



Planning & Development Advisory Committee
August 14, 2018
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

COMMITTEE OF ADJUSTMENT:

- 1. OPENING REMARKS**
- 2. DISCLOSURE OF PECUNIARY INTEREST**
- 3. APPROVAL OF MINUTES**
 - None
- 4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
 - None
- 5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

- 6. OPENING REMARKS**
- 7. DISCLOSURE OF PECUNIARY INTEREST**
- 8. APPROVAL OF MINUTES (Attachment A)**

Planning & Development Advisory Committee meeting minutes held Tuesday July 10th 2018 be adopted.

- 9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**
 - None
- 10. ZONING BY-LAW AMENDMENT (Attachemnt B)**

- 10a)** Zoning Amendment D14/COX – COX Construction Ltd. - Part Lots 11 & 12, Concession 4, Forestell Road.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Extractive to Agricultural. The license has been surrendered to the MNRF and the site has been rehabilitated.

- 10c)** Zoning Amendment D14/DOU – David Doughty - Part Lot 34 & 25, Concession 2, 7129 Smith Road.

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 require a one-storey dwelling and a 305m dwelling setback from all Capital Paving operations; related to County of Wellington severance B77/16.

11. LAND DIVISION

- None

12. OTHER MATTERS

- None

13. CLOSED MEETING

- no matters

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

15. ADJOURNMENT



MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

OTHERS IN ATTENDANCE:

Kelly Patzer, Development & Legislative Coordinator
Sarah Wilhem, County Planning
Darryl & Rachael Leachman

1 - 5. COMMITTEE OF ADJUSTMENT

None

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

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

7. DISCLOSURE OF PECUNIARY INTEREST

None

8. APPROVAL OF MINUTES

Moved by Dan Kennedy and Seconded by Dianne Paron,

That the minutes of the Planning & Development Advisory Committee Meeting held Tuesday June 12th, 2018 be adopted, as amended.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

9(a) Site Plan Application D11/LEA – Leachman/Aberfoyle Snomobile, 92 Brock Road S

Moved by Dennis O'Connor and Seconded by Deep Basi,

That the following comments are provided towards the Urban Design and Landscaping of the Aberfoyle Snomobile Site Plan (D11/LEA):

- Accessible parking requirements are to be met
- Investigate any shut-off for the oil pipe drain to the pond in case of fire
- Signage to conform to sign by-law
- Confirmed outdoor trailer parking is not for tractor trailers
- Fence height and type shall be detailed
- Rooftop screening of equipment required if it is visible
- 3 metre landscape buffer dimension on landscape plan to be corrected behind 4 Gilmour Road
- Grey colour on proposed on upper part of the building shall be detailed on Elevation Plan (currently references black colour)
- Photometrics – illumination is to not spill over property line
- Audible alarm for septic system – ensure quick response time to the loud alarm in case of emergency

CARRIED

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

- None

12. OTHER MATTERS

- No matters

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting August 14th @ 7:00 p.m.

15. ADJOURNMENT

Moved by Dan Kennedy and Seconded by Dianne Paron,

- That the Planning & Development Advisory Committee adjourns at 7:39 p.m.

CARRIED



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

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

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting** on **Wednesday the 15th of August 2018 at 6:30 pm** in the Council Chambers at 7404 Wellington Road 34, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

THE LAND SUBJECT to the application is known as Part Lots 11 & 12, Concession 4, municipally located on Forestell Road, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Extractive (EX1) to Agricultural (A) Zone. The aggregate licence was surrendered to the Ministry of Natural Resources and Forestry and the rehabilitation of the site has been completed.

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

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

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

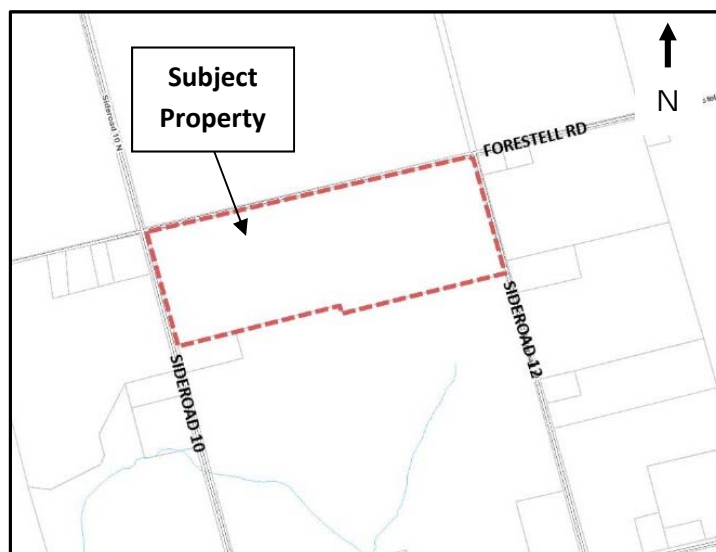
REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

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

Dated at the Township of Puslinch on this
20th day of July 2018.

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

KEY MAP



June 27, 2018
21088-12



Township of Puslinch
7404 Wellington Road 34
R.R. #3
Guelph, ON
N1H 6H9

Attention: Kelly Patzer

Dear Ms. Patzer:

Re: Zone Change Application & Sketch for Severance Application B130/12
4661 Sideroad 10 North
Part of Lots 11 & 12, Concession 4
PIN 71209-0094
Township of Puslinch
County of Wellington

Please find enclosed an application for a Zone Change on the above-mentioned property. Included with this submission are copies of the Zone Change Sketch, completed application form, required deed, PIN Report and Map, Source Water Protection Form, Surrender of Licence Letter and a cheque in the amount of \$5,000.00 to the Township of Puslinch.

Proposal

A Zoning By-law Amendment Application is being made to satisfy Condition 8 of Severance Application B130/12 which was approved by the Wellington Land Division Committee December 2017, subject to conditions. This application is required to rezone the entire subject property from Extractive to Agricultural.

Under the new Comprehensive Zoning By-law, the subject property will be rezoned from Extractive to Agricultural, however, due to a recent appeal the new By-law is not yet in effect. Since the severance must be completed by December 14, 2018, we are submitting a re-zoning application to ensure this condition is satisfied before the severance completion date.

71 Weber Street East
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



LAND SURVEYORS and ENGINEERS

The aggregate licence for the subject property was surrendered to the Ministry of Natural Resources and Forestry in October 2017 and the rehabilitation of the site has been completed. The severed parcel will be used for rural residential purposes and the retained parcel will be used for agricultural purposes. The agricultural zoning requirement will be met for both the severed and retained parcels.

Please call me if you, or the Planning Staff, have any questions.

Very truly yours,
Van Harten Surveying Inc.

A large black rectangular redaction box covers the signature area. Above the box, there is a handwritten signature in black ink that appears to read 'J.E. Buisman'. Below the box, there is a small handwritten mark that looks like 'JE'.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Regan Cox



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: _____

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify): ☐

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

A Zoning By-law Amendment Application is being made to meet Condition 8 of Severance Application B130/12 which was approved by the Wellington Land Division Committee December 2017, subject to conditions. This application is required to rezone the entire subject property from Extractive to Agricultural. Please see our covering letter for more details.

General Information:

1. Applicant Information:

Registered Owner's Name(s): Cox Construction Limited c/o Regan COX
Address: PO Box 427
City: Guelph
Postal Code: N1H 6K5
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
Address: 423 Woolwich Street
City: Guelph
Postal Code: N1H 3X3
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax: [REDACTED]

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

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

None

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

When did the current owner acquire the subject land? Date: April 2013

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: 4661 Sideroad 10 North

Concession: 4 Lot: 11 & 12
Registered Plan Number: Part 1 & 2, 61R-7993
Area: 23 ha Depth: 805 m Frontage: 309 m
 ac ft. 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?

Secondary Agricultural & Mineral Aggregate Area

List land uses permitted by the current Official Plan designation:

Permitted Uses outlined in Section 6.5.3 of the Official Plan for Secondary Agricultural:
a) all uses allowed in the Prime Agricultural Area (See Section 6.4.3 - agriculture related uses, single detached homes, wayside pits and quarries, licensed aggregate operations..); b) small scale commercial, industrial and institutional uses; c) public service facilities

How does the application conform to the Official Plan?

The subject property was used as a gravel pit for many years and has now been rehabilitated for agricultural purposes. This application conforms to the Official Plan as agricultural uses are permitted, along with a single detached dwelling.

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

N/A

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

N/A

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

N/A

10. Zoning:

What is the current zoning of the property? Extractive

What uses are permitted? Single dwelling unit, agricultural use, gravel pit, quarry,...etc.

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

N/A

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

N/A

Existing and Proposed Land Uses and Buildings:

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

Rehabilitated gravel pit - Agricultural

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

Gravel pit existed for many years, however over the past few years the property has been rehabilitated after the aggregate licence was surrendered.

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

Agricultural & Rural Residential - a single detached dwelling is proposed to be built on severed parcel and the retained parcel will be used for agricultural purposes.

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

Building Details	Existing		Proposed	
Type of Building(s) or structures	N/A - Vacant		Dwelling	
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.

The subject property is on a corner lot with frontage along Sideroad 12 North, Sideroad 10 North and Forestell Road.

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:

N/A

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other sewage disposal	<input type="checkbox"/>	<input type="checkbox"/>

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

Yes: ☐ No: ☒

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other: ☐ (explain below)

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B130/12	County of Wellington	Lots 11, 12 Con 4	Severance	Approved with Conditions
Site Plan Control	<input type="checkbox"/>	<input 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 covering letter for more details.

**Ministry of Natural
Resources and Forestry**

Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

**Ministère des Richesses
naturelles et des Forêts**

Telephone: (519) 826-4955
Facsimile: (519) 826-4929



October 30, 2017

Cox Construction Limited
687 Eramosa Road
P.O. Box 427
Guelph, ON
N1H 6K5

Attention: Regan Cox

SUBJECT: Surrender of Licence under the Aggregate Resources Act
St. Marys Cement Inc. (Canada)- Licence #20749
Part Lots 11-12, Concession 4
Township of Puslinch, County of Wellington

Dear Mr. Cox;

Further to your letter of October 17, 2017 in which you request that Licence #20749 be surrendered, please be advised that this Ministry completed an inspection of your pit property on October 27, 2017 and determined that the site has been rehabilitated as per the site plan and to the satisfaction of this Ministry.

In addition, the Ontario Aggregate Resources Corporation has advised this Ministry that all outstanding fees and reporting for Licence #20749 have been received. As a result, Licence #20749 is now surrendered and you are no longer under any obligations outlined under the Aggregate Resources Act.

Should you require any further information regarding this matter, please contact the undersigned at this office.

Yours truly,


Seana Richardson
Aggregate Technical Specialist
MNRF Guelph District


cc: Clerk, Township of Puslinch
Clerk, County of Wellington
Ministry of Labour- London
The Ontario Aggregate Resources Corporation

To meet with our staff please be sure to call ahead and make an appointment.
For general information visit: www.mnr.gov.on.ca or www.ontario.ca

ZONE CHANGE SKETCH
PART OF LOTS 11 AND 12,
CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000

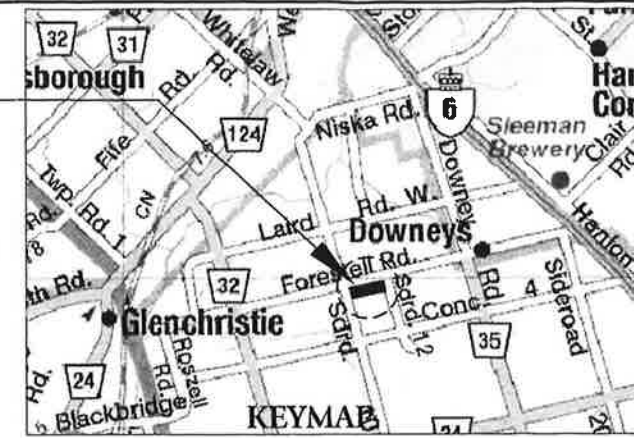
0 50 100 150 200metres

VAN HARTEN SURVEYING INC.

PIN 71209 - 0003 (LT)

SUBJECT
PROPERTY

LOT 12,
CON. 4



PIN 71209 - 0003 (LT)

LOT 13, CONCESSION 4

LOT 11, CONCESSION 4

PART

PART 1, 61R-276
EASEMENT IN FAVOUR
OF UNION GAS

3,

61R

2872

PIN 71209-0158 (LT)

PIN 71209-0003 (LT)

PIN 71209 - 0004 (LT)

PIN 71209 - 0003 (LT)

(12.12m WIDE) TRAVELLED ROAD, KNOWN AS FORESTELL ROAD

717±

PIN 71209 - 0158 (LT)

BODY OF WATER

ZONING

EXI

SEVERED
PARCEL
AREA=0.77±ha
APPROVED APPLICATION B130/12

PART 1, 61R - 7993

PIN

71209

-

0094

(LT)

REHABILITATED GRAVEL PIT

PART 2, 61R - 7993

CREATED BY CONSENT, JUNE 1999
BY INSTRUMENT LT16584

RETAINED
PARCEL

AREA=22.3±ha
APPROVED APPLICATION B130/12

O.P. :

SECONDARY AGRICULTURE

ZONE CHANGE
REQUEST:

TO REZONE THE
SUBJECT PROPERTY
FROM EXTRACTIVE TO
AGRICULTURAL

CONCESSION

CONCESSION

404±

PIN 71209-0153(LT)



SHED

#4661

PART 1, 61R-10690

PIN

71209

-

0158

(LT)

ZONING :

AGRICULTURAL

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
ON THE 14th DAY OF JUNE, 2018

JEFFREY E. BUISMAN

ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED EXTRACTIVE INDUSTRIAL ZONE.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & MINERAL AGGREGATE AREA.
4. DISTANCES TO BARNS ARE TAKEN FROM GRCA GIS MAPPING WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. OWNER: COX CONSTRUCTION LIMITED.



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH, ONTARIO N1H 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE, ONTARIO L9W 5G5
PHONE: 519-940-4110
FAX: 519-940-4113
www.vanharten.com

DRAWN BY: N.C.H.

CHECKED BY: J.E.B.

PROJECT No. 21088-12



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

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

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting** on **Wednesday the 15th of August 2018 at 6:30 pm** in the Council Chambers at 7404 Wellington Road 34, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

THE LAND SUBJECT to the application is known as Part Lots 24 & 25, Concession 2, municipally known as 7129 Smith Road, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural (A) to Agricultural Site Specific (A-_) Zone to require a one-storey dwelling and a 305m dwelling setback from all Capital Paving operations; related to County of Wellington severance B77/16.

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

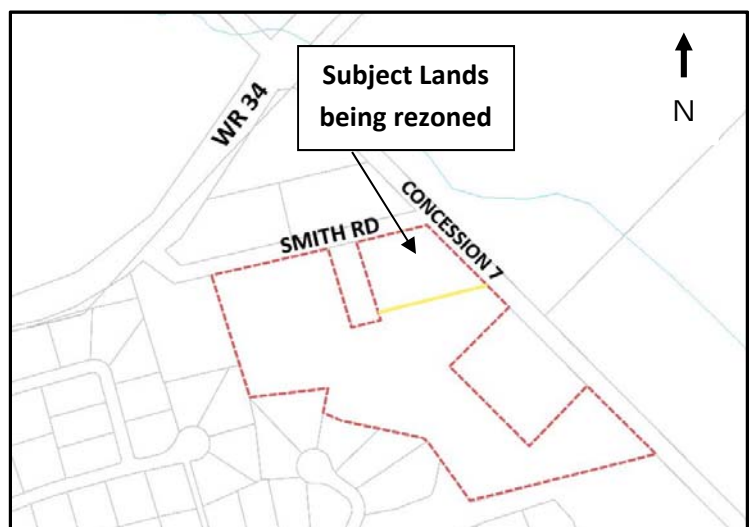
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AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Puslinch before the by-law is passed, the person or public body may not be added as a party to the hearing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

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

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

KEY MAP



Dated at the Township of Puslinch on this
20th day of July 2018.

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

June 8, 2018
22834-15



Township of Puslinch
7404 Wellington Road 34
R.R. #3
Guelph, ON
N1H 6H9

Attention: Kelly Patzer

Dear Ms. Patzer:

Re: Zone Change Application & Sketch for Severance Application - B77/16
7129 Smith Road
Part of Lot 24 & 25, Concession 2
PIN 71201-0093
Township of Puslinch

Please find enclosed an application for a Zone Change on the above-mentioned property. Included with this submission are copies of the Zone Change Sketch, completed application form, require deed, PIN Report and Map, conceptual Site Plan, and a cheque in the amount of \$5,000.00 to the Township of Puslinch.

Proposal

A Zoning By-law Amendment Application is being made to meet Condition 8 of Severance Application B77/16 which was approved by the Wellington County Land Division Committee April 2018 subject to conditions. The application severs a 0.8ha vacant parcel off of Smith Road for rural residential purposes. The retained parcel has an area of 5.1ha where an existing dwelling will remain.

This application is required to rezone the severed parcel from Agricultural to Site Specific Agricultural with provisions to implement recommendations 1 and 4 from the Air Quality and Noise Assessment completed by RWDI. The following zone change requests are being made:

- 1) The Proposed Dwelling must be one-storey tall. A two-storey dwelling is possible only if the building envelope design meets the required sound level limits.**
- 2) The Proposed Dwelling must be located at least 305m from all the Capital Paving sources.**

12 Memorial Avenue
Elmira, ON N3B 2R2
Phone: 519-669-5070

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

71 Weber Street East
Kitchener, ON N2H 1C6
Phone: 519-742-8371

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



www.vanharten.com



The Sketch shows that it is possible for the building envelope of the Proposed Dwelling to be at least 305m from the Capital Paving operations. The remaining Agricultural zoning requirements can be met for the Proposed Dwelling.

Please call me if you, or the Planning Staff, have any questions.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Dave Doughty
cc Lisa Gazzola, SV Law
cc Shawn Marsh, Timberworx Construction Inc.



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: _____

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify): ☐

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

The Zoning By-law Amendment is to rezone the severed parcel from Agricultural to Site Specific Agricultural with provisions to implement recommendations 1 and 4 from the Air Quality and Noise Assessment completed by RWDI. This zone change is required to satisfy condition 8 of Approved Severance Application B77/16. Please see covering letter for more details.

General Information:

1. Applicant Information:

Registered Owner's Name(s): David Donald DOUGHTY
Address: 7129 Smith Road, RR#22
City: Cambridge
Postal Code: N3C 2V4
Email Address: _____
Telephone Number: [REDACTED]
Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
Address: 423 Woolwich Street
City: Guelph
Postal Code: N1H 3X3
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax: [REDACTED]

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.

- Mortgage as in Instrument No. WC246828 with the Bank of Nova Scotia located at 10 Wright Blvd., Stratford, ON, N5A 7X9
- Subject to Hydro Easement as in Instrument No. IS12153

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

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

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: 7129 Smith Road _____

Concession: 2 Lot: 24 & 25
Registered Plan Number: _____
Area: 5.1 ha Depth: _____ m Frontage: 129 m
_____ ac _____ ft. _____ ft.

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

Area: 0.8 ha Depth: 85 m Frontage: 81 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?

Secondary Agricultural

List land uses permitted by the current Official Plan designation:

Permitted Uses outlined in Section 6.5.3 of the Official Plan for Secondary Agricultural:
a) all uses allowed in the Prime Agricultural Area (See Section 6.4.3 - secondary uses, agriculture-related uses, existing uses, single detached homes,...);
b) small scale commercial, industrial and institutional uses;
c) public service facilities

How does the application conform to the Official Plan?

A single detached dwelling is proposed to be built which is permitted for land designated as Secondary Agricultural in the Official Plan. The severed parcel is vacant and the lot creation followed the requirements set out in Section 10.4.4.

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

N/A

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

N/A

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

N/A

10. Zoning:

What is the current zoning of the property? Agricultural and Natural Environment

What uses are permitted? Agricultural use, single detached dwelling, home occupation..

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

N/A

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

N/A

Existing and Proposed Land Uses and Buildings:

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

Vacant land

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

Many years

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

Rural Residential - a single detached dwelling is proposed to be built

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

Building Details	Existing		Proposed	
Type of Building(s) or structures	N/A - Vacant		Dwelling	
Date of construction			N/A	
Building height	m	ft	1 storey	m
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	22	m
Side lot line	m	ft	15	m
Other side lot line	m	ft	43	m
Rear lot line	m	ft	35	m

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.

Smith Road

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:

N/A

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other sewage disposal	<input type="checkbox"/>	<input type="checkbox"/>

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

Yes: ☐ No: ☒

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other: ☐ (explain below)

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B77/16	County of Wellington	Lot 25, Con 2	Severance	Approved with Conditions
Site Plan Control	<input type="checkbox"/>	<input type="checkbox"/>					

Consent (Severance)	X	B74/17	County of Wellington	Lot 24, Con 2	Lot Line Adjustment	Completed
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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.)

- The Air Quality and Noise Assessment completed by RWDI was submitted November 16, 2017.
- The EIS completed by Aboud & Associates was submitted November 16, 2017.
- Site Plan completed by Van Harten Surveying was submitted November 16, 2017.

LOT 25
CONCESSION 3

#7136

PIN 71201-0133

O.P.: SECONDARY AGRICULTURAL

ZONING: AGRICULTURAL (A)

SMITH ROAD

PIN 71201-0034

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3

(20.12m WIDE)

R=350m ARC FROM
NEAREST PAVING SOURCE

81±

PROPOSED DRIVE

15±

CONCEPTUAL
DWELLING FOOTPRINT

CONCEPTUAL
SEPTIC

20.0

52±

15.0

#7135

PIN 71201-0059

15±

O.P.:

SECONDARY
ZONING:

AGRICULTURAL
AGRICULTURAL

SEVERED LANDS

AREA=0.8±ha

APPROVED SEVERANCE
APPLICATION B77/16

LOT 25
CONCESSION 2

O.P. :
ZONING :

SECONDARY
NATURAL

AGRICULTURAL
ENVIRONMENT

124±

PIN 71201-0093

ONTARIO

HYDRO

EASEMENT AS IN

EDGE OF BUSH

INSTRUMENT

IS12153

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 7
(20.12m WIDE)

CONCESSION 7

PIN 71196-0108

PIN 71196-0251

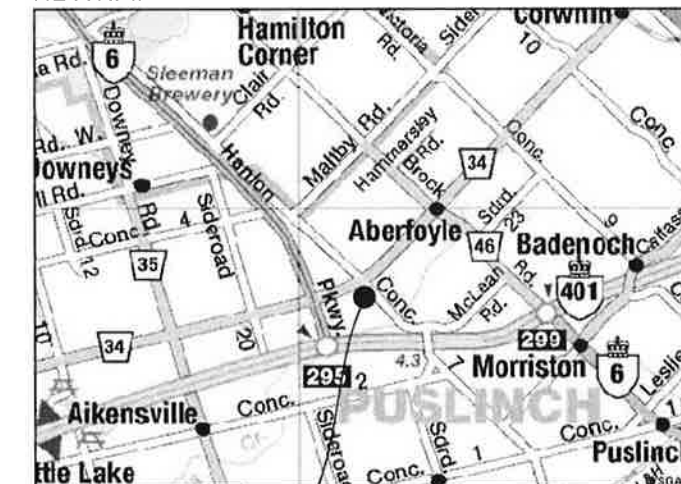
ZONE CHANGE REQUEST

TO REZONE SUBJECT PROPERTY FROM AGRICULTURAL TO SITE SPECIFIC AGRICULTURAL WITH THE FOLLOWING PROVISIONS:

1. THE PROPOSED DWELLING MUST BE ONE-STOREY TALL. A TWO-STOREY DWELLING IS POSSIBLE ONLY IF THE BUILDING DESIGN MEETS THE REQUIRED SOUND LEVEL LIMITS.
2. THE PROPOSED DWELLING MUST BE LOCATED AT LEAST 305m FROM ALL THE CAPITAL PAVING SOURCES.

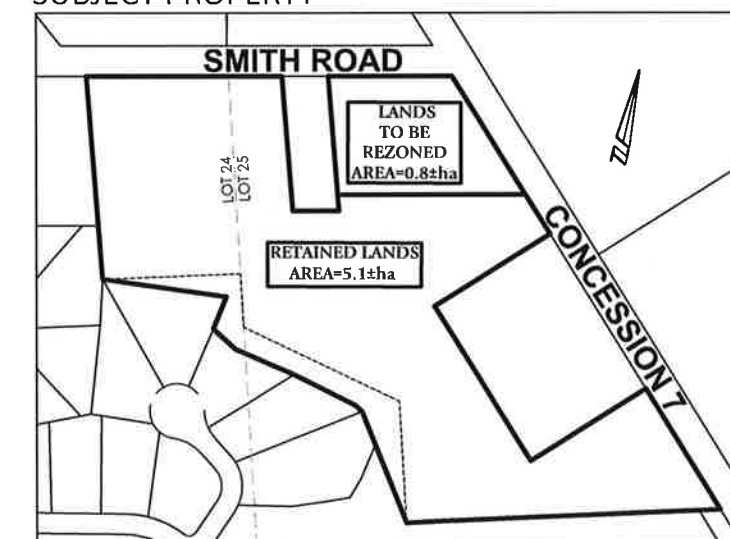
ZONE CHANGE SKETCH PART OF LOT 25 CONCESSION 2 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

KEYMAP



SUBJECT
PROPERTY

SUBJECT PROPERTY



THIS SKETCH WAS PREPARED
ON THE 7th DAY OF JUNE 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEPTIC BEDS OF ABUTTING PROPERTIES ARE ASSUMED TO BE COMPLETELY ON THEIR RESPECTIVE PROPERTIES.
7. OWNER: DAVID DOUGHTY

RETAINED LANDS

AREA=5.1±ha

APPROVED SEVERANCE
APPLICATION B77/16



O.P. SECONDARY AGRICULTURAL
ZONING: NATURAL ENVIRONMENT

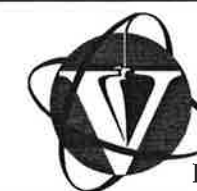


O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

SCALE 1 : 500

0 5 10 20 30 meters

VAN HARTEN SURVEYING INC.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
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www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 22834-15

Jun 07, 2018-9:18am

G:\PUSLINCH\Con2\Acad\ZONE PTLOT24,25 (DOUGHTY) Sheet 2 UTM.dwg