are not regulated by the GRCA. The subject lands are not located within a source water protection area.

The subject lands are included within a sand and gravel resource area based on provincial and County mapping. The proposed lot line adjustment would not preclude or hinder access to these significant aggregate resources as it would potentially accommodate a future pit expansion application.

In summary, the proposed application conforms to the Growth Plan and County Official Plan, and is consistent with the Provincial Policy Statement. The proposed lot line adjustment would comply with the Agricultural zone provisions in the Township's Zoning By-law.

In support of the proposed lot line adjustment application, please find enclosed the following materials:

1. One copy of the Complete Application Form.
2. One copy of the current deeds for each of the properties involved in the lot line adjustment.
3. Eight copies of the survey sketch, plus one reduced-size copy.
4. Two copies of figures illustrating the proposed lot line adjustment and surrounding land uses.
5. A list of names and mailing addresses for each landowner within 60 m of the subject lands.
6. A cheque for \$4,340 payable to the "Treasurer of the Wellington County".

Digital copies of the application materials will also be provided to the County.

We look forward to working with the County on this application. If you have any questions or require further information, please let us know.

Yours truly,

MHBC



Near Deruyter, BES, MCIP, RPP

Encl.

cc. *David Hanratty, CBM*
Steve May, CBM
John and Barra Gots