

AGENDA

COMMITTEE OF ADJUSTMENT:

- 1. OPENING REMARKS
- 2. DISCLOSURE OF PECUNIARY INTEREST
- 3. APPROVAL OF MINUTES
 - January 9, 2018 (See Attachment A)
- 4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date: (See Attachment B)
- **4(a)** Minor Variance Application D13/MAL Beth Mallot c/o Killam Investments Inc – Property described as Part Lot 21, Concession 8, RP 61R10699 Part 2, 7513 Wellington Road 34, Lot 87, 20 Millcreek Rd, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a building floor area of $115m^2$ for a sunroom addition.

4(b) Minor Variance Application D13/EVE – Wayne & Emily Evens – Property described as Part Lot 14, Concession 2, 6843 Wellington Road 34, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

- 1. a reduced lot frontage of 8 metres
- 2. existing accessory buildings to remain on the property where there is no dwelling for a limited time until a dwelling is built
- **4(c)** Minor Variance Application D13/FRO Glenn & Yvonne Frosch Property described as Part Lots 1-3, Concession Gore, 6525 Concession 1 Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a total lot coverage of 7.5% for accessory buildings.

It is noted relief to permit a maximum height for the accessory building that is greater than what is permitted in By-law 19/85 will be required.

5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. OPENING REMARKS

7. DISCLOSURE OF PECUNIARY INTEREST

8. APPROVAL OF MINUTES (See Attachment C)

Planning & Development Advisory Committee meeting minutes held Tuesday January 9th 2018 be adopted.

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW (See Attachment D)

9(a) Site Plan D11/CON - Con-Cast Pipe Limited – Concession 7 Part Lots 27 & 28, 299 Brock Road S.

Site Plan to demolish the existing small office at the front of the lands and to build a new 15392 sq. ft. three-story office.

10. ZONING BY-LAW AMENDMENT (See Attachment F)

10(a) Zoning Amendment D14/FRE – Kristen Freure & Hazharr Othman - Part Lot 30, Concession Gore, 7272 Gore Rd.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural to an Agricultural (A-___) Site Specific Zone to permit a dog kennel.

11. LAND DIVISION (See Attachment F)

11(a) Lot Line Adjustment Application B177/17(D10/HUE) – Deborah Huether, Part Lots 2&3, Registered Plan 135, Alex Och's Portion, municipally known as 47 Queen Street

Proposed lot line adjustment is 748 square metres with 5.34m frontage (Lot A-1 on sketch), residential lot with barn and shed to be added to abutting urban residential lot - Melinda Newark (Lot A-2 on sketch).

Retained parcel is 900.9 square metres with 15.88m frontage, existing and proposed urban residential use with existing dwelling (Lot B on sketch).

11(b) Severance Application B179/17 (D10/DAL) – Silvano & Mary Dallan, Part Lot 14, Concession 3, 6852 Wellington Rd 34.

Proposed severance is 0.4 hectares with 32.12m frontage, vacant land for proposed rural residential use.

Retained parcel is 19.277 hectares with 65.51m frontage, existing vacant land with concrete pads from previous buildings for proposed future residential use.

11(c) Severance Application B181/17 (D10/FOR) – Daniel Forestell, Part Lot 20, Concession 3, 4556 Sideroad 20 N.

Proposed severance is 0.4 hectares with 60m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 29 hectares with 550m frontage, existing and proposed agricultural use with existing dwelling without plumbing and barn.

11(d) Severance Application B185/17 (D10/AZI) – Nather & Raquia Aziz, Part Lot 15, Concession 3, located on Wellington Road 35

Proposed severance is 30m fr x 198m = 0.6 hectares, vacant land for proposed rural residential use.

Retained parcel is 30m fr x 198m = 0.6 hectares, vacant land for proposed rural residential use.

11(e) Lot Line Adjustment Application PLBB118008 (D10/LEA) – 2381154 Ontario Inc c/o Darryl Leachman & Rachael Silverthorn-Leachman, Part Lot 23, Concessions 7 & 8 & Part of Road Allowance between Concession 7 & 8, 92 Brock Rd S & Gilmour Rd.

Proposed lot line adjustment is 0.5 hectares with 11m frontage vacant land to be added to abutting rural residential parcel.

Retained parcel is 0.8 hectares with 43m frontage, vacant land for proposed rural residential use.

Related files are Zoning Amendment D14/LEA & Official Plan #OP2016-05.

12. OTHER MATTERS

None

13. CLOSED MEETING

- no matters
- 14. NEXT MEETING Tuesday March 13th @ 7:00 p.m.

15. ADJOURNMENT

ATTACHMENT 'A'



Planning & Development Advisory Committee Meeting Committee of Adjustment January 9, 2018 7:00 pm Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator Michelle Innocente – County of Wellington Nancy Shoemaker Jeff Buisman Kathy White Paul Berr Jim Knapton Brad Whetham

1. OPENING REMARKS

 The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

• none

3. APPROVAL OF MINUTES

- none
- **4(a)** Minor Variance Application D13/WHE Dianne Whetham & Beverly Bridgeman – Property described as Concession Gore, Part Lot 7, 6645 Concession 1 Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS I setback.

- Kelly Patzer outlined the application and that no objections were received from the circulated agencies or public. The County of Wellington Planning opinion stated that it considers the application minor. Staff noted that the reduction of MDS is different than submitted on the application. The actual setback from the barn to the parcel is 172 metres, not 65 metres as noted on the application. The actual 172 metre MDS I setback has a lesser impact than the 65 m requested setback from the parcel to the barn and staff has no object moving forward with the request. It is recommended the decision state a 170m MDS I setback to accommodate any minor lot line adjustments when the plan is registered.
- Brad Whetham, 6645 Concession 1 Road, remarked his mother and uncle own the parcel. They are proposing a new severed lot and the barn is too close to the proposed parcel to meet MDS I. The family has owned the property for over 70 years and they wish to keep the old wooden barn for sentimental reasons. The barn is used only for storage and there is no livestock kept in the barn.
- Dan Kennedy inquired when the barn was last used for animals.
- Brad Whetham noted it has been over 40 years since there were animals in the barn.

- Dianne Paron asked if there is potential for the barn to be used for livestock in the future.
- Brad Whetham indicated the barn is no longer suitable for housing livestock due to its age and modern farming technology.
- Dennis O'Connor questioned if a new building permit is applied for on the barn, would MDS be met to be able to undertake any modifications.
- Kelly Patzer noted that MDS II would need to be calculated based what the permit application is for. MDS I is a setback to a new parcel from an existing barn and MDS II is calculated when a building permit application is submitted where a barn will be used for livestock. The number varies based on the type of animals and manure storage and is a different calculation than MDS I.
- Brad Whetham stated there is a new barn at their other farm and this barn is solely for sentimental reasons. It would be too expensive to convert it to a barn to be used for livestock. At most a few boards need to be replaced on the barn.
- There were no further questions or comments.

In the matter of Section 45 (1) of the *Planning Act*, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to:

To permit a reduced Minimum Distance Separation I (MDSI) setback of 170 metres from a livestock facility to a new residential-use parcel; whereas, Zoning By-law 19-85, Section 3.13(a), states no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.

The Committee all voted in favour of the motion and the request is hereby **Approved** with the following condition:

1. Livestock shall not be permitted in the barn.

CARRIED

5. ADJOURNMENT

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

The Committee of Adjustment meeting adjourned at 7:13 p.m.

CARRIED



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

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/MAL

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): Beth Mallot c/o Killam Investments Inc.				
Location:	7513 Wellington Road 34, Lot 87, 20 Millcreek Rd.			
Part Lot 21, Concession 8, RP 61R10699 Part 2 Township of Puslinch, County of Wellington				
Meeting Place:	Council Chambers			

Township of Puslinch Municipal Office 7404 Wellington Road 34 7:00 p.m. Tuesday February 13, 2018

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

Section of By-law Requirements		Proposed			
Section 7A(3c) Mill Creek Zone Requirements, Building Floor Area	The total building floor area on any site shall not exceed 96.0m ² for all buildings including accessory buildings	To permit a building floor area of 115m ² to permit a sunroom addition.			

A 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: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

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

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

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Ontario Municipal Board 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 Ontario Municipal Board by the applicant or another member of the public.

To appeal the decision to the Ontario Municipal Board, 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.

Kelly Patzer Secretary-Treasurer, Township of Puslinch

DATED: January 29, 2018

Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Building, L. Gomes Fire, D. Creed, Roads; N. Garland, GRCA, Bell



PROPOSED SUNROOM 20 MILL CREEK ROAD, PUSLINCH

Lot Photo:





APPLICATION: OWNER:	D13/MAL Beth Mallot c/o Killam Investments
Agent:	Eric Purdy
LOCATION:	20 Millcreek Road PVT, 7513 Wellington Rd 34
REPORT DATE:	February 8, 2018
HEARING DATE:	February 13, 2018 @ 7:00 p.m.

VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:

To permit a total building floor area of 115 m²; whereas, Zoning By-law 19-85, Section 7A-MR Zone, states the total building floor area on any site area shall not exceed 96.0m² for all buildings including accessory buildings.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

NOTES:

None

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 7A - MR Zone – Millcreek Residential Area Zone

(3) **ZONE REQUIREMENTS** - No person shall use land or erect, alter or use any buildings or structures within a Millcreek Residential Area (MR) Zone for purposes of a mobile home or manufactured dwelling except in accordance with the following Special Provisions:

(a) SITE AREA (MINIMUM) - Each mobile home or manufactured dwelling shall be located within a site area that has a minimum area of 280m2.

(b) SITE COVERAGE (MAXIMUM) - The coverage of all buildings including accessory buildings within each site area shall not exceed 35.0%.

(c) BUILDING FLOOR AREA (MAXIMUM) - The total building floor area on any site area shall not exceed 96.0m2 for all buildings including accessory buildings.

(d) BUILDING SETBACK - (MINIMUM) - Every mobile home or manufactured dwelling shall be located a minimum distance of 3.0m from the front site line. (The front site line is that line abutting a common roadway).

(e) BUILDING SEPARATION (MINIMUM) - Every mobile home or manufactured dwelling shall be separated from any other mobile home or manufactured dwelling by a distance of at least 3.5m from the building face.

COUNTY OF WELLINGTON PLANNING OPINION:

The variance requested would provide relief from Section 7A(3c)of the Zoning By-law requesting permission to permit a building floor area of $115m^2$ to permit a sunroom addition whereas the Zoning By-law permits a maximum total building floor area of $96m^2$.

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.

CONSERVATION AUTHORITY (GRCA):

No objection.

BUILDING DEPARTMENT:

No comments.

FIRE DEPARTMENT:

No concerns.

PUBLIC WORKS AND PARKS DEPARTMENT:

No comments.

PUBLIC COMMENTS:

None received.

REPORT PREPARED BY: K. Patzer, Secretary-Treasurer, Committee of Adjustment / Development & Legislative Coordinator



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE:	February 6, 2018
TO:	Kelly Patzer, Development Coordinator
	Township of Puslinch
FROM:	Michelle Innocente, Senior Planner
	County of Wellington
SUBJECT:	MINOR VARIANCE APPLICATION D13 MAL (Beth Mallot c/o Killam Investments Inc.)
	7513 Wellington Road 34, Lot 87, 20 Millcreek Road
	Part of Lot 21, Concession 8, RP 61R10699 Part 2

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

Planning Opinion

The variance requested would provide relief from Section 7A(3c) of the Zoning By-law requesting permission to permit a building floor area of 115 m² to permit a sunroom addition whereas the Zoning By-law permits a maximum total building floor area of 96 m².

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

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

Regulation	By-law	Required	Proposed	
	Section			
Section 7A(3c) Mill	7A(3c)	The total building floor area on	To permit a building floor area of	
Creek Zone		any site shall not exceed 96.0m ²	115m ² to permit a sunroom	
Requirements,		for all buildings including	addition.	
Building Floor Area		accessory buildings		

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

Four Tests	Discussion
That the requested variance is minor in nature	 We would consider the variance for lot coverage minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	 The subject property is zoned Millcreek Residential Area Zone (MR). A dwelling unit is permitted within the Millcreek Residential Area Zone.
That the general intent and purpose of the Official Plan is maintained	 The property is designated Greenlands (Environmentally Sensitive Area). The addition of a sunroom in place of an existing deck is not anticipated to negatively impact the environmentally sensitive area, or it's ecological function.

Four Tests	Discussion
That the variance is desirable for the	The variance would facilitate the addition of a sunroom in place of the aviating deale
appropriate development and use of the land, building or structure	 existing deck. The proposed variance is appropriate development and desirable for the use of the land.

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

Respectfully submitted County of Wellington Planning and Development Department

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Michelle Innocente, BES, BSc, RPP Senior Planner



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:	0	
Registered Owner's Name(s):	BETH MALLOTT	
Address:	20 MILLEREEK, RD	
City:	MORRISTON	
Postal Code:	NOB 200	109 2
E-mail Address:		
Telephone Number:	-	Ŧ
Fax:		
Applicant (Agent) Name(s):	ERIC RURDY	
Address:	-	8 s
City:	-	
Postal Code:	-	
E-mail Address:	-	
Telephone Number:		
Fax:		

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

	BETH	MAI	LOTT			
			REEK	RD		
	00	to RR.	5.36 2	Not	3200	
Send corresponder	nce to: Ow	ner:	Agent	Ot	her:	
2. Provide a desc	ription of t	he "entire	" property:	0		
Municipal address:	20	Hice	C REEJZ	K	M	ORRISTON
Concession:				Lot:	0	
Registered Plan N	umber:					
Area:	ha	Depth:		_ m	Frontage:	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 nonconforming use.

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

Lequerch 96n2 is ALLODED ASKING FOR 114. M2 By LAW TA 7 (22)

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

(Official Blog and Joning status?		
6. What is the current Official Plan and zoning status?		
Official Plan Designation:		
Zoning Designation:		
7. What is the access to the subject property?		
Provincial Highway:		
Continually maintained municipal road:		
Seasonally maintained municipal road:	e:	
Other: (please specify below)		

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



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.

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Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:		
Communal Water:		
Private Well:	Ą	
Other Water Supply:		
Municipal Sewers:		
Communal Sewers:		
Private Septic:		
Other Sewage Disposal:		

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11. How is storm drainage provided?

Storm Sewers:	×			
Ditches:			×.	
Swales:				83
Other means: (explain below)				
	2." 1.	es.		
s				
				7
				4

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

2	ject property:
Date of construction of bu	uildings property:
16. How long have the e	existing uses continued on the subject property?
17. Has the owner pre property? Yes No	eviously applied for relief in respect of the subject
If the answer is yes, ple	ease 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		$ \Sigma $				3	
Zoning By- Law Amendment		Ø		j.			
Plan of Subdivision		X					
Consent (Severance)		K					
Site Plan		$ \square$					
Minor Variance				(a)			

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

12. What is the existing use of:

The subject property? _____

The abutting properties?_____

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

Building Details:	Exis	ting:	Prop	osed:
Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces			÷	
*Number of loading spaces				
Number of floors				
Total floor area	m²	ft ²	m²	ft ²
Ground floor area (exclude basement)	m²	ft ²	m²	ft ²

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

Building Details:	Existing:		Propose	Proposed:	
Front Yard	m	ft.	m	ft.	
Rear Yard	m	ft.	m	ft.	
Side Yards	m	ft.	m	ft.	

5





Letter of Authorization
Name: BETH MIZHALEK. Phone:
Name:
Address: 20 Millacele Rd.
To whom it may concern: We, the above do give <i>Lifestyle</i> . Sunrooms Inc permission to act as our agent in applying to the town or
city of <u>Peschech</u> for a building permit and if necessary obtain a minor variance and a
copy of our survey. If you have any questions regarding this matter do not hesitate to call.
Signed Date
Homeowner
Lifestyle, Representative
Minor Variance Information
Date of land acquisition:
Date of construction: Use of existing property:
Abutting properties:
Name and address of mortgage holders
Jo
If in GTA







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

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/EVE

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 Location:): Wayne & Emily Evens 6843 Wellington Road 34 Part Lot 14, Concession 2
	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 February 13, 2018

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

Section of By-law	Requirements	Proposed
Section 5.3(e) Agricultural Zone Reduced Lot Requirements, Lot Frontage	The by-law requires a minimum lot frontage of 24.3 metres	Requesting a reduced lot frontage of 8 metres.
Section 3.1(a) General Provisions, Accessory Uses, Accessory Uses Permitted in All Zones.	The by-law requires any building, structure or accessory use to be accessory to a permitted use (a single detached dwelling)	Requesting permission to permit existing accessory buildings to remain on the property where there is no dwelling for a limited time until a dwelling is built.

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: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

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

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

Aerial: 6843 Wellington Road 34



Severance Sketch (Lands to be retained):





APPLICATION:	D13/EVE
OWNER:	Wayne & Emily Evens
Agent:	Jeff Buisman
LOCATION:	6843 Wellington Rd 34
REPORT DATE:	February 8, 2018
HEARING DATE:	February 13, 2018 @ 7:00 p.m.

VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:

- 1. To permit a reduced lot frontage of 8 metres; whereas, Zoning By-law 19-85, Section 5(3e(iv)), states the minimum lot width is 24.3 metres.
- 2. To permit two existing accessory buildings to remain on the property where there is no dwelling for a limited time until a dwelling is built; whereas, Zoning By-law 19-85, Section 3(1) requires an accessory building to be accessory to a main building or structure permitted in a zone.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

NOTES:

Township staff is not in support of severing a parcel that creates a new parcel with two accessory buildings, one being 208 m² (2239 ft²) and the other 4.7 m² (50.5 ft²) with no main use.

An accessory building is not permitted on a parcel without a main use as noted in the Township comments for severance application B29/17. An agreement has been created and authorized by Council to permit an accessory structure without a main use for the sole purpose of an owner demolishing a dwelling to rebuild a new dwelling and to be able to maintain the existing accessory building(s) on the land. The owner must meet specific timelines to obtain a building permit and occupancy permit as outlined in the agreement. The agreement is executed at the time of application for demolition permit for the existing dwelling, concurrently with the building permit application for the new dwelling.

In addition, the accessory building labeled "shed" on the retained lands, that is currently accessory to the existing dwelling on the severed lands, appears to have a 0 metre setback to the proposed property line on the sketch though the application indicates a 2.8 metre front yard setback. It is unclear what setback the 4.7m² accessory building has from what is proposed as the future side yard. It is also noted that accessory buildings are not permitted in the front yard under zoning by-law 19/85.

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 3 – General Provisions

1(a) ACCESSORY USES PERMITTED IN ALL ZONES

Where this By-Law permits a lot to be used or a building or structure to be erected or used for a purpose, that purpose shall include any building, structure or use accessory thereto, except that no home occupation or accessory dwelling unit shall be permitted in any zone other than a zone in which such a use is specifically listed as a permitted use.

1(d) YARD REQUIREMENTS

Any accessory building or structure shall comply with the zone requirements and all other provisions hereof applicable to the zone in which such accessory building or structure is located, except that nothing in this By-Law shall apply to prevent the erection of:

 a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line;

Section 5 – AGRICULTURAL ZONE

5.3(e(iv)) LOT WIDTH (MINIMUM) - 24.3 m

PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW:

Agricultural Zone Minimum Required Lot Frontage: 25 m

Accessory Buildings and Structures:

No accessory building or structure shall be erected on a lot prior to the erection of the principal building on the lot.

Minimum Front Yard: Equal to the minimum front yard requirement for the principal building (10 metres in the Agricultural Zone).

COUNTY OF WELLINGTON PLANNING OPINION:

The variances requested are for a new lot and would provide relief from Section 5(3)(e) and 3.1(a) of the Zoning By-law to allow for a reduction in the minimum lot width and to permit existing accessory buildings to remain on the property where this is no dwelling for a limited time until a dwelling is built. This application would satisfy a condition of severance application B29/17, which was granted provisional consent May 11, 2017.

The minor variance for a reduction in required frontage is considered to 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 have concerns with the variance to permit the existing accessory buildings to remain on the property where there is no dwelling. This is not a desirable situation and does not represent good planning. In our opinion this variance is not minor in nature, does not meet the intent of the Zoning By-law and is not desirable for the appropriate development of the land.

CONSERVATION AUTHORITY (GRCA):

No objection.

BUILDING DEPARTMENT:

No comments - septic condition issued at consent application

FIRE DEPARTMENT:

No concerns.

PUBLIC WORKS AND PARKS DEPARTMENT:

No comments.

PUBLIC COMMENTS:

None received.

REPORT PREPARED BY: K. Patzer, Secretary-Treasurer, Committee of Adjustment / Development & Legislative Coordinator



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE:	February 8, 2018
TO:	Kelly Patzer, Development Coordinator
	Township of Puslinch
FROM:	Michelle Innocente, Senior Planner
	County of Wellington
SUBJECT:	MINOR VARIANCE APPLICATION D13 EVE (Wayne & Emily Evens)
	6843 Wellington Road 34
	Part Lot 14, Concession 2

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

Planning Opinion

The variances requested are for a new lot and would provide relief from Section 5(3)(e) and 3.1(a) of the Zoning By-law to allow for a reduction in the minimum lot width and to permit existing accessory buildings to remain on the property where this is no dwelling for a limited time until a dwelling is built. This application would satisfy a condition of severance application B29/17, which was granted provisional consent May 11, 2017.

The minor variance for a reduction in required frontage is considered to 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 have concerns with the variance to permit the existing accessory buildings to remain on the property where there is no dwelling. This is not a desirable situation and does not represent good planning. In our opinion this variance is not minor in nature, does not meet the intent of the Zoning By-law and is not desirable for the appropriate development of the land.

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

Regulation	By-law Section	Required	Proposed
Agricultural Zone Reduced Lot	5.3(e)	The by-law requires a minimum lot frontage of 24.3 metres	To permit a reduced lot frontage of 8 metres
Requirements, Lot		Tot nontage of 24.5 metres	of o metres
Frontage			
General Provisions,	3.1(a)	The by-law requires any	To permit existing accessory
Accessory Uses,		building, structure or accessory	buildings to remain on the
Accessory Uses		use to be accessory to a	property where there is no
Permitted in All Zones		permitted use (a single	dwelling for a limited time until a
		detached dwelling)	dwelling is built

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

Four Tests	Discussion – 8 metre Lot Width	Discussion – Accessory Buildings
That the requested variance is minor in nature	 Although the numeric reduction is significant, we would consider the impact of this variance to be minor. 	• We do not consider the variance minor as the building is clearly not accessory.
That the intent and purpose of the Zoning By-law is maintained	(NE)	cultural (A) and Natural Environment
	 The intent of maintaining frontage is to accommodate safe driveway access and provide separation from neighbouring uses. 	The intent of this provision is to ensure that accessory buildings are accessory to a main use. Although in this case the applicant has indicated that not having a main dwelling is only temporary, there is no requirement that they ever build a new home and therefore it does not maintain the intent of the Zoning By- law.
That the general intent and purpose of the Official Plan is maintained	(Provincially Significant Wetland arA single detached dwelling and acc	essory buildings are permitted uses in tion. No development is proposed
That the variance is desirable for the appropriate development and use of the land, building or structure	 Safe driveway access is available and there is a sufficient building envelope. The variance is considered desirable and appropriate. 	 Having an accessory structure without a main use is not a permitted use and therefore the variance is not considered desirable and appropriate.

In conclusion, planning staff support the proposed variance to reduce lot frontage and consider this variance to meet the four tests of the *Planning Act*. However, we do not support the requested variance to permit accessory buildings where there is no dwelling; we are of the opinion that the requested variance application does **not meets the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted

County of Wellington Planning and Development Department



Michelle Innocente, BES, BSc, RPP Senior Planner



LAND SURVEYORS and ENGINEERS

	Janı	uary	19,	2018	3
			244	77-17	7
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Township of Puslinch 7404 Wellington Road 34 R.R. #3 Guelph, Ontario N1H 6H9

Attention: Kelly Patzer

Dear Ms. Patzer,

RECEIVED

JAN 1 8 2018

Township of Puslinch

Re: Minor Variance Application & Sketch – B29/17 6843 Wellington Road No. 34 Part of Lot 14, Concession 2 PIN 71208-0078 Township of Puslinch County of Wellington

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, require deed, PIN report and map, Source Water Protection Form, Septic System Maintenance Report & Checklist and a cheque in the amount of \$690 to the Township of Puslinch.

Proposal

Two minor variances are being requested for the retained parcel of Severance Application B29/17 and are required for Zoning Compliance as requested in Condition 8 of the approved severance. The Minor Variance requests are as follows:

- A. To permit a reduced lot frontage of 8m instead of 24.3m as required in the Zoning By-law.
- B. To permit existing accessory buildings to remain on the property where there is no dwelling for a limited time until a dwelling is built.

Approval was received for the creation of a severance in the front portion of this long and narrow parcel of 4.0 ha. The existing shop and shed will remain on the retained parcel where a new dwelling is planned. The new limits of the severance have been configured to incorporate the existing dwelling and yard as well as leave ample room for the driveway on the retained parcel leading to the existing shop and proposed dwelling. The proposed 8m frontage provides plenty of room for the existing driveway on the retained parcel.

423 Woolwich Street, Guelph, Ontario N1H 3X3 Phone: 519-821-2763 | Fax: 519-821-2770 660 Riddell Road, Unit 1, Orangeville, Ontario L9W 5G5 Phone: 519-940-4110 | Fax: 519-940-4113

www.vanharten.com



LAND SURVEYORS and ENGINEERS

The new limit of the severance also considers the location of the septic system of the existing dwelling. This septic bed was exposed and marked by Lodder Brothers on December 6, 2017. The edge of the septic bed will be 3.1 to 4.4m from the new property line.

The existing shop is in great condition and the owner would like it to remain with the retained parcel. However, since the shop and shed will exist without a dwelling, it is our understanding that an Agreement is required with the Township to ensure that a dwelling is built within a certain timeframe after the approval of the Minor Variance application. This Agreement includes the following:

- Requirement for a deposit of \$20,000 to the Township of Puslinch to ensure the proposed new dwelling is constructed and an Occupancy Permit is issued.
- If the building permit is not received on or before 6 months after the Minor Variance No Appeal date, the security deposit will not be refunded and the Township can apply for a Court Order to remove the accessory building at the owner's expense.
- Once the occupancy permit for the new dwelling has been issued or if the accessory building is removed, the security deposit of \$20,000 will be returned within 10 business days.

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 Wayne Evens

www.vanharten.com



Township of Puslinch

7404 Wellington Road #34 Guelph, ON, N1H 6H9 T: (519) 763 – 1226 F: (519) 763 – 5846 www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Wayne Keith EVENS & Emily Ann EVENS

Address:	
City:	Puslinch
Postal Code:	
E-mail Address:	λ η τη τ
Telephone Number:	s
Fax:	
Applicant (Agent) Name(s):	Jeff Buisman of Van Harten Surveying Inc.
Address:	423 Woolwich Street
City:	Guelph
Postal Code:	N1H 3X3
E-mail Address:	
Telephone Number:	
Fax:	

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

None						
Send corresponden	ice to: Ov	vner:] Agent	✓ 01	ther:	
2. Provide a descr	-				ained Pare	cel
Municipal address:	6843 V	Vellingto	n Road 3	34		
Concession:	2			Lot:	14	
Registered Plan Nu	mber:					
Area: 0.3.6ha	ha	Depth:	678m	_m	Frontage:	8m
	ac			ft		ft
Width of road allowance (if known): 30.48m						

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).

To permit a reduced lot frontage for the retained parcel to be 8m instead of 24.3m as required in the Zoning By-law.

To permit existing accessory buildings to remain on the retained parcel where there is no dwelling for a limited time until a dwelling is built.

These requests are being made as a requirement to meet Condition 8 of Severance Application B29/17 which requires Zoning compliance.

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

Please see covering letter.

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

Official Plan Designation: Secondary Agricultural and Core Greenlands Zoning Designation: Agricultural & Natural Environment

7. What is the access to the subject property?

Provincial Highway: [
Continually maintained municipal road:

Seasonally maintained municipal road:

Other: (please specify below)

County Road

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

Country Road 34		

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:		
Communal Water:		
Private Well:		
Other Water Supply:		
Municipal Sewers:		
Communal Sewers:		
Private Septic:		
Other Sewage Disposal:		

11. How is storm drainage provided?



Other means: (explain below)

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

12. What is the existing use of:

The subject property? Rural Residential

The abutting properties?_____Rural Residential

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

Building Details:	Exi	sting:	Prop	oosed:
Type of Building(s)/ structures	Dwelling on Severed	Shop on Retained	Shed on Retained	
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	m²	ft ²	m²	ft ²
Ground floor area (exclude basement)	159 m ²	208m2 ft ²	4.7 m ²	ft ²

Existing Buildings

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

	Existing Dwelling		Existing Shop	,	Existir Shed	ng	
Building Details:		Exi	sting:			Prop	posed:
Front Yard	39.5	m	96.1m	ft.	2.8	m	ft.
Rear Yard	40.5	m		ft.		m	ft.
Side Yards	10.1/21.	1 m	5.8/37.7m	ft.	12.0	m	ft.

5
15. What are the dates of acquisition and construction of subject property and building property?

Date of acquisition of subject property:
Date of construction of buildings property:
16. How long have the existing uses continued on the subject property? <u>Many years</u>
17. Has the owner previously applied for relief in respect of the subject property? Yes No
If the answer is yes, please indicate the file number and describe briefly:
N/A

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment							
Zoning By- Law Amendment							
Plan of Subdivision							
Consent (Severance)			B29/17	County of Wellington	Lot 14, Con 2	Severance	Approved with Conditions
Site Plan							
Minor Variance							

BROTHERS LIMITED SEPTIC SYSTEMS CUSTOMER SERVICE EXCELLENCE IN MO		Guelph, ON N1L 1G4 Cambridge (519) 621-3453 Guelph (519) 836-6370 Kitchener- Waterloo (519) 576-6770 Fax (519) 836-6799
Maintenance Rep		389
Name & Address: Wayne Even		34 Puslinan
Maintenance Personnel R. Pokocku	Date: Dec 6 2011	Time: 1:00 pm
Tertiary Treatment System Make & M		
System Configuration: above grade / .	In-ground, disposal area bed	
Disposal Bed		olem:
 Surface draining / no ponding Surface runoff is controlled 	V 🗆 Wate	r is: Clean 🔲 Septic 🖾 No swales 🗔 Re-graded 🗔
3. Shallow Pressure Trench: spray height >		Blockage 🗀 Low pressure
Treatment Unit	YES NO N/A Pum	p Tank: YES NO
1. Spray nozzles are clear		mp operates normally
 Foam slime build up is normal Effluent Sample Taken 		Dats operate normallyImage: Image: Image
4. Foam discoloration is: Normal Gray \square B	$lack \square Brown \square$	
5. Effluent clarity is: Clear \Box Yellowish \Box	White specs \Box Cloudy gray \Box \Vert Cont	trol Panel: YES NO mps in automatic mode?
6. Effluent odor is: None □ Slight ammon 7. Access is secure and safe? YES □		arm switch at 'normal'?
Septic Tank:	YES NO N/A 3. Tin	mer set correctly?
1. Effluent filter seated properly		er Equipment: YES NO N/
2. Effluent filter normal	🗆 🗆 🗆 🗌 1. Ai	r compressor operating? \Box \Box \Box
3. Effluent filter was cleaned		r compressor filter cleaned?
 Septic tank alive Scum & sludge layers normal 		ash tank requires pumping?
6. Tank lid is sealed properly		
Comments, recommendations & diag or 14.12m away from u bed is 40 feet or 12.19m side of the driveway	South east corner c	east corner of the fence on the east
Solutions, Discription and quoted co	sts for correction: (Cost
		ADDENDUM TOTAL
		SUBTOTAL
Proceed with work		GST BN# 119339513
		TOTAL
		at the above information is true and was obtained in person ified date using contractices in the sentic industry
	TECHNICIA SIGNATURI	





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

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/FRO

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) Location:	: Glenn & Yvonne Frosch 6525 Concession 1 Road Part Lots 1-3, Concession Gore 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 February 13, 2018

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

Section of By-law	Requirements	Proposed
Section 3.1(b) General Provisions, Accessory Uses	The total lot coverage of all accessory buildings or structures on a lot shall not exceed five per cent of the lot area of the said lot.	To permit a total lot coverage of 7.5% for accessory buildings.

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: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

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

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

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Ontario Municipal Board 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 Ontario Municipal Board by the applicant or another member of the public.

To appeal the decision to the Ontario Municipal Board, 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.

Kelly Patzer Secretary-Treasurer, Township of Puslinch

DATED: January 29, 2018

Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Building, L. Gomes Fire, D. Creed, Roads; N. Garland, GRCA, Bell

Aerial: Severed Parcel of 6525 Concession 1



Severance Sketch (Lands to be retained):





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE:	February 8, 2018
TO:	Kelly Patzer, Development Coordinator
	Township of Puslinch
FROM:	Michelle Innocente, Senior Planner
	County of Wellington
SUBJECT:	MINOR VARIANCE APPLICATION D13 FRO (Glenn & Yvonne Frosch)
	6525 Concession 1 Road
	Part Lots 1-3, Concession Gore

Planning Opinion

It has come to our attention that an additional variance is required for the accessory structure to permit an increase in building height. Given that notice was not provided for this variance we recommend that the application be deferred so notice can be given.

Respectfully submitted County of Wellington Planning and Development Department

Michelle Innocente, BES, BSc, RPP Senior Planner



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE:	February 8, 2018
TO:	Kelly Patzer, Development Coordinator
	Township of Puslinch
FROM:	Michelle Innocente, Senior Planner
	County of Wellington
SUBJECT:	MINOR VARIANCE APPLICATION D13 FRO (Glenn & Yvonne Frosch)
	6525 Concession 1 Road
	Part Lots 1-3, Concession Gore

Planning Opinion

It has come to our attention that an additional variance is required for the accessory structure to permit an increase in building height. Given that notice was not provided for this variance we recommend that the application be deferred so notice can be given.

Respectfully submitted County of Wellington Planning and Development Department



Michelle Innocente, BES, BSc, RPP Senior Planner



LAND SURVEYORS and ENGINEERS

January 19, 2018 22726-15

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

Attention: Kelly Patzer

Dear Ms. Patzer,

RECEIVED

JAN 1 8 2018

Township of Puslinch

Re: Minor Variance Application & Sketch – B109/17 6525 Concession Road 1 Part of Lots 1, 2 & 3, GORE Concession PIN 71206-0135 Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, require deed, PIN report and map, Source Water Protection Form and a cheque in the amount of \$690 to the Township of Puslinch.

Proposal

We are requesting a minor variance for the retained parcel at the above-mentioned property. This request is being made as a requirement to meet Condition 7 of Severance Application B109/17 which has been approved subject to conditions, one of which requires zoning compliance. The Minor Variance request is as follows:

A. To permit a total lot area for all accessory buildings to be 7.5% instead of 5% as required in Section 3(1)(b) of the Zoning By-law.

The lot line adjustment severance will change the configuration of the subject property so that the farm lands (71.9 ha) of 6525 Concession 1 will be merged with 6505 Concession 1 for continued agricultural use – leaving a retained parcel of 0.72 ha with the original farm house, barn, driveshed and shed.

Currently, the area of the accessory buildings is around 10%; however, in an effort to reduce the lot coverage the owner will be removing the driveshed and the rear portion of the barn which will leave the coverage at 7.5%. Due to the maximum area of the accessory buildings being over 5%, a minor variance is still required.

423 Woolwich Street, Guelph, Ontario N1H 3X3 Phone: 519-821-2763 | Fax: 519-821-2770 660 Riddell Road, Unit 1, Orangeville, Ontario L9W 5G5 Phone: 519-940-4110 | Fax: 519-940-4113

www.vanharten.com



The retained parcel was rezoned to not permit livestock so that MDS compliance could be achieved for Severance Application (B32/15) which created the parcel at #6529 Concession 1 (to the east of the retained parcel). The original barn on the retained parcel is in excellent shape and the owners did not want to remove the classic structure.

This minor variance request is required as a condition of the approved severance. We provide the opinion that the minor variance request meets the four tests for a minor variance.

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

Very truly yours, Van Harten Surveying Inc.

111

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

cc Glenn Frosch c/o Robert Frosch

www.vanharten.com



Township of Puslinch

7404 Wellington Road #34 Guelph, ON, N1H 6H9 T: (519) 763 – 1226 F: (519) 763 – 5846 www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s):	Glenn Allan FROSCH & Yvonne FROSCH c/o Rob & Lisa FROSCH
Address:	6505 Concession Road 1, RR#2
City:	Puslinch
Postal Code:	NOB 2J0
E-mail Address:	
Telephone Number:	
Fax:	
Applicant (Agent) Name(s):	Jeff Buisman of Van Harten Surveying Inc.
Address:	423 Woolwich Street
City:	Guelph
Postal Code:	N1H 3X3
E-mail Address:	
Telephone Number:	
Fax:	

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

None					
Send correspond	lence to: (Owner:	Agent	 ✓ 0 	
2. Provide a des			e" property	Reta	ained Parcel
Municipal addres	_{ss:} 6525	Concess	sion Roa	d 1	
Concession:	GOF				1, 2, 3
Registered Plan	Number: _				
Area: 0.72	ha	Depth:	76.0	m	Frontage:n
3	ac			ft	f
Width of road all	owance (if	known): 20	.12m		

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).

To permit a total lot area for all accessory buildings to be 7.5% instead of 5% as required in Section 3(1)(b) of the Zoning By-law.

These requests are being made as a requirement to meet Condition 7 of Severance Application B109/17 which requires Zoning compliance.

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

Please see covering lette	r.			
6. What is the current O Official Plan Designation:	fficial Plan and zoning status? Secondary Agricultural			
Zoning Designation:	Agricultural A-61			
7. What is the access to the subject property?				
Provincial Highway:		#()		

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

Concession Road 1

Continually maintained municipal road:

Seasonally maintained municipal road:

Other: (please specify below)

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:		
Communal Water:		
Private Well:		
Other Water Supply:		
Municipal Sewers:		
Communal Sewers:		
Private Septic:		
Other Sewage Disposal:		

11. How is storm drainage provided?

Storm Sewers:	
Ditches:	
Swales:	
Other means:	(explain below)

4

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

12. What is the existing use of:

The subject property? Rural Residential

The abutting properties?____Rural Residential / Agricultural

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

Building Details:	Exi	sting:	Prop	oosed:	
Type of Building(s)/ structures	Barn	Shed	Dwelling	N/A	
Main Building height	m	ft.	m	ft.	
*Percentage lot coverage	7.1% _m	0.18% _{ft.}	1.8% m	ft.	
*Number of parking spaces					
*Number of loading spaces					
Number of floors					
Total floor area	515.2 m²	13.6m2 _{ft²}	130 m²	ft²	
Ground floor area (exclude basement)	m²	ft ²	m²	ft²	

EXISTING BUILDINGS

14. What is the location of all buildings existing and proposed for the

subject property? (specify distances from front, rear and side lot lines) Existing Existing Existing

	Barn	Shed		Dwellin	ĭğ		
Building Details:	E	cisting:			Pro	posed:	
Front Yard	36.5 m	34.1m	ft.	7.1	m		ft.
Rear Yard	3.2 m	38.1m	ft.	50.9	m		ft.
Side Yards	26.9/43.9 m	55.6/35.4m	ft.	68.1/14.4	m		ft.

5

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

Date of acquisition of subject property: February 1995
Date of construction of buildings property: No development proposed
16. How long have the existing uses continued on the subject property? Many years
17. Has the owner previously applied for relief in respect of the subject property? Yes No V
If the answer is yes, please indicate the file number and describe briefly:
N/A

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment							
Zoning By- Law Amendment			Bylaw 007/16	Township	Lots 1-3. Con GORE	Zone Change	Approved
Plan of Subdivision							
Consent (Severance)			B109/17	County of Wellington	Lots 1-3. Con GORE	LLA	Approved with Conditions
Site Plan							
Minor Variance							



ATTACHMENT 'C'



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator Michelle Innocente – County of Wellington Nancy Shoemaker Jeff Buisman Kathy White Paul Berr Jim Knapton Brad Whetham

1 - 5. COMMITTEE OF ADJUSTMENT

• See January 9, 2018 Committee of Adjustment minutes.

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. DISCLOSUE OF PECUNIARY INTEREST

None

8. APPROVAL OF MINUTES

Moved by Dan Kennedy, Seconded by Dianne Paron

• That the minutes of the December 5th, 2017 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

None

10. ZONING BY-LAW AMENDMENTS

None

11. LAND DIVISION

11(a) Severance Application B164/17 (D10/CRA) – Brian Crawley, Part Lot 16, Concession 4, municipally known as 6895 Forestell Road

Proposed severance 0.48 hectares with 51.13m frontage, agricultural use for proposed rural residential use. Retained parcel is 26.86 hectares with 361.86m frontage, existing and proposed agricultural use with existing 2 barns, 4 silos, 2 quonset huts, a metalclad building and a frame building.

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

No comments

CARRIED

CARRIED

11(b) Severance Application B166/17 (D10/DiN) – Gaetano & Maria Di Nardo, Part Lot 12, Concession 11, 4696 Nassagaweya-Puslinch Townline.

Proposed severance is 50m fr x 114m = 0.57 hectares, vacant land for proposed rural residential use. Retained parcel is 6.3 hectares with 211.53m frontage, existing and proposed rural residential use with existing house & garage..

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments be forwarded to the County of Wellington Land Division Committee:

No comments

11(c) Severance Application B169/17 (D10/BOR) – Jeffrey Born & Vicki Dickson, Part Lot 15, Concession 10, 4614 Concession 11

Proposed severance is 68m fr x 68m = 0.5 hectares, agricultural land for proposed rural residential use. Retained parcel is 22.0 hectares with 156m frontage, existing and proposed agricultural and rural residential use with existing dwelling and bar.

Moved by Deep Basi, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:

• It is noted the ownership of the property has been 3.5 years

CARRIED

11(d) Severance Application B171/17 (D10/BER) – Inglis Berry c/o Paul Berry, Part Lot 1, Concession 10, 7737 Stone Road East.

Proposed severance is 60m fr x 100m = 0.6 hectares, agricultural use for proposed rural residential use. Retained parcel is 38.7 hectares with 935m frontage, existing and proposed agricultural and rural residential use with existing dwelling & barn.

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

• No comments

CARRIED

11(e) Severance Application B172/17 (D10/LEU) – J.A. Leuthard Limited, Hans-Erich Fiscer , Part Lot 19, Concession 4, 6931 Forestell Road

Proposed severance is 60m fr x 100m = 0.60 hectares, existing agricultural use for proposed rural residential use. Retained parcel is 23.7 hectares with 319m frontage, existing and proposed agricultural use.

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments be forwarded to the County of Wellington Land Division Committee:

No comments

CARRIED

11(f) Severance Application B174/17 (D10/BRO) – Lisa Brown, Part Lots 16&17, Concession 11, 4588 Nassagaweya-Puslinch Townline

Proposed severance is 0.98 hectares with 135m frontage, vacant land for proposed rural residential use. Retained parcel is 8.9 hectares with 435m frontage, existing and proposed rural residential use with existing dwelling & pool.

Moved by Deep Basi, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:

• No comments

11(g) Severance Application B175/17 (D10/GRC) – GRCA, Part Lots 3 & 4, Concession 1, 7271 Concession 1 Road.

Proposed severance is 0.75 hectares with 25m frontage, existing and proposed rural residential use with existing dwelling. Retained parcel is 52 hectares with 770m frontage, existing and proposed bush lands.

Moved by Dan Kennedy, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

• No comments

CARRIED

11(h) Severance Application B176/17 (D10/VAN) – Van Opstal, Part Lot 30, Concession Gore, 6 McCormick Lane.

Proposed severance is 0.6 hectares with 30m frontage, agricultural use for proposed rural residential use. Retained parcel is 4.5 hectares with 14m frontage, existing and proposed rural residential and agricultural use with existing dwelling, sheds & horse walk-in.

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- Minor variance required for reduced frontage on retained lot
- The owner shall ensure the driveway on the severed parcel not access the retained parcel.

CARRIED

11(i) Severance Application B118/16 (D10/KNA) – James & Patricia Knapton, Part Lot 21, Concession 8, municipally known as 7597 Wellington Rd 34

Proposed severance is revised sketch - 44.26m fr x 91.44 = 0.405 hectares, vacant land for proposed rural residential use. Retained parcel is revised sketch - 13.082 hectares with 214.98m frontage, existing and proposed rural residential and home occupation use with existing dwelling and metal building.

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments be forwarded to the County of Wellington Land Division Committee:

• No comments

CARRIED

11(j) Severance Application B149/17 (D10/PIE) – Pier Property Inc, Clergy Reserve Lot 27, Concession 7, municipally known as 267 Brock Rd. *Lot line configuration comment follow-up.

Proposed severance is 1.1 hectares with 121m frontage, vacant land for proposed commercial use, existing temporary vegetable stand and fry stand.

Moved by Dan Kennedy, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

• Municipal drain and maintenance zone shall not be compromised and is to be shown on the severance plan.

CARRIED

Moved by Dennis O'Connor, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- Township condition required to ensure legal drainage outlet for the remnant TransX lands is maintained
- Municipal drain and maintenance zone is to be shown on the severance plan

CARRIED

12. OTHER MATTERS

12(a) Michelle Innocente updated the committee regarding the Growth Plan. The mapping has not been released to date and when it is released, there will not be a grandfathering clause that allows applications previously submitted to be evaluated under the policies that were in effect at the time of submission. If an application is approved at Land Division

Committee prior to the mapping being released, it will be unlikely that the province can go back and overturn that decision.

12(b) Kelly to confirm any impact of reducing MDS I if the distance to the barn that has the MDS I reduction gets a building permit in the future and MDS II is calculated.

13. CLOSED MEETING

• No matters

14. FUTURE MEETINGS

• Next Regular Meeting February 13th 2018 @ 7:00 p.m.

15. ADJOURNMENT

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

• That the Planning & Development Advisory Committee adjourns at 7:56 p.m.

CARRIED

ATTACHMENT 'D'

TOWNSHIP OF PUSLINCH



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

Application for Site Plan Approval

General Information:

Applicant Information:	
Registered Owner(s):	CON CAST PIPE
Address/legal description:	299 Brock RD S.
Email Address:	
Telephone Number:	
Applicant (Agent):	BALDASSARRA ARCHITECTS INC.
Address:	
Email Address:	
Telephone Number:	

Name, address, and phone number of all the persons having any mortgages, charges,

or encumbrances on the property:

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NIA				
[· · · · · · · · · · · · · · · · · · ·	<u></u>	 	
Send correspo	ondence to:			
Owner:	Agent: 🗙	Other:		

Property Description:

Municipal Address: 299 E	BROCK ROAD SOUTH
Concession: 7	Lot: 27+28
Registered Plan Number:	
Area: <u>26.41</u> ha	<u>65.25</u> ac
Depth: <u>1,014,18</u> m	<u>3,327.36</u> ft.
Frontage: <u>372.56</u> m	1,222.31 ft.

County Official Plan:

Existing County Official Plan designation(s):

Proposed County Official Plan designation(s) (if applicable):

N/A

Zoning:

Existing Zoning:

.

Proposed Zoning (if applicable):

Existed and Proposed Land Uses and Buildings:

Land Uses:

Existing use(s) of the subject land:

INDUSTRIAL / OFFICE USES

Proposed use(s) of the subject land:

INDUSTRIAL / OFFICE USES

Other Planning Applications:

Is this property subject to other applications pursuant to the Planning Act:

Yes:

No: 🖂

If yes, please specify:

N/A
Building or Structures: * PLEASE NOTE SITE IS 65.25 AC AND CONTAINS MANY BUILDINGS / STRUCTURES (EXISTING), SITE

PLAN INDICATES THEIR LOCATIONS FOR REFERENCE.

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

	Existing	Proposed		
Type of buildings or structure(s):	WET CAST FACILITY + OFFICE, DRY CAST FACILITY, EXISTING OFFICE BLD, MAIN PLANT, ECT.	DEMOLITION OF EXISTING OFFICE + CONSTRUCTION OF NEW THREE-STOREN OFFICE.		
Date of Construction:	UKNOWN,	2018.		

	Existing			Proposed			
Accessibility Building Height:	N/A.			N/A .			
Building Height:	(VARIES)			THREE- STOREY.		11	٩
Number of Floors:	(VARIES)			THREE		11	
Total Floor Area:	(ALL BLDS) 18,406.51 sq.m	198,126	sq.ft	1,429.95	sq.m	15,392	sq.ft
Ground Floor Area:	18,406.51 sq.m	198,126	sq.ft	476.65	sq.m	5,131	sq.ft

Distance from the building/structure to the:

	Ex	tisting	Prop	osed
Front lot line:	[PLEASE S PLAN FOR	EE SITE	5.68 ^m	. ft.
Side lot line:	,		30.99 m	ft.
Side lot line:			103.63 m	ft.
Rear lot line:			995.64 m	ft.
Total Floor Area:			1,429.95m ²	15,392 sq.A.
Percent of lot coverage:			0.54%	
Percentage of Lot Covered by Landscape Area:	\downarrow	\downarrow	~9,5%	

	Ex	isting	Prop	osed
Percentage of Lot Covered by Open Work Yard	(PLEASE SEE FOR INFORM	SITE PLAN	~ 83.5%	<i>r</i>
Percentage of Lot Covered by Outside Storage or Display Area:	N/A		N/A	
Number of Light Standards and Height:	UNKOWN		UNKNOWN	
Classification of all Buildings Pursuant to OBC s 3.2.2.	UNKOWN		UNKNOWN	
Type of Building Materials (i.e. combustible)	NON ~ COMBUST(BLE		NON- COMBUSTIBLE	
Number of parking spaces:	163 spaces		208 spaces	
Number of loading spaces:	TBD		TBD.	

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written	
authorization below should be completed)	
I (we) Antonio De Gasperis of the City	
of Vaughan County/Region of YORK	do

hereby authorize	BALDASSA	RRA	ARCHITECTS	INC to act as my	
agent in this applic	ation.				
0000			NOV.	2.2017	
Signature o	f Owner(s)			Date	
Affidavit:					
l (we) <u>Amanda Z</u>	liani_of the	CITY	of	VAUGHAN	
County/Region of _	YORK		solemnly decla	are that all the	
statements containe	statements contained in this application are true, and I, (we), make this solemn				
declaration conscier	declaration conscientiously believing it to be true, and knowing that it is of the same				
force and effect as if	made under oat	h and by	virtue of the CANAI	DA EVIDENCE ACT.v	
DECLARED before	me at the <u>row</u>	INSHIF	> of	PUSLINCH	
in the County/Region	of <u>GUELF</u>	>+1	this NOV	day of <u>14</u> , 20 <u>17</u> .	
Signature of Owner	or Authorized So	licitor or(Authorized Agent)	NOV.14,17. Date	
For Office use only:					

Application fee received by the municipality:

Signature

Date

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act and will be 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.



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE:	January 11, 2018
то:	Kelly Patzer, Development Coordinator
	Township of Puslinch
FROM:	Sarah Wilhelm, Manager of Development Planning
	County of Wellington
SUBJECT:	FIRST CIRCULATION D11/CON (Con Cast Pipe Office Building)
	Site Plan Application
	299 Brock Road South, Puslinch

Thank you for circulating the above-noted site plan application for our review. Our comments pertaining to Zoning and Design Guidelines are as follows:

1.0 ZONING REVIEW

We have reviewed the site plan for compliance with Zoning By-law 19/85, which is currently in effect and note the following:

Table 1Zoning Compliance

By-law Reference	By-law 19/85	Issue
	Requirement	
15(3)(c) Industrial Zone	15 m	5.68 m setback does not meet requirement
Front Yard Depth (Minimum)		and would require minor variance relief
3(18)(a) General Provisions	27 m (or 15 m from	Not indicated on plan
Required Centreline Setback	property line,	Please see County Roads comments
	whichever is greater)	(attached)
15(3)(h) Industrial Zone	25%	Not indicated on plan
Landscaped Open Space		
(Minimum)		

2.0 DESIGN GUIDELINES

We note that the proposal has addressed the objectives of the Puslinch Design Guidelines (2010) by providing:

- a 5.0 m+ landscape area along Brock Road
- trees, shrubs and ground cover in front of the building and in the parking area
- decorative fencing and amenity area screening
- wall projections
- walkways from the building to the parking areas

While it appears that there will be sufficient architectural detailing on the building elevations, we note that the colour and materials have not been indicated on the building elevations. We would also like to ensure that any mechanical or electrical equipment is screened.

As a result of our review, we have identified the following matters to be addressed:

ltem No.	Matter/Requirement	Comment			
1	Minor Variance application required to address Front Yard Depth deficiency	Front Yard Depth (Minimum) requirement is 15 m, whereas a 5.68 m setback has been provided			
2	Revisions to Drawing No. A-1.0	 a. Show centreline setback in accordance with County Engineering Services Department comments (attached). b. Revise Key Plan to reference "Township of Puslinch" instead of the "City of Brampton". c. Revise Site Statistics to indicate the following: Zoning: Industrial (IND) Minimum Landscaped Area Required: 25% and what percentage of landscaped area has been provided Maximum Site Coverage: 45% Minimum Front Yard Setback required: 15 m, Minimum Front Yard Setback Provided: 5.68 m 			
3	Revisions to Drawing No. A-3.0	Identify the colours and materials to be used for the building elevations.			
4	Other Revisions	Show the location of any mechanical/electrical equipment (including rooftop) and demonstrate how it will be screened from view.			

Table 2Matters to be Addressed

I trust that these comments are of assistance.

Yours truly

Sarah Wilhelm, MCIP, RPP Manager of Development Planning

Attachment: December 28, 2017 Comments, County Engineering Services Department



File: 3801 By: Email

January 4, 2017

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

Attention: Ms. Kelly Patzer Development Coordinator

Dear: Ms. Patzer

Re: 299 Brock Road, D11/CON

As requested, I have reviewed the Landscape Plan prepared by Alexander Budrevics & Associates Limited for the proposed Concast Office Expansion at 299 Brock Road. The species, size and arrangement of plant materials seem appropriate for this site and are in compliance with the Puslinch Design Guidelines. The estimated cost for installation of plant materials and related landscape structures also seems reasonable. I therefore have no concerns with this application.

Yours truly,

GWS Ecological & Forestry Services Inc.



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

CC: Amanda Pepping, GM BluePlan Sarah Wilhelm, County of Wellington



No.	ISSUED	DATE
I	ISSUED FOR REVIEW	SEPT 13, 2017
2	ISSUED FOR SPA	NOV 14, 2017

No.	REVISION

BALDASSARRA

Architects Inc.

200-7800 Jane St │ Vaughan ON │ L4K 4R6 ⊤. 905.660.0722 │ **www.baldassarra.ca** OWNERS INFORMATION:



DATE



No.	ISSUED	DATE
I	ISSUED FOR REVIEW	SEPT 13, 2017
2	ISSUED FOR SPA	NOV 14, 2017

No.	REVISION

CONCAST OFFICE EXPANSION	
	DATE:
	JU
	PROJE

ENLAF	RGED S	SITE P	

			-	
	DATE:	DRAWN BY:	CHECKED:	SCALE:
	JULY 2017	JK/AZ		1:150
PROJECT No.			DRAWING No.	
17-41		A	-1.0	

TOWN OF PUSLINCH

No.	ISSUED	DATE
1	ISSUED FOR REVIEW	SEPT. 13, 2017
2	ISSUED FOR REVIEW	OCT.03 2017
3	ISSUED FOR SPA	NOV.14 2017

No.	REVISION	DATE
I		I





BALDASSARRA

Architects Inc.

200-7800 Jane St │ Vaughan ON │ L4K 4R6 ⊤. 905.660.0722 │ **www.baldassarra.ca** OWNERS INFORMATION:



CONCAST OFFICE EXPANSION	ELEVATIONS

TOWN OF PUSLINCH



SPECIFICATIONS

GENERAL THESE SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY AND AVAILABLE AT THE OFFICE OF ALEXANDER BUDREVICS & ASSOCIATES LTD.

- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL:

 FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS OF THIS PROJECT,
 VISIT THE SITE TO ASCERTAIN AND TAKE ACCOUNT OF EXISTING CONDITIONS AND ANY DEVIATIONS FROM THE PLANS IN WORK BY OTHERS, AND
 - 3. FINALIZE ALL DESIGN ALTERNATIVES IN CONSULTATION WITH THE LANDSCAPE ARCHITECT.

PRIOR TO EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. IN THE EVENT OF A CONFLICT BETWEEN A PROPOSED TREE LOCATION AND AN UNDERGROUND SERVICE, THE EXACT LOCATION OF THE TREE SHALL BE DETERMINED ON SITE BY THE LANDSCAPE ARCHITECT

THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, FACILITIES, ETC. DONE IN THE PERFORMANCE OF HIS WORK.

ALL SITE WORK SHALL CONFORM TO THE <u>CANADIAN NATIONAL MASTER CONSTRUCTION</u> <u>SPECIFICATIONS</u>, A COPY OF WHICH CAN BE OBTAINED FROM CONSTRUCTION SPECIFICATIONS CANADA, Tel. (46) TTT-2198, Fax. (46) TTT-219, Email. info@csc-dcc.ca. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS AND THEIR IMPLICATIONS FOR THIS PROJECT.

SOFT LANDSCAPING PLANT MATERIALS

ALL PLANTS SHALL BE INSTALLED TRUE TO SPECIFIED NAMES, SIZES, GRADES, ETC. AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.

ALL PLANTS SHALL BE NURSERY GROWN.

MANUFACTURER'S SPECIFICATIONS.

IN THE EVENT OF A DISCREPANCY IN PLANT QUANTITY BETWEEN THE PLANTING PLAN AND THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN. THE CONTRACTOR SHALL MAKE PLANTS AVAILABLE FOR INSPECTION BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. MATERIAL NOT CONFORMING TO THE SPECIFICATIONS SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER OR THE

LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF THE MATERIAL ON SITE. THE LANDSCAPE ARCHITECT MAY, UPON COMPLETION OF THE WORK AND

NOTWITHSTANDING PRIOR APPROVAL AT SOURCE, REJECT PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS. THE CONTRACTOR SHALL USE STANDARD INDUSTRY METHODS FOR PLANTING TREES. TREES SHALL BE TURNED TO GIVE THE BEST APPEARANCE; THEY SHALL ALSO BE GUYED

AND STAKED IMMEDIATELY AFTER PLANTING AND AS DETAILED ON THE DRAWINGS. BED PREPARATION THE CONTRACTOR SHALL BACKFILL TREE PITS AND PLANTING BEDS TO SPECIFIED

DEPTHS WITH EITHER PRE-MIXED TOPSOIL (VIZ., "TRIPLE-MIX") OR A MIXTURE COMPRISED 6 PARTS SANDY LOAM I PART FINELY PULVERIZED CANADIAN PEAT MOSS

I PART WELL-ROTTED FARM MANURE, WITH "AGRIFORM" 20-10-5 TABLETS (OR APPROVED EQUAL) ADDED ACCORDING TO THE

THE CONTRACTOR SHALL CONSTRUCT TREE PITS AND SHRUB BEDS WITH SOIL SAUCERS, MULCH, AND SUBSURFACE DRAINAGE AS DETAILED. THE CONTRACTOR SHALL CONSTRUCT SHRUB BEDS IN CONTINUOUS FORMS, THE SHAPE OF WHICH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. ON SLOPES, SHRUB BEDS SHALL BE FASHIONED TO ALLOW FOR PROPER DRAINAGE.

TOPSOIL & FINE GRADING THE CONTRACTOR SHALL PLACE ISOMM OF RICH TOPSOIL ON APPROVED SUBGRADES. TOPSOIL SHALL BE IMPORTED WHERE REQUIRED. 10-6-4 FERTILIZER SHALL BE APPLIED According to the manufacturer's instructions at a rate of 1.32 kg/loom² for sodded areas; the mixture and rate of application shall be adjusted for SEEDED AREAS.

MINOR GRADE DEFICIENCIES AND IRREGULARITIES SHALL BE ELIMINATED PRIOR TO SODDING. SODDING

THE CONTRACTOR SHALL SOD ALL AREAS SO INDICATED ON THE DRAWINGS. SOD SHALL BE FRESHLY CUT NO.I GRADE NURSERY-GROWN TURF 50-75mm THICK. SOD FOR SUNNY, EXPOSED AREAS SHALL BE 50% KENTUCKY BLUEGRASS AND 50% MERION BLUEGRASS. SOD FOR SHADED AREAS SHALL BE 50% NUGGET KENTUCKY

BLUEGRASS AND 50% CREEPING RED FESCUE. SOD SHALL BE PLACED ON PREPARED TOPSOIL, WITH JOINTS STAGGERED AND SECTIONS ABUTTED TIGHTLY, IMMEDIATELY AFTER LAYING, IRRIGATION SUFFICIENT TO ENSURE MOISTURE PENETRATION TO A DEPTH OF IOOMM SHALL BE APPLIED. SOD SHALL BE MACHINE ROLLED TO ENSURE UNIFORM CONTACT WITH TOPSOIL. SOD ON ALL SLOPES SHALL BE PEGGED WHERE REQUIRED.

HARD LANDSCAPING

POURED-IN-PLACE CONCRETE WORK THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF FORMWORK PRIOR TO POURING CONCRETE. ALL CONCRETE, STEEL REINFORCING, AND FORMWORK SHALL BE AS DETAILED AND SPECIFIED ON THE DRAWINGS.

THE STYLE, COLOUR, AND FINISH OF CONCRETE ELEMENTS SHALL BE APPROVED BY THE WORK.

ALL STRUCTURAL CONCRETE WORK SHALL CONFORM TO LOCAL BUILDING CODES AND REGULATIONS.

BRICKWORK, STONEWORK & CONCRETE UNIT PAVING WHERE APPLICABLE, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL STRUCTURAL CONCRETE WORK BEFORE COMMENCING BRICKWORK, STONEWORK OR PAVING WORK.

ALL BRICKWORK, STONEWORK, AND CONCRETE UNIT PAVING SHALL BE AS DETAILED AND SPECIFIED ON THE DRAWINGS, UNLESS THE LANDSCAPE ARCHITECT AND/OR THE OWNER APPROVE SUBSTITUTIONS IN WRITING.

PRIOR TO STARTING THIS PORTION OF WORK, THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED BRICKWORK, STONEWORK, AND CONCRETE UNIT PAVERS FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER WITH RESPECT TO STYLE, COLOUR, AND FINISH. THE CONTRACTOR MAY ALSO BE ASKED TO SUBMIT SAMPLES OF ALTERNATIVES TO THE MATERIALS SPECIFIED ON THE DRAWINGS. ALL BRICKWORK, STONEWORK, AND CONCRETE UNIT PAVING SHALL CONFORM TO LOCAL BUILDING CODES AND OTHER MUNICIPAL REQUIREMENTS.

METALWORK

PRIOR TO ORDERING MATERIAL FOR THIS PORTION OF WORK, THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED METALMORK FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER WITH RESPECT TO STYLE, COLOUR, AND FINISH. THE CONTRACTOR MAY ALSO BE ASKED TO SUBMIT SAMPLES OF ALTERNATIVES TO THE MATERIALS SPECIFIED ON THE DRAWINGS.

LENGTHS FOR FENCING SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR: ECALED MEASUREMENTS FROM THE DRAWINGS SHALL NOT BE RELIED UPON FOR DETERMINING THE NUMBER OF SECTIONS OF FENCE OR THE SIZE OF GATES THAT WILL BE NEEDED.

$\frac{\mathsf{MAINTENANCE}}{\mathsf{THE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS FOR A PERIOD OF FOUR}$

- INSECT AND DISEASE CONTROL

(4) GROWING MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE: - PROPER IRRIGATION TO ENSURE OPTIMUM GROWTH OF TREES, SHRUBS, AND SOD GRASS MOWING TO MAINTAIN AN APPROXIMATE HEIGHT OF 50mm THE CULTIVATION AND WEEDING OF TREE PITS AND PLANTING BEDS

AT THE END OF THE SPECIFIED MAINTENANCE PERIOD, PROVIDED ALL PLANT MATERIAL IS ALIVE AND IN A HEALTHY GROWING CONDITION, THE OWNER WILL ASSUME THE RESPONSIBILITY OF MAINTAINING THE LANDSCAPE WORK.

PERFORMANCE ACCEPTANCE (SUBSTANTIAL

COMPLETION) WRITTEN NOTICE OF PERFORMANCE ACCEPTANCE BY THE LANDSCAPE ARCHITECT FOR SUBSTANTIAL COMPLETION OF THE PROJECT LANDSCAPE WORKS SHALL MARK THE START OF THE GUARANTEE PERIOD.

SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE SUBSTANTIAL COMPLETION CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, ISSUE THEIR PERFORMANCE ACCEPTANCE CERTIFICATE, AND REDUCE THE AMOUNT OF SECURITIES.

GUARANTEE All plant material shall be guaranteed for one (1) year from the date on THE PERFORMANCE ACCEPTANCE CERTIFICATE ISSUED BY THE LANDSCAPE ARCHITECT. PLANTS THAT EXPIRE OR OTHERWISE FAIL TO THRIVE DURING THE GUARANTEE PERIOD SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

SIMILARLY, ALL OTHER LANDSCAPE WORK PERFORMED UNDER THIS CONTRACT SHALL BE FULLY GUARANTEED FOR ONE (I) YEAR FROM THE DATE OF PERFORMANCE. ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

FINAL ACCEPTANCE ALL WORK SHALL BE INSPECTED AT THE END OF THE GUARANTEE PERIOD BY THE LANDSCAPE ARCHITECT. ANY DEFICIENCIES SHALL BE RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE OWNER. THE LANDSCAPE ARCHITECT WILL THEN ISSUE A FINAL ACCEPTANCE CERTIFICATE.

SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE FINAL ACCEPTANCE CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, GIVE FINAL APPROVAL, AND RELEASE ALL OUTSTANDING LANDSCAPE SECURITIES.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
	DECIDUOUS	TREES							
А	4	ACER SACCHARUM	SUGAR MAPLE	60mm	3500mm	1500mm	S.B.	EQUAL FORM	
в	4	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY-LOCUST	60mm	3500mm	1500mm	S.B.	EQUAL FORM	
С	З	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	60mm	3500mm	1500mm	S.B.	EQUAL FORM	
D	4	QUERCUS RUBRA	RED OAK	60mm	3500mm	1500mm	S.B.	EQUAL FORM	
	ORNAMENT	AL TREES							
E	2	AMALENCHIER LAEVIS CLUMP	ALLEGHENY SERVICEBERRY	3X40mm	2000mm	1 <i>000</i> mm	S.B.	MULTI-STEM	
	CONIFEROL	IS TREES							
F	5	PICEA GLAUCA	WHITE SPRUCE		2000mm	1000mm	S.B.	SPECIMEN	
	CONIFEROL	is shrubs							
aa	50	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW			600mm	POTTED	MIN. 15 CANDLES	800mm
ЬЬ	З	THUJA OCCIDENTALIS 'EMERALD"	EMERALD WHITE CEDAR		1000mm		POTTED	SPECIMEN	
	DECIDUOUS	SHRUBS							
6	30	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNINGBUSH		600mm		POTTED	MIN. 10 STEMS	650mm
dd	45	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC		500mm		POTTED	MIN. 10 STEMS	800mm
:	PERENNIALS	, GROUND COVERS AND GRASSES							
aac	a 6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS				l gal. POT		500mm
bbb	80	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY				l gal. POT		600mm
222	10	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS				l gal. POT		400mm



DECIDUOUS TREE PLANTING TYPICAL DETAIL

(8)



CONIFEROUS TREE PLANTING TYPICAL DETAIL





PAVERS		TED A	S SHO	NGLE WN ON			
Patterr	n D (R	ectar	igle)				
FL.			1	1	1	, 1	, 1
			-	-		1	1
	_	-					Г
		T	Τ		T		1



^{*}NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET



ENCLOSED IN 12mm DIAMETER RUBBER HOSE OR ARBORTIE OR APPROVED EQUAL, SECURED AROUND TREE TRUNK

POCKETS AND PREVENT SETTLEMENT

NTS ABAL PIOI-121214

SPECIFIED SOIL MIXTURE FIRMLY COMPACTED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT

BURLAP FROM ROOTBALL INCLUDING ALL TIE ROPE AND WIRE

NTS ABAL P201-121217

COVER WITH 75mm APPROVED SHREDDED WOOD MULCH OVER ENTIRE BED AREA

NTS



date	SEPTEMBER 14, 2017	drawn	DN
scale*	AS SHOWN	file	3144 D1 R0-170906
directic	n	project	no.
			3144
		sheet n	o. D-1

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET

COWNSHIP OF PUSLINCH

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/ED

Date submitted:_____

NOV 2 4 2017 Township of Puslinch

The Amendment:

Туре	of	amendmen	t:
------	----	----------	----

Site specific:

Other (specify):

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

To permit a kennel use on the property located at 7272 Gore Road through a Special Provision of the Agricultural (A) Zone under Section 5 (4) of the Zoning By-law.

General Information:

1. Applicant Information:

Registered Owner's Name(s):	Hazaar Othman		
Address:	7272 Gore Road		
City:	Puslinch		
Postal Code:	N0B 2J0		
Email Address:		n 😐	1
Telephone Number:			
Fax:	0		

1

Applicant (Agent) Name(s):	MHBC Planning c/o Trevor Hawkins
Address:	540 Bingemans Centre Drive, Suite 200
City:	Kitchener
Postal Code:	N2B 3X9
Email Address:	ו
Telephone Number:	
Fax:	
Other Name(s):	Kristen Freure
Address:	48 Renfrew Street
City:	Kitchener
Postal Code:	N2R 0G5
Email Address:	
Telephone Number:	
Fax:	

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

same as above, except for agent
Send correspondence to: Owner: 🖌 Agent: 🖌 Other:
When did the current owner acquire the subject land? Date: December 2016
4. What does the amendment cover?
The "entire" property:Image: Comparison of the property:A "portion" of the property:Image: Comparison 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: 7272 Gore Road
Concession:			Lot:			
Registered Plan Number:						
Area: ha	Depth:		_ m	Frontage:		m
ac			- ^{ft.}		·	ft.
6. Provide a description of	the area to b	e amended i	f only a	a "portion"	of the pro	p erty :
Area: <u>6.7</u> ha	Depth:	507	_ m	Frontage:	103	m
16.5 ac		1663	ft.		338	ft.
7. Is the application to amo Statement?	end the zoni	ng by-law co	onsiste	nt with the	Provincial	Policy
Yes: 🖌 No:						
8. Is the subject land with plans?	in an area o	f land desig	nated	under any	provincial	plan or
Greenbelt Plan:	Places to Gr	ow: 🚺	Othe	er: (specify):		
If yes, does the applicatio plan or plans?	n conform to	o and not co	nflict w	ith the app	lication pro	ovincial
Yes: 🖌 No:						
9. County Official Plan						
What is the current Count	ty Official Pla	an designati	on of t	he subject	property?	
Secondary Agricultural, Gr	eenlands, C	ore Greenlar	nds			
List land uses permitted t	by the currer	nt Official Pla	an des	ignation:		
- all uses allowed in the Pr	ime Agricultu	ural Area (inc	luding	kennels on	existing lo	ts of
record) - small scale commercial, i - public service facilities.	ndustrial and	d institutional	uses;			
How does the application	conform to th	ne Official Pla	an?]

The proposed use is permitted under the Secondary Agricultural designation. The lands are an existing lot of record.

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? <u>Agricultural (A)</u>, Natural Environment (NE)

What uses are permitted? _agricultural use, open space and conservation, a public use

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?

residential / hobby farm / woodlands

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

Unknown how long residential buildings have existed. Previous owners operated a kennel in one of the out buildings since 2006.

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

residential and kennel

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

Building Details		Ex	isting			Pro	posed	
Type of Building(s) or structures	dwelling		dwelling		Kennel			
Date of construction	N/A		N/A					
Building height	N/A	m	N/A	ft	2.51	m	8'3"	ft
Number of floors	1		1		1			
* Total floor area	N/A	m²		ft ²	169	m²	1820	ft ²
Ground floor area (exclude basement)	N/A	m²		ft ²	169	m²	1820	ft ²
Distance from buildi	ng							
structure to the:								
Front lot line		m		ft	181.5	m	595.5	ft
Side lot line		m		ft	36.3	m	119	ft
Other side lot line		m		ft	80.1	m	262.8	ft
Rear lot line		m		ft	314.6	m	1032	ft

Building Details	Existing	Proposed
*Percentage lot coverage		
*Number of parking spaces	3	10
*Number of loading spaces		

Existing and Proposed Services:

15. What is the access to the subject property?

\checkmark

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

Gore 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.

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

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing	Proposed
Municipal water		

Water Supply	Existing	Proposed
Communal water		
Private well	\checkmark	
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic		
Other sewage disposal		

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

\checkmark	
	\checkmark

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers:	
Ditches:	
Swales:	\checkmark
Other:	(explain below)



HILDHENEN WOODGFILDGI LONGON KENGSTION BABBIE BURLINGTON

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT APPLICATION

7272 Gore Road

Township of Puslinch

Date:

November 2017

Prepared for: Hazhaar Othman and Kristen Freure

Prepared by: **MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)** 540 Bingemans Centre Drive, Suite 200 Kitchener ON N2B 3X9

Our File: 9422'D'

RECEIVED

NOV 2 4 2017 Township of Puslinch

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Planning Justification Report: 7272 Gore Road, Township of Puslinch November 2017 2

3

1.0 INTRODUCTION

1.1 Overview

MHBC has been retained by Hazhaar Othman and Kristen Freure to assist with applications to amend the Township of Puslinch Zoning By-law 19/85 to permit a kennel use on the lands addressed as 7272 Gore Road. The subject property measures approximately 6.5 hectares (16 acres) in area and is located on the north side of Gore Road to the west of Concession Road 7. These lands are used for residential purposes on the southern half, and are primarily covered with brush and a woodlot on the northern half.

The owners of the property intend to operate a kennel on the subject lands and as such, are submitting a Zoning By-law Amendment application to allow for the use.

The planning merits of this proposal are evaluated in detail within this Report and are summarized as follows:

- 1. The Secondary Agricultural designation permits kennels on existing lots of record. The subject lands are an existing lot of record;
- 2. The Township's Zoning By-law contains an existing (general) special provision (A-2) which permits a kennel use.
- 3. The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan;
- 4. A kennel use is appropriate for the lands given the surrounding context;
- 5. The subject property is comparable to other properties where kennels have been permitted by way of amendment to the zoning by-law; and
- 6. The proposal complies with the Township of Puslinch Dog License By-law which establishes requirements for kennels.

1.2 Report Framework

This Planning Justification Report includes a detailed description of the subject lands, the existing policy framework and the rationale for the ZBA application. The Report has been prepared for submission to the Township of Puslinch and includes the following primary components:

An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational context;

- A review of the planning permissions applicable to the subject lands; and
- An assessment of the proposal relative to the existing framework of planning policies and development regulations.

As part of this planning analysis, the following documents were reviewed:

- Provincial Policy Statement;
- The Growth Plan for the Greater Golden Horseshoe;
- County of Wellington Official Plan;
- Township of Puslinch Zoning By-law; and
- Township of Puslinch Dog License By-law

In addition to a detailed review of these documents, an analysis of the subject property and its surrounding context as compared to other properties in the Township where kennels were permitted through amendments to the Zoning By-law.

1.3 Planning Applications

Our analysis has confirmed that the following application is required to permit the proposed development:

Table 1.0 – Required Planning Applications

Application	Approval Authority
Zone Change Amendment to add a special provision to the regulations of the 'Agricultural (A)' Zone to permit a kennel use	Township of Puslinch

2.0 SITE AND SURROUNDING LAND USES

2.1 Site Location and Description

The subject property (site) is situated on the north side of Gore Road, to the west of Concession Road 7. The property is rectangular in shape and is approximately 6.5 hectares (16 acres) in area. The site has approximately 100 metres of frontage along Gore Road, and a depth of approximately 510 metres. **Figure 1** illustrates the location of the subject lands.

The site is currently used for residential purposes and contains a single detached dwelling and associated outbuildings. Access to the lands is provided from Gore Road, and the dwelling and nearest outbuilding are separated by a row of coniferous trees. The northern half of the property is comprised of brush and a woodlot.

2.2 Surrounding Land Uses

The following table identifies the land uses surrounding the Site.

Relative Location	Existing Land Uses
TO THE NORTH:	Woodlot
TO THE EAST:	Hydro corridor, woodlot
TO THE SOUTH:	Gore Road corridor, cultivated farmland, Maple Grove Trailer Park
TO THE WEST:	Single detached dwellings, Emerald Lake Trailer Resort and Waterpark

Table 2.0 – Surrounding Land Uses

More specifically, there is a woodlot on the northern half of the Site which extends off of the property to the north. Immediately to the east is a hydro corridor and another woodlot. Immediately to the south is the Gore Road corridor, as well as a large cultivated agricultural field. South of the field is the Maple Grove Trailer Park which has access off of Gore Road. Immediately to the west of the property is the Emerald Lake Trailer Resort and Water Park. The trailer lots at this facility accommodate seasonal usage, and do not contain any year round residences. To the southwest of the property there is a single detached dwelling which is approximately 155 metres from the proposed kennel. The dwelling on the Site is located approximately 127 metres away from the proposed kennel use.

Planning Justification Report: 7272 Gore Road, Township of Puslinch November 2017

3.0 The proposal

3.1 Background

The owners purchased the subject property in December, 2016 with the intent of relocating their existing dog training and boarding business to this location. The business involves the boarding and training of dogs. The proposed kennel building on the Site is an existing structure that was used as a kennel by the previous owners of the subject property. The new owners intend to make interior alterations to the building, if the zoning by-law amendment is approved, to operate their business.

3.2 Proposed Use

To establish a kennel use on the lands, a special exception is being sought to add "kennel" as a permitted use on the Site. The Zoning By-law amendment application seeks to add a Special Provision to the Agricultural (A) zone under Section 5 (4) Special Provisions of the Township of Puslinch Zoning By-Law 19/85. The 'A' zone permits agricultural uses, which are defined in accordance with Section 2 (6) of the By-law, to include:

the grazing, breeding, raising, boarding or training of livestock of all kinds, including, but not so as to limit the generality of the foregoing, cattle, swine, sheep, goats, rabbits, poultry, fish, horses, ponies, donkeys, mules, fur-bearing animals and household pets but not at an intensive level as defined in Subsection 2(6) (b);

However, a kennel, an abattoir or any premises used for the killing of livestock or the processing of meat are excluded from the definition noted above.

4.0 policy analysis

The Zoning By-law amendment application defined in Table 1.0 of this Report must be assessed in terms of applicable policies set out by the Province of Ontario and the County of Wellington. The following section outlines how the proposal addresses relevant policies from the Provincial Policy Statement, The Growth Plan for the Greater Golden Horseshoe and the County of Wellington Official Plan.

4.1 **Provincial Policy Statement**

The Provincial Policy Statement (PPS) sets the policy foundation for regulating the development and use of land in Ontario. The 2014 PPS was issued under the authority of Section 3 of the Planning Act and came into effect on April 30, 2014, without transitional provisions. Accordingly, the 2014 PPS applies to all applications, matters or proceedings commenced on or after the effective date.

Section 3(5) of the Planning Act requires that all decisions affecting planning matters 'shall be consistent with' policy statements issued under the Act. Table 3.0 demonstrates how the proposed Zoning By-law amendment is consistent with the provisions of the 2014 PPS.

MHBC conducted a review of the proposal relative to the policies of the PPS. Based on this analysis, it is our opinion that specific policies in Section 1.0 (Building Strong Healthy Communities) are relevant to this proposal. Commentary on these policies is provided in the following section of this Report.

4.1.1 Building Strong Healthy Communities

The PPS provides a vision for land use planning in Ontario that focuses growth within settlement areas, and encourages an efficient use of land, resources, and public investment in infrastructure. To support this vision, the PPS defines a number of policies to promote strong, liveable, healthy and resilient communities. These policies are set out in Section 1.0, and address such matters as efficient development and land use patterns, coordination, employment areas, housing, public spaces/open space, infrastructure and public service facilities, long-term economic prosperity, and energy and air quality.

Given the nature and scale of the proposed use, in our opinion, the following policies provided under Section 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) are relevant to this application: Section 1.1.4.1 provides that healthy, integrated and viable *rural areas* should be supported by:

f. promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management of resources;

Permitting a kennel use on the subject property is compatible with this policy as it would diversify the economic base of the Township of Puslinch by permitting a desired service in a rural area that would provide opportunities for employment. It is important to note that due to the very nature of a kennel use, it cannot locate in urban areas where populations are denser.

The kennel is proposed on a portion of the Site that is underutilized and not conducive for other types of rural uses (such as agricultural) due to the presence of the dwelling on the property and the size limitations of the lands. Accordingly, permitting a kennel on this property would support the Rural System in the County of Wellington.

Section 1.1.5 of the PPS (Rural Lands in Municipalities) provides direction for rural lands. The subject property is within the County of Wellington's 'Rural System.' The following sections have particular relevance to this application.

Section 1.1.5.4 provides that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Kennels are compatible with the rural landscape and are commonly found in rural areas throughout Ontario. Given the land area requirements for pen areas and boarding facilities, as well as the need to provide suitable separation from residential uses, this use is not appropriate in urban areas. In rural areas, where larger lots are available, kennels can locate and provide suitable separation. As a result, potential impacts from kennels on surrounding sensitive uses can be mitigated more easily. Kennels do not require the service levels offered in urban areas to successfully operate their business and can be sustained by rural service levels.

Section 1.1.5.5 states that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

A kennel is a low impact use from an infrastructure perspective and would not require the expansion of any infrastructure systems to be able to operate. No additional infrastructure is required to operate a kennel on the subject lands.

Section 1.1.5.6 sets out that opportunities should be retained to locate new or expanding land uses that require separation from other uses.

As noted earlier, due to the nature of kennels, they require appropriate separation from other sensitive (residential) uses which is very challenging in urban areas. The proposed location of the kennel use on

the subject property provides suitable separation from nearby residential uses and can include other measures to mitigate any impacts to neighbouring properties. This is discussed in detail under Section 6.0 of this Report.

Section 1.1.5.7 provides that opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

The County Official Plan identifies the lands as "Secondary Agricultural." The property is not actively used for agricultural purposes and was not identified as a "Prime Agricultural Area." Permitting a kennel use on the subject property would not remove active agricultural lands from production and would not preclude agricultural related activities in the surrounding area.

4.1.2 Conclusion

In light of these considerations and our broader evaluation of this proposal, it is our opinion that the application to add kennel as a permitted use on the Site is consistent with the PPS.

4.2 The Growth Plan for the Greater Golden

The Growth Plan guides the long term planning and growth within the Greater Golden Horseshoe. The Township of Puslinch is located within the boundaries of the Growth Plan and is subject to its policies.

The subject lands are located in a Rural Area (outside of a settlement area) where municipalities are expected to plan for a variety of cultural and economic opportunities to serve the needs of rural residents and area businesses. Development outside of settlement areas may be permitted on rural lands for:

- a) the management or use of resources;
- b) resource-based recreational uses; and
- c) other rural land uses that are not appropriate in settlement areas, provided they:
 - i. are compatible with the rural landscape and surrounding local land uses;
 - ii. will be sustained by rural service levels; and
 - iii. will not adversely affect the protection of agricultural uses and other resourcebased uses such as mineral aggregate operations.

The proposed kennel use, due to the nature of its operation, is not a suitable use within an urban (settlement) area and is more appropriately located in rural areas, such as the subject lands. The use does not require additional infrastructure and can be sustained by rural service levels. Finally, the kennel use will not adversely affect the protection of agricultural uses or other resource based uses.

In our opinion, the proposed kennel use conforms to the Growth Plan,

4.3 County of Wellington Official Plan

4.3.1 Framework

The portion of the Site where the kennel use is proposed is designated Secondary Agricultural on Schedule A7 – Puslinch, of the County of Wellington Official Plan. Secondary Agricultural areas are part of the County's 'Rural System.' The northern portion of the Site is designated Greenlands and Core Greenlands. The Official Plan designations are illustrated on **Figure 2**.

General policies associated with the Rural System are provided under Section 6 of the Official Plan. With respect to Secondary Agricultural Areas, it is noted under Section 6.3 that:

Secondary agricultural areas of non-prime farmland will be identified. While farming will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas so long as the use does not adversely impact existing agricultural operations and is in keeping with the rural character of the area.

Policies associated with the Secondary Agricultural designation are provided under Section 6.5 of the Official Plan and are defined under Section 6.5.1 accordingly:

Secondary Agricultural Areas include lands within the Rural System which are determined to be non-prime agricultural areas but which can sustain certain agricultural activities.

Section 6.5.3 lists the permitted uses under the Secondary Agricultural designation, as follows:

Permitted uses and activities in Secondary Agricultural Areas may include:

a) all uses allowed in the Prime Agricultural Area;

b) small scale commercial, industrial and institutional uses;

c) public service facilities.

In Secondary Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

5.0 zoning analysis

5.1 Current Zoning

The Site is currently zoned 'Agricultural (A) Zone' pursuant to the Township of Puslinch Zoning By-law (Zoning By-law 19/85, as amended). Section 5 of the Zoning By-law establishes the permitted uses, development regulations and site-specific exemptions applicable to the 'A' Zone. Land use permissions in this Zone are generally limited to agriculture, conservation, extraction, and uses accessory to these activities. The northern portion of the subject property is zoned 'Natural Environment (NE)'. The proposed kennel would be within the 'A' Zone, outside of the 'NE' Zone. The existing zoning is illustrated on **Figure 3**.

5.1.1 Agricultural Zone

Agricultural uses are defined in Section 2 (6) of the By-law as:

"an area of land, with or without accessory buildings or structures, which is used primarily for:

(iii) the grazing, breeding, raising, boarding or training of livestock of all kinds, including, but not so as to limit the generality of the foregoing, cattle, swine, sheep, goats, rabbits, poultry, fish, horses, ponies, donkeys, mules, fur-bearing animals and household pets but not at an intensive level as defined in Subsection 2(6) (b);

but excluding a kennel, an abattoir or any premises used for the killing of livestock or the processing of meat."

A "kennel" is defined in Section 2 (108) of the By-law as:

"...an establishment where dogs and/or cats are housed, groomed, bred, boarded, trained or sold and which is licensed by the Corporation under The Municipal Act."

Planning Justification Report: 7272 Gore Road, Township of Puslinch November 2017 The 'A' zone contains performance standards that apply to the subject lands, including:

"No person shall, within any A Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(c) SIDE YARD (MINIMUM) EACH SIDE

 (i) Residences - 3.0 m
 (ii) Other Permitted Uses - Equal to one-half building height but not less than 4.5 m.
 (d) REAR YARD (MINIMUM) - 7.6 m

The proposed kennel is in compliance with these regulations as shown on Figure 3. No changes to the performance standards are required.

5.1.2 Natural Environment Zone

A portion in the northern half of the Site is zoned Natural Environment (NE), consistent with the "Greenlands" and "Core Greenlands" designations. Section 3 (25) (General Provisions) of the By-law includes the following regulations with respect to setbacks from the 'NE' Zone:

a) No buildings or structures, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment NE Zone.

b) Notwithstanding the required setback in subsection (a) above or any other provision in this By-law to the contrary: i. Accessory buildings or structures to existing residential dwellings, enlargements of existing buildings or structures, or reconstruction of existing buildings or structures including improvements to manure storage systems associated with an existing livestock facility, are permitted on land adjacent to the NE Zone provided that a minimum setback of 3.0 m (9.8 ft) is maintained from the adjacent NE Zone boundary.

The proposed kennel building is an existing structure. The owners do not intend to move the structure or erect a new structure as part of the kennel operation. All changes to the building will be interior renovations. Accordingly, it is our opinion that the 3 metre setback requirement from the boundary of the 'NE' zone is applicable in this situation. The location of the proposed kennel building complies with that requirement.

5.2 Dog Licence By-law (By-law 8/99)

In addition to any requirements contained in the Zoning By-law, the Township regulates kennels through the Dog-License By-law. The Dog License By-law controls, licenses, registers, and regulates dogs within the Township of Puslinch and contains specific regulations with respect to the location of kennels.

Under this By-law, Kennel is defined as:

A place for the housing, or breeding, and/or boarding of dogs

Part IV of the By-law pertains specifically to kennels, and stipulates that:

- No person and/or persons shall locate a kennel

 a) Within 300 feet (91.44 metres) of any residence or habitation, except that of their own.
 b) That is not in distinct separation from their own residence or habitation.
 c) On an area less than 3 acres.
- 2. Owners, operators, and/or such persons charged with the duties of a kennel operation shall take due caution and other necessary means to prevent disturbances or noises likely to disturb the inhabitants

The proposed location of the kennel on the Site satisfies the above requirements. The kennel will: (1) be more than 300 feet (91.44 metres) from any surrounding dwelling units, (2) will be in distinct separation from the primary dwelling on the subject property; and (3) will be located on a property that is larger than 3 acres (1.21 ha). It is our opinion that a kennel operation on the subject lands would comply with the Dog License By-law.

5.3 Proposed Zoning

5.3.1 Agricultural (A) Zone Special Provision

In our opinion an 'A' Zone Special Provision is an appropriate mechanism to accommodate a kennel use on the subject property, similar to the manner in which other kennels have been permitted by the Township in the 'A' zone. Two such examples are discussed in Section 6.2 of this Report.

The proposed Special Provision presented below would permit the kennel use, with additional regulations to ensure its successful operation and to mitigate any potential impacts on surrounding residential uses.

(4) Special Provisions

A-(_) (Kennel)

Notwithstanding the uses permitted under Section 5(2) and any provisions in this By-law to the contrary, and in addition to the uses permitted in the 'A' zone, the lands zoned A-(_) may be used for a kennel and accessory uses subject to the applicable provisions of this By-law and the following special provisions:

- (i) A secure, chain link fence enclosure shall be installed and maintained around any outdoor run or outdoor common play area.
- (ii) Dog activity shall not be permitted within any outdoor run or outdoor common play area between the hours of 8 p.m. and 7 a.m.

5.4 Summary

In our opinion, a special provision to the 'A' Zone, as proposed, is an appropriate mechanism to accommodate a kennel use on the Site. As noted, the proposal:

- Complies with the setback regulations of the 'A' and 'NE' zones;
- Complies with the regulations provided in the Township of Puslinch Dog License By-law as the subject property is greater than 3 acres in size, and the kennel will be more than 300 feet (91.44 metres) from any dwellings; and
- Will contain regulations under the Special Provision to mitigate potential impacts similar to other kennels approved by the Township.

6.0 JUSTIFICATION

6.1 Official Plan and Zoning Framework

There are other properties in the Township of Puslinch that have received permission for kennels under the Zoning By-law. All of these properties share a similar Official Plan and Zoning structure as the subject property. They are all designated Secondary or Prime Agricultural and are zoned Agricultural. Accordingly, the policy structure required to implement a special provision to permit a kennel is already in place for the subject property.

Further, the physical characteristics of these properties, which make them conducive to a kennel use, are similar to the subject property as discussed below.

6.2 Site Appropriateness

Kennels are compatible with the rural landscape. Given the land area requirements for pen areas and associated boarding facilities, as well as potential noise levels that can be generated by a kennel, this use is not appropriate in urban areas. Larger open land areas are available in rural areas, and there is generally greater separation between uses and/or buildings. As a result, potential impacts from kennels on surrounding uses can be mitigated more easily. The subject property is approximately 6.5 hectares (16 acres) and is surrounded by a woodlot to the north and a hydro corridor and more woodlot to the east which provide a significant buffer for any potential impacts from the proposed use (i.e. no residential development is likely to occur within the Core Greenlands or the hydro corridor). To the south and southwest of the kennel, there are dwellings including one that is located on the subject lands. As noted under Section 5.2, the distance between the proposed kennel and the surrounding dwellings complies with the 300 foot (91.44 metres) separation requirement as prescribed by the Township of Puslinch Dog-License By-law.

Under the Zoning By-law there is a general A-2 Special Provision which is applied to approximately 14 areas within the Township of Puslinch, which permits a kennel in addition to the other uses permitted under the 'A' Zone. The inclusion of this provision demonstrates that the Township deems a kennel use appropriate for a variety of rural areas throughout the community.

Notwithstanding the general A-2 Special Provision, there are two other examples of Special Provisions, approved by the Township, to permit kennels that are associated with active kennel operations. These sites share similar characteristics to the subject property and are discussed below.

6.2.1 4424 Victoria Road South

This property is designated Secondary Agricultural under the County of Wellington Official Plan and is zoned Agricultural Zone (A-37). The 37 Special Provision permits a kennel use on the property and establishes specific regulations for the kennel including the provision that all outdoor play areas and pens shall be enclosed by chain link fencing and dogs shall not be permitted within outdoor play areas or pens between the hours of 8:00 p.m. and 7:00 a.m.



Figure 4: 4424 Victoria Road South (A-37)

Similar to the proposed kennel for the subject property, the kennel on this property is located at the rear of the lot and is surrounded by woodlot on one side. This kennel is located approximately 170 metres to the neighboring dwelling to the southeast and approximately 157 metres to the neighboring dwelling to the east which are similar distances to what exists for the subject property.

6.2.2 7625 Leslie Road West

This property is designated Prime Agricultural, and Core Greenlands under the County of Wellington Official Plan and is zoned Agricultural Zone (A-35). The 35 Special Provision permits a kennel and accessory uses on the property. The Special Provision also sets out regulations for the kennel use such as pen area dimensions and the requirement that all outdoor play areas shall be enclosed by chain link **Planning Justification Report: 7272 Gore Road, Township of Puslinch**

November 2017

fencing. In addition, Special Provision 35 stipulates that outdoor pens shall be provided with roofing, walls, and solid wood fencing to provide noise attenuation and dogs shall not be permitted within any outdoor pens or play areas overnight.

The kennel is located approximately 107 metres from a single detached dwelling across the road to the northwest.



Figure 5: 7625 Leslie Road West (A-35)

Similar to the subject property this kennel is adjacent to a Core Greenlands area, and is separated from neighbouring dwellings by distances of approximately 107 and 154 metres.

These examples demonstrate that there are circumstances where kennels have been deemed appropriate in the community based on locational context and adequate special provisions to mitigate any potential impacts. Given the similarities between these sites and the subject property, and the regulations of the Special Provision that is proposed, we believe that a kennel use is appropriate for the Site.

7.0 conclusions

In conclusion, the requested Amendment to the Zoning By-law is appropriate for the subject property, as the proposed kennel use is compatible with the surrounding context and conforms to the County Official Plan. This assessment is based, in part, upon the following considerations:

- 1. The Township's By-law already recognizes kennels as a specific use, appropriate in the Agricultural Zone through Special Provision A-2. Furthermore the County's Official Plan, through both the Primary and Secondary Agricultural designation permits kennels on existing lots of record. The subject lands are an existing lot of record.
- 2. The proposal is consistent with the Provincial Policy Statement, particularly the policies related to the economic viability of rural areas.
- 3. The proposed kennel use conforms to the Growth Plan for the Greater Golden Horseshoe.
- 4. The proposal will add a desired service that will provide employment opportunities on an underutilized site in a manner that will not remove active agricultural lands from production and will not impact the ability of surrounding lands to perform agricultural functions.
- 5. A kennel use is appropriate for the Site given the surrounding context. The subject property is approximately 6.5 hectares (16 acres) and is surrounded by a woodlot to the north and a hydro corridor and more woodlot to the east which provide a buffer for any potential impacts from the proposed use. Additionally, the separation distances between the kennel use and the dwellings adjacent to the property comply with the Township of Puslinch Dog License By-law. The subject lands also exceed the minimum lot size required in the Dog License By-law.
- 6. The subject property is comparable to other properties in the Township where kennels have been deemed appropriate.

Respectfully submitted,



Carol M. Wiebe, BES Partner

~7	

Trevor Hawkins, M.PL, MCIP, RPP Planner

ATTACHMENT 'F(a)'

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

January 12, 2018

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: December 6, 2017

FILE NO. B177/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Deborah Huether 47 Queen St. Morriston ON N0B 2C0 TOWNSHIP OF PUSLINCH Part Lots 2 & 3 Registered Plan 135, Alex Och's Portion

Proposed lot line adjustment is 748 square metres with 5.34m frontage (Lot A-1 on sketch), residential lot with barn and shed to be added to abutting urban residential lot – Melinda Newark (Lot A-2 on sketch).

Retained parcel is 900.9 square metres with 15.88m frontage, existing and proposed urban residential use with existing dwelling (Lot B on sketch).

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

February 14, 2018

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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 - PuslinchCounty PlanningConservation Authority - HaltonMTO - Owen SoundMTO - LondonMinistry of Natural ResourcesBell CanadaCounty ClerkRoads/Solid WasteCivic AddressingNeighbour - as per list verified by local municipality and filed by applicant with this application

		APPLICATIO	ON FOR CONSENT		Ontario F	Planning Act
1. Approval A	uthority:				SECTION B	~
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(b) Name and	d Address of Ap	plicant (as authoriz	zed by Owner)	Deborah Huetl	her	
	47 Queen St.	Morriston, ON. N	0B 2C0			
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4.	(a) Location of Land in the County of Wellington:		
	Local Municipality:Township of Puslinch		
	Concession	Lot No. LOT 3	
	Registered Plan No135	Lot No.	
	Reference Plan No.	Part No.	
	Civic Address 47 Queen St. Morriston, ON. N0B 2	C0	
	(b) When was property acquired:1950	Registered Instrument No.	125-15592
5.	Description of Land intended to be SEVERED:	Metric [X]	Imperial []
	Frontage/Width 5.34 AREA	748.0	
	Depth59.07East, 44.57 West Existing Use(s) _		
	Existing Buildings or structures: Wooden Barn Approx.	91sm, Shed	
	Proposed Uses (s): Expanded rear yard to #45, Res	idential Lot	
	[X] Provincial Highway [] Right [] County Road [] Privation [] Municipal road, maintained year round [] Crow [] Municipal road, seasonally maintained [] Crow [] Municipal road, seasonally maintained [] Wate [] Easement [] Othe Type of water supply - Existing [] Proposed [] (ch [] Municipally owned and operated piped water system [X] Weli [X] individual [] communal [] Lake [] Other (specify): Type of sewage disposal - Existing [] Proposed [] [] Municipally owned and operated sanitary sewers [X] Septic Tank [X] individual [] communal	ate road yn access road er access r neck appropriate space)	
	[] Pit Privy [] Other (specify): Note: Appended Report from Riverco	urt Engineering Supporting p	roposed, updated systems
6.	Description of <u>Land</u> intended to be <u>RETAINED</u> :	Metric [X]	Imperial []
	Frontage/Width 15.88 AREA		
	Depth58.87East, 59.07 West Existing Use(s) _		
	Existing Buildings or structures: Residence (Approx.	150sm)	
	Proposed Uses (s):Residential Lot		

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Revised September 2015

	Type of access (Check appropriate space)	Existing [^X]	Proposed []			
	 [X] 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) — 	* to be adjusted 3	<u>m Eas</u>	stwards	
	Type of water supply - Existing [X] Proposed	•••	space)			
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	Type of sewage disposal - Existing [] Prop	osed [] (check appro	opriate space)			
	[] Municipally owned and operated sanitary sewer [χ] Septic Tank [χ] individual [] communal [] Pit Privy [] Other (specify):	S				
7.	Is there an agricultural operation, (either a barn, mar metres of the Subject lands (severed and retained pa *If yes, see sketch requirements and the applicati MINIMUM DISTANCE SEPARA	arcels)? on must be accompanied	VEQ	/ard) v []	within 5 NO	00 [X]
8.	Is there a landfill within 500 metres [1640 feet]?		YES	[]	NO	[X]
9 .	a) Is there a sewage treatment plant or waste stabil	ization plant within 500 m	etres [1640]? YES	[]	NO	(x)
	b) Is there an individual well or septic system within severed parcel?	45.7 metres [150 feet] of	the boundaries of th	e pro	posed	
	YES $[\chi]$ NO $[$] If answer to 9	b) is YES, these must be	e shown on the sev	erand	ce sket	ch
10.	Is there a Provincially Significant Wetland (e.g. swam within 120 metres [394 feet]?	p, bog) located on the lar	nds to be retained or YES	to be		ed or [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 w	ithin 500 metres [1640']?	YES	[]	NO	[x]
13.	Is any portion of the land to be severed or retained wi	thin a rehabilitated mine/	pit site? YES	[]	NO	[x]
14.	Is there an active or abandoned mine, quarry or grave	el pit within 500 metres [1	640]? YES	[]	NO	[x]
15.	Is there a noxious industrial use within 500 meteres [1640]?	YES	{]		
16.	Is there an active or abandoned principal or secondar	y railway within 500 metr	es [1640']? YES	[]	NO	
	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, ca within 750 metres of the proposed subject lands?	rdlock/keylock or private	propane outlet/cont YES		refill cei NO	

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Revised September 2015

. Pl											
a))	Has there been an industrial use(s) on the site?	YES	[1	NO	[x]	U	INKN	OWN	[]
lf	YE	ES, what was the nature and type of industrial use(s)?									
b))	Has there been a commercial use(s) on the site?	YES	ľ	1	NO	[x]	l	JNK	NOWN	[]
lf	Y	ES, 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 ac	commo	dat	te sej	otic sy	stem	is or	resid	ential	
		landscaping?)	YES	[1	NO	[_X]		UNK	NOWN	[]
d))	Has there been commercial petroleum or other fuel storage on the been used for a gas station at any time, or railway siding?	ne site, i YES	un i	dergr []	ound NO	fuel s [x]	storaç	ge, or UNK	has the NOWN	e site []
lf	YI	ES, specify the use and type of fuel(s)	-	_	_	-	-				
		nis a resubmission of a previous application?					•	YES	[]	NO	[x]
lf	۲I	ES, is it identical [] or changed [] Provide previous File Num	ber								
a)		Has any severance activity occurred on the land from the holdin registered in the Land Registry/Land Titles Office?						YES	[]	NO	[x]
b) Ha	-	If the answer in (a) is YES, please indicate the previous severan Transferee's Name, Date of the Transfer and Use of Parcel T the parcel intended to be severed ever been, or is it now, the su	ransfe	rre	d.						ion or
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	ning of the subjec	t lands? <u> </u>	mlet Resid	ential			
8. Does the proper	sal for the subject	t lands conform to the	e existing z	oning?		YES [X] NO	[]
lf NO, a)	has an applicatio YES	on been made for re-	zoning? File	Number		* Existing Use is Legal Non-confo	
b)		on been made for a m	ninor varian File	ce? Numbe <u>r</u>		*Application will be sub	sequen
9. Are the lands se	ubject to any mort	gages, easements, r	ight-of-way	s or other o	harges?	YES [] NO	[x]
If the answe For mortgag	er is YES, please p ges, provide comp	provide a copy of the plete name and addre	relevant in ess of Morto	strument. Jagee			
uestions 30 – 33	must be answere	ed for Applications	for several	oce in the	Rural/Agric	ultural Area Othen	
this is not application	able to your appl	lication, please stat	e "not App	licable"	Kural/Agric	ultural Area Othen	wise,
				NOT			
. <u>Type of Farm C</u>	peration conduc	cted on these subject	lands:	NOI	APPLI	CABLE	
Туре:	Dairy []	Beef Cattle []	Swine	[]	^{>} oultry []	Other []	
		::	-			· · · · · · · · · · · · · · · · · · ·	
. Dimensions of	of Barn(s)/Outb	uildings/Sheds (tl	hat are to	remain) S	evered &	Retained Lands	
						-	
Manure Storag							
DR	Y	SEM	I-SOLID		-	LIQUID	
en Pile []		Open Pile	[1	Covered T	fank []
vered Pile []		Storage with Buck	Walls [Abovegrou	und Uncovered Tank [
						und Uncovered Tank [th-sided Pit [1
					Opencan	In-sided Fit	1
. Are there any <u>dra</u>	ainage systems or	n the retained and se	vered land:	\$?		YES [] NO	[]
Type	ainage systems or	n the retained and se Drain Name & A				YES [] NO	[]
<u>Type</u> Inicipal Drain [ainage systems or			Owner's	ands		[]
Type	ainage systems or			Owner's Neighbou	Lands		[]
<u>Type</u> Inicipal Drain [ainage systems or]]			Owner's	Lands		
<u>Type</u> Inicipal Drain [Id Drain []]			Owner's Neighbou	Lands		
<u>Type</u> Inicipal Drain [Id Drain [ainage systems or]] Protection Plan			Owner's Neighbou	Lands		
Type Inicipal Drain [eld Drain [Source Water]] Protection Plan	Drain Name & A	rea	Owner's Neighbou River/Stre	_ands irs Lands eam		

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

County of Wellington

LAND DIVISION FORM -- LOT LINE ADJUSTMENT

Revised September 2015

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? YES [X]

If yes, please indicate the person you have met/spoken to: Michelle Innocente

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:

N/A

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.

<u>Pls. refer to report by Rivercourt Engineering. Also refer to proposed plan of residential renovation,</u> restoration & redevelopment by Andy Thomson | Architect

NOTES:

- 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.

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Revised September 2015

NO []

1.					OR CONSENT		Ontario Pl	anning / lot
	Approval A	uthority:				SE	CTION A	
	County o	f Wellington	Planning a	nd Land Division (Committee	Fee	e Received:	Dec 6
	74 Wool	f Wellington wich Street,	GUELPH,	tion Centre Ontario N1H 3TS	9	File	e No.	BITT
	Phone: 5	519-837-260	0, ext. 2170	0 or 2160 Fax: 51	9-837-3875	Accepted as Co	mplete on:	Drc 6
	A	COPY OF	YOUR CUP	RENT DEED MU	ST BE SUBMIT	TED WITH THIS A	PPLICATIO	N
	SECTIO	N A: Parc	el to which	land is being add	ded.			
2.	(a) Name of							
	Address	45 Queer	St. Morris	ton, ON. N0B 2C0)			
	- Phone No.	(Email:			
					-			
				nt (as authorized b	y Owner)	lelinda Newark		
	335 Sp	eedvale Av	e. E. Guelp	h, ON. N1E 1N6				
	Phone							
I	(o) Name a			s Authorized Age Barrie, ON. L4N ⁻	5	ndy Thomson Arc	hitect	
				s Authorized Age Barrie, ON. L4N 1	5	idy Thomson Arc	hitect	
	Phone No.			•	5	idy Thomson Arc	hitect	
I		104 Shirle	y Avenue,	Barrie, ON. L4N [^]	5	idy Thomson Arc		
I	Phone No. (d) All <u>Comr</u>	104 Shirle	y Avenue, to be direc	Barrie, ON. L4N	1N4	AGENT [>		
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County of Wellington Planning and Land Division Committee Deborah Turchet, Secretary-Treasurer Wellington County Administration Centre 74 Woolwich Street, Guelph ON N1H 3T9

January 12, 2018

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: December 19, 2017

FILE NO. B179/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Silvano & Mary Dallan 28 Cassin Court Puslinch ON N1H 6H9 TOWNSHIP OF PUSLINCH Part Lot 14 Concession 3

Proposed severance is 0.4 hectares with 32.12m frontage, vacant land for proposed rural residential use.

Retained parcel is 19.277 hectares with 65.51m frontage, existing vacant land with concrete pads from previous buildings for proposed future residential use.

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

February 14, 2018

<u>Please note</u> 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.

<u>Please also be advised</u> 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

Civic Addressing

County Engineering Source Water Protection

Bell Canada County Clerk Roads/Solid Waste

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

			Offiano P	lanning Act
1. /	Approval Authority:			1050
	County of Wellington Planni County of Wellington Admin 74 Woolwich Street, GUEL	ng and Land Division Committee istration Centre .PH, Ontario N1H 3T9	Required Fee Fee Received File No.	
	. X. 1	2170 or 2160 Fax: 519-837-3875	Accepted as Complete on:	No 19/17
		R CURRENT DEED MUST BE SUB	ALC: NO	
2. (
		r(s) <u>Silvano Dallan and Mary Anno</u>		
,	Puslinch, Ontario	N1H 6H9		
		A THE STORE STORE		
	Phone No.	Email:		· · · · · · · · · · · · · · · · · · ·
(licant (as authorized by Owner)		
F	Phone No.		,	
(c) Name and Address of Own 257 Woodlawn Road Wes	st, Unit 101, Guelph, Ontario N1H 8	<u>Shoemaker. Robinson & Dona</u> J1	
	Phone No1			
	REGISTERED OWNER [X] APPLICANT []	AGENT [X]	
]	(e) Notice Cards Posted by:			
		APPLICANT []	AGENT [X]	
з. т <u>Or</u>	RURAL RESIDENTIAL [X]	d Transaction: (Check off appropria	ESIDENTIAL[] COMMERCIA	
	EASEMENT[] RIG	HT OF WAY [] CORRECTION	NOFTITLE[] LEASE[]	
	(a) If known, the name of pe unknown	erson to whom the land or an interest	in the land is to be transferred,	charged or leased.
County	y of Wellington	LAND DIVISION FORM – SEVERA	ANCE	Revised September 2015

APPLICATION FOR CONSENT

Ontario Planning Act

. (a) Location of Land in the County of Wellingt	ton:
Local Municipality: <u>Township of Puslinch</u>	
Concession <u>3</u>	Lot No. Part Lot 14
Registered Plan No.	Lot No
Reference Plan No. <u>61R-9354</u>	Part No. Part 2
Civic Address <u>6852 Wellington Road 34</u>	
(b) When was property acquired: <u>March 15. 2</u>	006 Registered Instrument No. <u>WC131586</u>
. Description of Land intended to be SEVERED:	Metric [X] Imperial []
Frontage/Width 32.12 m	AREA <u>0.400 ha</u>
Depth <u>122.98± m</u>	Existing Use(s) vacant land
 Type of access (Check appropriate space) [] Provincial Highway [X] County Road [] Municipal road, maintained year round [] Municipal road, seasonally maintained [] Easement 	Existing [] Proposed [X] [] Right-of-way [] Private road [] Crown access road [] Water access [] Other
Type of water supply - Existing [] Propose [] Municipally owned and operated piped water [X] Well [X] individual [] communal [] Lake	system
Type of sewage disposal - Existing [] Pro [] Municipally owned and operated sanitary sew [X] Septic Tank (specify whether individual or con [] Pit Privy [] Other (Specify):	vers

LAND DIVISION FORM - SEVERANCE

6.	Description of Land intended to be RETAINED	Metric [X]	Imp	eri	al []				
	Frontage/Width <u>65.51 m</u>	AREA <u>19.277 ha</u>	1.2							
	Depth <u>1.024.76 m</u>	Existing Use(s) <u>vacant land</u>								
	Existing Buildings or structures: <u>Concrete pads from previous buildings</u>									
	Proposed Uses (s): Future Residential									
	Type of access (Check appropriate space)	Existing [X] Proposed []								
	 [] Provincial Highway [X] County Road [] Municipal road, maintained year round [] Municipal road, seasonally maintained [] Easement 	 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other 								
		system								
	[] Other			-	-	-	-			
	Type of sewage disposal - Existing [] Pro [] Municipally owned and operated sanitary sew [X] Septic Tank (specify whether individual or cor	ers								
7.	 [] Municipally owned and operated sanitary sew [X] Septic Tank (specify whether individual or cor [] Pit Privy [] Other (Specify):	rers nmunal): <u>individual</u> anure storage, abattoir, livestock area or si parcels)?	ockya YES	urd)	with]	nin 500 NO				
	 [] Municipally owned and operated sanitary sew [X] Septic Tank (specify whether individual or cor [] Pit Privy [] Other (Specify):	rers nmunal): <u>individual</u> anure storage, abattoir, livestock area or si parcels)?	ockya YES I DIST	ird) [AN	with] ICE	NO	[X]			
8.	 Municipally owned and operated sanitary sew Septic Tank (specify whether individual or cordinated in the second secon	ers nmunal): <u>individual</u> anure storage, abattoir, livestock area or si parcels)? ation must be accompanied by a MINIMUM	ockya YES I DIST YES	ird) [AN	with] ICE]	NO NO	[X]			
8. 9.	 [] Municipally owned and operated sanitary sew [X] Septic Tank (specify whether individual or condition of the privy [] Other (Specify):	rers nmunal): <u>individual</u> anure storage, abattoir, livestock area or si parcels)? ation must be accompanied by a MINIMUM	ockya YES I DIST YES YES	ird) [AN [with] ICE]]	NO NO NO	[X] [X] [X]			
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	there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre hin 750 metres of the proposed subject lands? YES [] NO [X] YES [] NO [X] UNKNOWN [] 'ES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN [] 'ES, what was the nature and type of the commercial use(s) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN [] 'ES, what was the nature and type of the commercial use(s) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN [] 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] YES [] NO [X] UNKNOWN [] 'ES, specify the use and type of fuel(s)	[^]		
	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 outle within 750 metres of the proposed subject lands?			
19.	PREVIOUS USE INFORMATION:			
	a) Has there been an industrial use(s) on the site? YES [] NO [X]	UNKNO	NN []
	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]	UNKNO	VN []
	If YES, what was the nature and type of the commercial use(s)			
	landscaping?)]
	been used for a gas station at any time, or railway siding? YES [] NO [X]	UNKNO		
	If YES, specify the use and type of fuel(s)			_
~~				
20.	Is this a resubmission of a previous application?	YES []	NC	[X]
20.	Is this a resubmission of a previous application? If YES, is it identical [] or changed [] Provide previous File Number		NC	[X]
20.	 If YES, is it identical [] or changed [] Provide previous File Number a) Has any severance activity occurred on the land from the holding which existed as of Ma 	– arch 1, 2005	and as	5
21.	 If YES, is it identical [] or changed [] Provide previous File Number a) Has any severance activity occurred on the land from the holding which existed as of Ma registered in the Land Registry/Land Titles Office? b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske 	– arch 1, 2005 YES []	and as NO	5
21.	 If YES, is it identical [] or changed [] Provide previous File Number a) Has any severance activity occurred on the land from the holding which existed as of Maregistered in the Land Registry/Land Titles Office? b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred. 	arch 1, 2005 YES [] atch and prov	and as NO ride:	[X]
21. 22. 23.	 If YES, is it identical [] or changed [] Provide previous File Number a) Has any severance activity occurred on the land from the holding which existed as of Maregistered in the Land Registry/Land Titles Office? b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred. Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? 	arch 1, 2005 YES [] otch and prov	and as NO ride: Ibdivis IOWN	[X]
21. 22. 23.	 If YES, is it identical [] or changed [] Provide previous File Number a) Has any severance activity occurred on the land from the holding which existed as of Maregistered in the Land Registry/Land Titles Office? b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred. Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? The subject property was created by way of a severance (B119/02) YES [X] NO [Under a separate application, is the Owner, applicant, or agent applying for additional consent. 	arch 1, 2005 YES [] Atch and prov a plan of su [] UNKI	and as NO ride: Ibdivis IOWN Iding NO	ion or
21. 22. 23. 24.	 If YES, is it identical [] or changed [] Provide previous File Number	arch 1, 2005 YES [] ttch and prov a plan of su [] UNKI ts on this ho YES []	and as NO ride: Ibdivis IOWN Iding NO	ion or [] [X]
21. 22. 23. 24.	 If YES, is it identical [] or changed [] Provide previous File Number a) Has any severance activity occurred on the land from the holding which existed as of Maregistered in the Land Registry/Land Titles Office? b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sket Transferee's Name, Date of the Transfer and Use of Parcel Transferred. Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? The subject property was created by way of a severance (B119/02) YES [X] NO [Under a separate application, is the Owner, applicant, or agent applying for additional consent simultaneously with this application? Is the application consistent with the Provincial Policy Statement? 	arch 1, 2005 YES [] atch and prov ta plan of su [] UNKI ts on this ho YES [] YES [X]	and as NO ride: Ibdivis IOWN Iding NO	ion or [] [X]

LAND DIVISION FORM – SEVERANCE

Width Length Area Use etained Width Length Area Use Width Length Area Use	NO [X]			
*If yes, an application to sever	a surplus farm dwelling r	nust be accompanied b	y a FARM INFORMAT	ION FORM.
27. a) What is the existing Local Offi	cial Plan designation(s)	of the subject land? (se	vered and retained)	
No Local Official Plan - Designat	ed under County Official P	lan		
b) What is the existing County O	fficial Plan designation(s) of the subject land? (s	severed and retained)	
		,		
c) If this consent relates directly t	o an Official Plan Amend	ment(s) currently under	review by an approval	authority,
			des manentes en	
28. What is the zoning of the subject la	ands? <u>Agricultural (A</u>	1)		
29. Does the proposal for the subject I	ands conform to the exis	ing zoning?	YES [X]	NO []
			C an	
30. Are the lands subject to any mortg	ages, easements, right-o	f-ways or other charges	? YES []	NO [X]
Questions 31 – 34 must be answered this is not applicable to your applicable to your application of the second sec	for Applications for set tion, please state "not .	everance in the Rural/ Applicable"	Agricultural Area C)therwise, if
31. Type of Farm Operation conduct	ed on these subject land	s: Not Applicable		
Type: Dairy [] 	Beef Cattle []	Swine [] Poultry	/ [] Other []	
32. Dimensions of Barn(s)/Outbu	uildings/Sheds (that a	re to remain) Sever	ed & Retained Land	<u>s</u>
Severed WidthL	engthAre	ea Use		
WidthL	engthAre	ea Use		
Retained WidthL	engthAre	ea Use		
Width L				
33. Manure Storage Facilities on th	ese lands:			
DRY	SEMI-S		LIQUID	
Open Pile []	Open Pile		overed Tank	- 1

		EIGOID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

LAND DIVISION FORM - SEVERANCE

34. Are there any drainage systems on the retained and severed lands?

YES [] NO [X]

<u>Type</u>	Drain Name & Area	Outlet Location	
Municipal Drain []		Owner's Lands []	
Field Drain []		Neighbours Lands []	
		River/Stream []	

35. 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? YES [X] NO []

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

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [] NO [X]

If yes, please indicate the person you have met/spoken to:

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.

Please see covering letter

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" 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. Generally, regular severance application forms are also available at the local municipal office.
- 6. 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.
- 7. 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

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

January 12, 2018

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: December 20, 2017

FILE NO. B181/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Daniel Forestell 6948 Wellington Road 34 Cambridge ON N3C 2V4 TOWNSHIP OF PUSLINCH Part Lot 20 Concession 3

Proposed severance is 0.4 hectares with 60m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 29 hectares with 550m frontage, existing and proposed agricultural use with existing dwelling without plumbing and barn.

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

February 14, 2018

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> 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

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste

Civic Addressing

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

	Α	PPLICATION FOR CONSENT	Ontario	Planning Act				
A	oproval Authority:			- last				
	County of Wellington Planning and County of Wellington Administration	on Centre	Fee Receive	ee: \$_1050 ed:				
	74 Woolwich Street, GUELPH, O		File No.	<u>B181/17</u>				
	Phone: 519-837-2600, ext. 2170 c	or 2160 Fax: 519-837-3875	Accepted as Complete o	n: Dec 20/17				
	A COPY OF YOUR CUR	RENT DEED MUST BE SUBM	ITTED WITH THIS APPLICA	TION				
(a) Name of Registered Owner(s)	aniel James FORESTEL	L					
A	Idress 6948 Wellington Road	d 34, Cambridge, ON, N3	<u>C 2V4</u>					
D	hone No.	Email:						
1		Email:						
(b	Name and Address of Applicant	(as authorized by Owner)						
	Contraction of the second							
Pł	one No.	Email:						
(c)	Name and Address of Owner's	Authorized Agent:						
	Jeff Buisman of Van	Harten Surveying Inc.						
		, Guelph, ON, N1H 3X3						
Pł	one No.	Email:						
(
(a) All <u>Communication</u> to be directe							
	REGISTERED OWNER []	APPLICANT []	AGENT [X]					
(e) Notice Cards Posted by:							
	REGISTERED OWNER []	APPLICANT []	AGENT [X]					
Ту	pe and Purpose of Proposed Tra	nsaction: (Check off appropria	te box & provide short explai	nation)				
	RURAL RESIDENTIAL[X] AGR	ICULTURAL[] URBAN RES	SIDENTIAL[] COMMERC	IAL/INDUSTRIAL[
	To create a new lot for rura	Il residential purposes						
<u> </u>	EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []							
	(a) If known the name of names t	a whom the land or an interest	in the land is to be transform	d obergod er lesser				
	(a) If known, the name of person t		in the land is to be transieffe	a, charged of leased				
	Future owner is not known							

LAND DIVISION FORM – SEVERANCE

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

Local Municipality: Township of Puslinch		
Concession <u>3</u>	Lot No. Part of Lo	ot 20
Registered Plan No.	Lot No	
Reference Plan No. <u>61R-3352</u> Subject to INST ROS5	Part No. <u>1, 2, 3</u> 19048 & IS11082	_
Civic Address 4556 Sideroad 20 North		
(b) When was property acquired: <u>Decembe</u>	er 1985 Registered Instrument No.	<u>ROS519049</u>
Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [X]	Imperial []
Frontage/Width 60 / 41 & 25 ±	AREA	<u>0.4 ha ±</u>
Depth 75/51 ±	Existing Use(s)	<u>Agricultural</u>
Existing Buildings or structures: None		
Proposed Uses (s): <u>A new ru</u>	ral residential dwelling	Ľ.
pe of access (Check appropriate space)	Existing [] Proposed	[X]
 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 	
[] Municipally owned and operated sanitary so	er system Proposed [X] (check appropriate space	e)

County of Wellington

LAND DIVISION FORM - SEVERANCE

6.	Description of Land in	tended to be <u>RETAINE</u>	<u>D</u> :	Metric [X]	Impe	rial []	
	Frontage/Width	<u>554 / 726 ±</u>	AREA	<u>29</u>	<u>ha ±</u>			
	Depth	<u>411 ±</u> E>	kisting Use(s)	Agricultural (C	hristmas	Tree	Farr	<u>n)</u>
	Existing Buildings	or structures: Dwelling	g (without plumb	ing) and Barn				
	Proposed Uses (s)	No Char	nge					
	Type of access (Che	ck appropriate space)	Existing [X]	Proposed	[]			
	[] Provincial Highwa [] County Road	зу	[] Right-of-wa [] Private roa					
	[X] Municipal road, m	aintained year round	[] Crown acc					
		easonally maintained	[] Water acce	ess				
	[] Easement		[]Other			74		
	Type of water supply	- Existing IX1 Prop	osed [] (check a	appropriate space)				
		d and operated piped wa	ater system					
	[X] Well [X] indivi [] Lake	dual [] communal						
	[] Other							-
	Type of sewage disp	oosal - Existing [X]	Proposed [] (c	heck appropriate sp	ace)			
					·			
	· ·	d and operated sanitary						
	[X] Septic Lank (spec [] Pit Privy	cify whether individual or	communal): Indiv	duar				
								1
7	Is there an agricultura	l operation, (either a bar	n manure storage al	oattoir, livestock area	a or stocky	ard) wi	thin 50	0
	metres of the Subject	lands (severed and retai	ined parcels)?		YES	[X]	NO	[]
	*If yes, see sketch	requirements and the ap	plication must be acc	companied by a MIN	IMUM DIS	TANCE		
	SEPARATION FOI	RM.						
8.	Is there a landfill with	in 500 metres [1640 feet]?		YES	[]	NO	[X]
9.	a) Is there a sewage	treatment plant or waste	e stabilization plant w	thin 500 metres [164	10']? YES	[]	NO	[X]
10	Is there a Provincially	Significant Wetland (e.g	. swamp, bog) locate	d on the lands to be	retained or	to be	severe	d or
	within 120 metres [39	94 feet]?			YES	[X]	NO	[]
11	. Is there any portion of	f the land to be severed	or to be retained loca	ted within a floodpla	n? YES	[]	NO	[X]
							NO	rYı
12	. Is there a provincial p	ark or are there Crown L	ands within 500 metr	es [1640]?	1E3	[]	NO	[X]
13	. Is any portion of the la	and to be severed or reta	ained within a rehabili	tated mine/pit site?	YES	[]	NO	[X]
14	. Is there an active or a	bandoned mine, quarry	or gravel pit within 50	0 metres [1640']?	YES	[]	NO	[X]
15	. Is there a noxious ind	ustrial use within 500 me	eteres [1640']?		YES	[]	NO	[X]
	untry of Mollington		DIVISION FORM - SEVE	RANCE		Revi	sed May	2017
00	unty of Wellington	LAND						

2	
16.	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)
18.	
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)
5	
	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.	
	other Consent or approval under the Planning Act or its predecessors?
24.	Is the application consistent with the Provincial Policy Statement? YES [X] NO []
25.	
	Greenbelt Plan [] Places to Grow [X] Other []
	If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []

a,

LAND DIVISION FORM - SEVERANCE

6. Is the subje	ct land a	a proposed sur	olus farm dwelling?*				YES [1	NO	[X]	İ
*lf yes, a	an appli	cation to sever	a surplus farm dwellin	g must be acc	companied	by a FARM	INFOR	MATI	ON F	OR	Μ,
7. a) What is f	the exis	ting Local Offic	cial Plan designation(s) of the subje	ct land? (s	evered and	retained	d)			
b) What is	the exis	sting County O	fficial Plan designatio	n(s) of the sul	oject land?	(severed a	nd retair	ned)			
Secon	dary A	gricultural									
			o an Official Plan Ame nt Number and the ap			er review by	r an app	roval	autho	ority	',
Amend	ment N	umber(s):		Fi	le Number	r(s):					
3. What is the	zoning	of the subject l	ands? Agricultural	<u>(A)</u>							
9. Does the pr	roposal	for the subject	ands conform to the e	xisting zoning	?		YES	[X]	NO	[]
lf NO,	a) ha		been made for re-zor	ning? File Numl	ber		_				
	b) ha		been made for a min	or variance? File Num	ber		_				
). Are the land	ds subje	ect to any mortg	ages, easements, righ	nt-of-ways or o	other charg	es?	YES	[X]	NO	[]
If the answ	er is YE	S, please provi	de a copy of the releva	ant instrument	1						
100 C 10	For mor	tgages just prov	vide complete name a	nd address of	Mortgagee	9.					
Canada	Faco	mont Rogist	ered as in Instrun	nent Numb	er IS110	82					
			ent Number ROS								
uestions 31 - his is not app	- 34 mu licable	st be answere to your applic	d for Applications fo ation, please state "r	r severance i ot Applicable	n the Rura e"	al/Agricultu	ral Are	a 1	Other	wis	e
1. <u>Type of Fa</u>	arm Ope	eration conduc	ted on these subject la	ands: Chris	stmas Tr	ee Farm					
Туре	:	Dairy []	Beef Cattle []	Swine []	Pou	ltry []	Othe	r []]		
2. Dimensi	ons of	Barn(s)/Outb	uildings/Sheds (th	at are to ren	nain) Sev	ered & Re	tained	Land	<u>ls</u>		
Severed	Width		Length	Агеа		Use					
	Width		Length	Area		Use					
Retained	Width	<u>12.3±m</u>	Length <u>18±m</u>	Area	<u>221±m</u>	Use	Uno	ccup	bied I	Ba	rr
	Width		Length	Area		Use					
3. Manure S	storage	Facilities on	these lands: None								
	DRY			MI-SOLID			LI	QUID)		
Open Pile			Open Pile	[]		Covered T					Ĺ
Covered Pile	[]		Storage with Buc	k Walls []		Abovegrou					Ļ
							Belowground Uncovered Tank				

LAND DIVISION FORM - SEVERANCE



LAND SURVEYORS and ENGINEERS

December 19, 2017 25425-17

County of Wellington Land Division Committee 74 Woolwich Street Guelph, Ontario N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application & Sketch 4556 Sideroad 20 N Part of Lot 20, Concession 3 Parts 1, 2, 3, 61R-3352 PIN 71200-0119 Township of Puslinch

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN report and map, the required deed, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel along Forestell Road with a frontage of 60±m, depth of 75±m and 51±m and an area of 0.4±ha. The western property line of the severed parcel is angled in order to meet the MDS requirement and maintain at least 157m from the vacant barn on the retained parcel to the proposed severed parcel. The retained parcel will have an area of 29±ha where the existing Christmas Tree Farm will remain as well as an existing dwelling (without plumbing) and barn.

The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural
- Ownership is longer than 5 years
- No severance since March 2005
- Safe entrance is available
- Adequate space for new dwelling and septic
- No impacts on environmentally sensitive lands or woodlot
- MDS requirements are met
- Zoning requirements are met

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

Very truly yours, Van Harten Surveying Inc.

.1

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

34. Are there any drainage systems on the retained and severed lands?

Туре	Drain Name & Area	Outlet Location	
Municipal Drain []		Owner's Lands []	
Field Drain []		Neighbours Lands []	
		River/Stream []	

35. 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? YES [X] NO []

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

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [] NO [X]

If yes, please indicate the person you have met/spoken to:

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.

Please see covering letter.

<u>NOTES:</u>

- 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" and included with the application.
- 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.
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- 5. Generally, regular severance application forms are also available at the local municipal office.
- 6. 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.
- 7. 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

Description:	Forestell Severance					
Application Date:	Thursday, December	07, 2017				
Junicipal File Number:						
Proposed Application:	Lot creation for a max Type A Land Use	ximum of three non-a	agricultural use lots			
Applicant Contact Info Dan Forestell 4556 Sideroad 20 Nor	th		ject Lands ington, Township o oncession: 3, Lot: 2			
Puslinch, ON, Canada		Roll Number:	2301	e.		
Calculation Name: Description:	Barn 1 Forestell Barn		4,00			
Farm Contact Informat Dan Forestell	ion		Location of exist County of Wellin PUSLINCH, Col	ngton, Townshi	p of Puslinch	obic digester
			Roll Number:	2301		
9						
The barn area is an estin	nate only and is intende	ed to provide users w	Total Lot Size: 2	29.6 ha	umber of livestock	c entered is
Manure Type of Liv	The stock/Manure	ed to provide users w		29.6 ha whether the nu Existing Maximum	Existing Maximum	Estimated Livestock Bar
Manure Type of Liv	vestock/Manure	ed to provide users w		29.6 ha whether the nu Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Bar
Manure Type of Liv Solid Unoccupied	vestock/Manure d Livestock Barn, -		vith an indication of	29.6 ha whether the nu Existing Maximum Number 221 m ²	Existing Maximum	Estimated Livestock Bar Area
Manure Type Type of Liv Solid Unoccupied Existing Manure Store	vestock/Manure d Livestock Barn, - ge: No storage required		vith an indication of	29.6 ha whether the nu Existing Maximum Number 221 m ²	Existing Maximum Number (NU)	Estimated Livestock Bar Area
Manure Type Solid Existing Manure Stora Design Capacity (NU):	vestock/Manure d Livestock Barn, - ge: No storage required 11.1		vith an indication of	29.6 ha whether the nu Existing Maximum Number 221 m ²	Existing Maximum Number (NU)	Estimated Livestock Bar Area
easonable. Manure Type Solid Existing Manure Stora Design Capacity (NU):	vestock/Manure d Livestock Barn, - ge: No storage required 11.1 city (NU): 22.1 E Factor D	d (manure is stored f Factor E	vith an indication of or less than 14 day Building Base Dis	29.6 ha whether the nu Existing Maximum Number 221 m ² rs)	Existing Maximum Number (NU) 11.1	Estimated Livestock Bar Area 221 m ²
Manure Type Type of Liv Solid Unoccupied Existing Manure Storag Design Capacity (NU): Potential Design Capac Factor A Factor E (Odour Potential) (Size)	vestock/Manure d Livestock Barn, - ge: No storage required 11.1 city (NU): 22.1 6 Factor D (Manure Type) (End	d (manure is stored f Factor E croaching Land Use) (m	vith an indication of or less than 14 day Building Base Dis	29.6 ha whether the nu Existing Maximum Number 221 m ² vs)	Existing Maximum Number (NU) 11.1	Estimated Livestock Bar Area 221 m ²
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Page 1 of 1

Date Prepared: Dec 7, 2017 10:11 AM 381179

Duro	ration del		
The Country of	FARM DATA SHEET Minimum Distance Separation I (MDSI) County of Wellington	ensure that new la a suitable distance	orm you will help to and uses will be located from your livestock e to contact the County
Owner(s) of	f Livestock Facility Man Forestell		
Contact Info	ormation		
	elephone		
Civic Addres	ss 4556 Silverord Zeil Municipality Pash	nih	
Lot	20 Concession 3	Division-	Ristinch
Lot Size (wh	ere livestock facility is located) 29.6 hectares	acres	
Signature of	f Livestock Facility Owner_ Linul Fritell	Date	Jec, 6, 201
BARN(S) SIZ	2E Please provide the size of the barns located on the property. This information livestock capacity.	rmation is used to ver	ify maximum ft ² /m ²
Monune Chan			60 4 50
Manure Stora	Equilibrium Equilibriu Equilibrium Equilibrium Equilib	<18% dry matter	12.3 217.7
	, inside, bedded pack . L1 Solid, or	utside. no cover. 18%	- <30% dry matter, with
	, outside, covered Uncover	red liquid runoff stora	ge
V3 Solid V4 Solid	, outside, no cover, ≥30% dry matter 12 Liquid o	outside, with a perma	
	, ourside, no cover, 18% - <30% dry matter, with M1 liquid c	outside, no cover, stra	ight-walled storage
	Teo inquia runoit storage M2 Liquid c	outside, roof, but with	open sides
VG Liquid	d, inside, underneath slatted floor H1 Liquid, c	outside, no cover, slop	oed-sided storage
eo Equi	d, outside, with a permanent, tight-fitting cover		
Animal Type	Description		
of Material		Housing	and the second
		Capacity	
Beef Cattle	Cows, including calves to weaning (all breeds)	(maximun) (select from list)
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hiefers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		a Colorador de Colorador de
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
lorses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including	g l	
	Unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing bre including unweaned offspring)	eeds	
	Small-framed mature: <227 kg (e.g. popies and ministures including		

Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)

Page 1 of 2 Jan.20/17 VER

FARM DATA SHEET (continued) Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type
Swine	Sows with litter, dry sows or boars	(maximum)	(select from list)
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layerbarn)		
	Broiler breeder layers (males/females transferred in from growerbarn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkeybarn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)	8 · · · · · · · · · · · · · · · · · · ·	
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg istypical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg istypical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other -	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types	-	
Imported manure	Use the volume of the manure storages		
Unoccupied ivestock parns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS? PLEASE CONTACT

County of Wellington Planning and Development Department 74 Woolwich Street, Guelph ON N1H 3T9 F 519.923.1694

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Linda Redmond, Senior Planner

Page 2 of 2 Jan.20/17 VER

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

January 12, 2018

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: December 22, 2017

FILE NO. B185/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Nather & Raquia Aziz 23 Old Ruby Lane Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 15 Concession 3

Proposed severance is 30m fr x 198m = 0.6 hectares, vacant land for proposed rural residential use.

Retained parcel is 30m fr x 198m = 0.6 hectares, vacant land for proposed rural residential use.

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

February 14, 2018

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> 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 – Township of Puslinch
 County Planning
 Conservation Authority - GRCA

 County Engineering
 Source Water Protection
 Image: County Clerk

 Bell Canada
 County Clerk
 Roads/Solid Waste
 Civic Addressing

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

APPLICAT	ION FOR	CONSENT
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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 File No. Required Fee: \$ Fee Received: File No. BIGE/17
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION
2.	(a) Name of Registered Owner(s) MATHERE RAQUIA AZIZ
	PUTTH, DN NØBZØ
	Email:
	(b) Name and Address of Applicant (as authorized by Owner)
	Phone No Email:
	(c) Name and Address of Owner's Authorized Agent: Rob FINNIE
	Box 31, ERIN ON NOB ITO
	Phone No.
	(d) All <u>Communication</u> to be directed to:
	(e) Notice Cards Posted by:
	REGISTERED OWNER [] APPLICANT [] AGENT []
3.	Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
	RURAL RESIDENTIAL[] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]
<u> 0R</u>	EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []
	(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.
Cour	ty of Wellington LAND DIVISION FORM – SEVERANCE Revised May 2017

R R	egistered Plan No	
R	egistered Plan No.	Lot NoS
		Lot No
	eference Plan No.	Part No
С	ivic Address No rumber	
(h)	When was property acquired: Nota 9	, 2009 Registered Instrument No. しつこことの
(0)	When was property acquired.	
٦	escription of <u>Land</u> intended to be <u>SEVERED</u>	ː Metric [۲] Imperial []
	Frontage/Width30	AREA 0.6 Ha
	Depth	Existing Use(s)
		E
pe	of access (Check appropriate space)	Existing [] Proposed []
] Provincial Highway ∦ County Road	[] Right-of-way [] Private road
Ĩ] Municipal road, maintained year round	[] Crown access road
	Municipal road, seasonally maintainedEasement	[] Water access [] Other

LAND DIVISION FORM -- SEVERANCE

6.	Description of <u>Land</u> intended to be <u>RETAINED</u> :	Metric [火]	Impe	erial []	
	Frontage/Width _30	AREA 0.6 Ha.				
	Depth 198	Existing Use(s)				
	Existing Buildings or structures:					
	Proposed Uses (s): RESIDENTIA	<i>د</i>				
	Type of access (Check appropriate space)	Existing [] Proposed []				
	[x] County Road	 Right-of-way Private road Crown access road Water access Other 				
	Type of water supply - Existing [] Proposed	(check appropriate space)				
	 Municipally owned and operated piped water sy Well [individual [] communal Lake Other 					
	Type of sewage disposal - Existing [] Prop	osed [] (check appropriate space)				
	 Municipally owned and operated sanitary sewer Septic Tank (specify whether individual or comn Pit Privy Other (Specify): 	s nunal): INDIVIDUL				-
7.	Is there an agricultural operation, (either a barn, mar metres of the Subject lands (severed and retained pa *If yes, see sketch requirements and the application SEPARATION FORM.	arcels)?	YES	11	NO	
8.	Is there a landfill within 500 metres [1640 feet]?		YES	[]	NO	[+
9.	a) Is there a sewage treatment plant or waste stability	ization plant within 500 metres [1640']?	YES	[]	NO	[+
10.	Is there a Provincially Significant Wetland (e.g. swarr within 120 metres [394 feet]?	np, bog) located on the lands to be retain	ed or YES			d or [년
11.	Is there any portion of the land to be severed or to be	e retained located within a floodplain?	YES	[]	NO	[L]
12.	Is there a provincial park or are there Crown Lands w	vithin 500 metres [1640']?	YES	[]	NO	[4
13.	Is any portion of the land to be severed or retained w	ithin a rehabilitated mine/pit site?	YES	[]	NO	[Y
14.	Is there an active or abandoned mine, quarry or grav	el pit within 500 metres [1640']?	YES	[]	NO	[4]
15.	Is there a noxious industrial use within 500 meteres [1640']?	YES	[]	NO	[4]

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County of Wellington

LAND DIVISION FORM - SEVERANCE

16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [-]
	Name of Rail Line Company:
17.	Is there an airport or aircraft landing strip nearby?
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?
19.	PREVIOUS USE INFORMATION:
	a) Has there been an industrial use(s) on the site? YES [] NO [- 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 [
	If YES, what was the nature and type of the commercial use(s)
2	 c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [YES [YES [] NO [YES [YES [] NO [YES [Y
	 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 [] UNKNOWN []
	If YES, specify the use and type of fuel(s)
20.	. Is this a resubmission of a previous application? YES [] NO [-] 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? 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.
	NATHER'S RAQUIN AZIE, NOU.9, 2009, ULCHOT 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 [/ NO [] UNKNOWN []
23.	. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?
24	. Is the application consistent with the Provincial Policy Statement? YES [VES [VES [VES]]
25	. Is the subject land within an area of land designated under any provincial plan or plans?
	Greenbelt Plan [] Places to Grow [/ Other []
	If YES, does the application conform with the applicable Provincial Plan(s) YES [-] NO []

LAND DIVISION FORM - SEVERANCE

26. Is the subject land a proposed surplus farm dwelling?*	YES [] NO []
*If yes, an application to sever a surplus farm dwelling must be accompanied by a FAR	M INFORMATION FORM.
27. a) What is the existing Local Official Plan designation(s) of the subject land? (severed an	d retained)
b) What is the existing County Official Plan designation(s) of the subject land? (severed	and retained)
c) If this consent relates directly to an Official Plan Amendment(s) currently under review please indicate the Amendment Number and the applicable file number(s).	by an approval authority,
Amendment Number(s): File Number(s):	
28. What is the zoning of the subject lands?	
29. 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	
30. Are the lands subject to any mortgages, easements, right-of-ways or other charges?	YES [] NO [4
If the answer is YES, please provide a copy of the relevant instrument. For mortgages just provide complete name and address of Mortgagee.	
Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricult this is not applicable to your application, please state "not Applicable"	ural Area Otherwise, if
31. Type of Farm Operation conducted on these subject lands:	
Type: Dairy [] Beef Cattle [] Swine [] Poultry []	Other []
NOT APPLICEBLE	
32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Re	
<u>Severed</u> Width Length Area Use	
Width Length Area Use	
Retained Width Length Area Use	
Width Length Area Use	
33. Manure Storage Facilities on these lands:	
DRY SEMI-SOLID	LIQUID

	JEIWII-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

LAND DIVISION FORM - SEVERANCE



21 December 2017

Deb Turchet Secretary Treasurer, Land Division Committee County of Wellington

Members of the Land Division Committee;

This is an application to sever a 1.2 hectare lot into two 0.6 hectare lots. The lands are secondary agricultural, and are currently vacant. The lands are owned by Mr. and Mrs. Aziz, and to assist their children in getting a start at home ownership, they wish to divide the property and give two of their children their opportunity to build a home. The lands will conform to the zoning bylaw requirements of a minimum 0.4 hectare area and 24.6 metre minimum frontage. Lands in the area are primarily used for residential purposes.

The one problem is that the lands were severed in 2009, and so do not meet the requirement for being a separate parcel before March 1, 2005. However, we believe that this division will be a more efficient use of land, consistent with the Provincial Policy Statements. No agricultural lands will be taken out of production.

If you have any questions, do not hesitate to contact us.

Yours truly,

Rod Finnie O.L.S.

34. Are there any drainage systems on the retained and severed lands?

YES [] NO []

lype	Drain Name & Area	Outlat Leveli		
Municipal Drain []		Owner's Lands		
Field Drain []		Neighbours Lands []		
		River/Stream []		

35. 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?

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

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES []	NO [1	Jattemptel to maet with	
If yes, please in	dicate the person you l		

If yes, please indicate the person you have met/spoken to: ______

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.

SEE ATTLUED.

NOTES:

- 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.
- 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" and included with the application.
- 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. Generally, regular severance application forms are also available at the local municipal office.
- 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.
- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE





County of Wellington Planning and Land Division Committee Deborah Turchet, Secretary-Treasurer Wellington County Administration Centre 74 Woolwich Street, Guelph ON_N1H 3T9

January 2, 2018

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: January 05, 2018

FILE NO. PLBB118008

LOCATION OF SUBJECT LANDS

2381154 Ontario Inc. c/o Darryl Leachman & Rachael Silverthorn-Leachman 6 Gilmour Road Puslinch ON N0B 2J0

APPLICANT

Township of Puslinch (Aberfoyle) Part Lot 23, Concessions 7 & 8 Part of Road Allowance between Concession 7 & 8

Proposed lot line adjustment is 0.5 hectares with 11m frontage vacant land to be added to abutting rural residential parcel – Mary Leachman.

Retained parcel is 0.8 hectares with 43m frontage, vacant land for proposed rural residential use.

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

February 14, 2018

<u>Please note</u> 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.

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MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk

Roads/Solid Waste

Civic Addressing

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

Jans/19 78/18 Jans/1	SECTION B Required Fee: \$_		AF			
Jans/19 78/18 Jans/1	Required Fee: \$_		proval Authority:			
	Fee Received:	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre				
	File No.					
	Accepted as Complete on:	2160 Fax: 519-837-3875	Phone: 519-837-2600, ext. 2170 or			
1	ED WITH THIS APPLICATION	NT DEED MUST BE SUBMIT	A COPY OF YOUR CURRE			
		nd is being transferred	SECTION B: Parcel from which I			
el	yl Leachman and Rachael	154 Ontario Inc. c/o Dar	me of Registered Owner(s) <u>2381</u> thorn-Leachman			
		nch, ON, N0B 2J0	dress <u>6 Gilmour Road, Pusl</u>			
			one No.			
		as authorized by Owner)	Name and Address of Applicant (
		Email:	one No.			
		uthorized Agent:	Name and Address of Owner's A			
		arton Sumaving Inc				
			Jeff Buisman of Vanl			
		Guelph, ON, N1H 3X3				
			423 Woolwich Street			
		Guelph, ON, N1H 3X3 Email:				
	AGENT [X]	Guelph, ON, N1H 3X3 Email:	423 Woolwich Street			
	AGENT [X]	Guelph, ON, N1H 3X3 Email:	423 Woolwich Street			
	AGENT [X]	Guelph, ON, N1H 3X3 Email:	423 Woolwich Street			
tion)	AGENT [X]	Guelph, ON, N1H 3X3 Email: Email: Email	423 Woolwich Street, one No.			
tion)	AGENT [X]	Guelph, ON, N1H 3X3 Email: I to: APPLICANT [] APPLICANT [] nsaction: (Check off appropri	423 Woolwich Street. one No.			

LAND DIVISION FORM - LOT LINE ADJUSTMENT

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

	Local Municipality:	Township of Pusli	nch		
	Concession	8		Lot 23 and Ronce Between	oad Concessions 7 & 8
	Registered Plan No.		Lot No.		
	Reference Plan No.	<u>61R-20126</u>	Part No.	<u>Parts 1 & 2</u>	
	Civic Address	<u>Gilmour Road</u>			
	(b) When was property ac	quired: July 2013	_ Registered Ins	trument No. <u>WC</u>	380329
5.	Description of <u>Land</u> intend	led to be <u>SEVERED</u> :	Metric	[X]	Imperial []
	Frontage/Width	<u>11 / 20 ±</u>	AREA	<u>0.5 ha</u>	<u>±</u>
	Depth	<u>48 & 149 ±</u>	Existing Use(s)	Vacant	t Land
	Existing Buildings or str	ructures: <u>None</u>			
	Proposed Uses (s):	To be added to 90 and service establ	Brock Road South lishment	for recreation	al vehicle sales
	Type of sewage disposal [] Municipally owned and [X] Septic Tank [X] indivi [] Pit Privy [] Other (specify):	xisting [X] Proposed operated piped water sy] communal ate well exists on la - Existing [X] Prop d operated sanitary sewe dual [] communal	ystem ands to be added to posed [] (check app rs	ropriate space)	
6.	Description of <u>Land</u> intend		Metric		Imperial []
	Frontage/Width	<u>43 / 61 ±</u>	AREA	<u>0.8 ha ±</u>	
	Depth	<u>151 ±</u>	Existing Use(s)	Vacant Land	
	Existing Buildings or sti	ructures: <u>None</u>			
	Proposed Uses (s):	<u>Residential</u>			
Cou	nty of Wellington	LAND DIVISION FORM -	LOT LINE ADJUSTMENT		Revised May 2017

	Type of access(Check appropriate space)Exit	sting [X] Proposed []					
	[] County Road [] [X] Municipal road, maintained year round [] [] Municipal road, seasonally maintained []	Right-of-way Private road Crown access road Water access Other (specify)					_
	Type of water supply - Existing [] Proposed [X	(check appropriate space)					
	 Municipally owned and operated piped water system [X] Well [X] individual [] communal [] Lake [] Other (specify):	n					
	Type of sewage disposal - Existing [] Propos	ed [X] (check appropriate space)					
	 Municipally owned and operated sanitary sewers [X] Septic Tank [X] individual [] communal [] Pit Privy [] Other (specify):						
7.	Is there an agricultural operation, (either a barn, manure metres of the Subject lands (severed and retained parce *If yes, see sketch requirements and the application MINIMUM DISTANCE SEPARATIO	els)? must be accompanied by a:	ockya YES			nin 50 NO	
8.	Is there a landfill within 500 metres [1640 feet]?		YES	1]	NO	[X]
9.	Is there a sewage treatment plant or waste stabilization	plant within 500 metres [1640']?	YES	[1	NO	[X]
10.	Is there a Provincially Significant Wetland (e.g. swamp, within 120 metres [394 feet]?		ed or YES			evered NO	
11.	Is there any portion of the land to be severed or to be re	tained located within a floodplain?	YES	[]	NO	[X]
12.	Is there a provincial park or are there Crown Lands within	n 500 metres [1640']?	YES	[]	NO	[X]
13.	Is any portion of the land to be severed or retained within	n a rehabilitated mine/pit site?	YES	[]	NO	[X]
14.	Is there an active or abandoned mine, quarry or gravel p	it within 500 metres [1640']?	YES	[}	NO	[X]
15.	Is there a noxious industrial use within 500 meteres [164	0']?	YES	[]	NO	[X]
16.	Is there an active or abandoned principal or secondary r	ailway within 500 metres [1640']?	YES	[1	NO	[X]
	Name of Rail Line Company:						
17.	Is there an airport or aircraft landing strip nearby?		YES	[1	NO	[X]
18.	Is there a propane retail outlet, propane filling tank, card within 750 metres of the proposed subject lands?		/conta YES			fill cer NO	

LAND DIVISION FORM - LOT LINE ADJUSTMENT

19.	PF	REVIOUS USE INFORMATION:					*			
	a)	Has there been an industrial use(s) on the s	site?	YES	[]	NO	[X]	UNKN	OWN	[]
	١f٢	YES, what was the nature and type of industr	ial use(s)?							
	b)	Has there been a commercial use(s) on the	e site?	YES	[]	NO	[X]	UNKN	OWN	
	١f١	YES, what was the nature and type of the cor	mmercial use(s)							
	c)	Has fill been brought to and used on the site landscaping?)	e (other than fill to a	accommo	date s	septic s	/stems	or reside	ntial	
		landouping.)		YES	[]	NO	[X]	UNKN	IOWN	[]
	d)	Has there been commercial petroleum or ot been used for a gas station at any time, or r	her fuel storage on railway siding?		under []		fuel sto [X]		has the	
	١f \	(ES, specify the use and type of fuel(s)		_				i.	_	•
20.	ls f	this a resubmission of a previous applicatior	ו?				YE	s []	NO	[X]
	lf Y	YES, is it identical [] or changed [] Provid	de previous File Nu	mber		_				
	a) b)	Has any severance activity occurred on the registered in the Land Registry/Land Titles If the answer in (a) is YES, please indicate t	Office? he previous severa	ince(s) on	the r		YE	s [x]	NO	s []
		Transferee's Name, Date of the Transfer a Severance Application B31/13 approv Meadows Limited to 2381154 Ontario	red July 30, 2013			itial Pu	rpose	s from /	Aberfo	oyle
22.	Has othe	s the parcel intended to be severed ever beer er Consent or approval under the Planning Ad	n, or is it now, the s ct or its predecesso	ors?	an ap S ()			olan of su UNKN		ion or
		Official Plan Amendment Application	#OP2016-05							• •
23.	Unc sim	ler a separate application, is the Owner, appl ultaneously with this application?	icant, or agent app	lying for a	dditic	onal con	sents o YE		-	[X]
24.	ls t	he application consistent with the Provincial I	Policy Statement?				YE	s [X]	NO	[]
25.	ls t	he subject land within an area of land design	ated under any pro	vincial pla	in or j	plans?				
	Gr	eenbelt Plan [] Places to Grow	[X] Other []						5	
	lf `	YES, does the application conform with the a	pplicable Provincial	l Plan(s)			YE	s [X]	NO	r 1
26.		What is the existing County Official Plan de Residential (Severed/Retained Lands)	signation of the sul	bject land	? (se	vered a	nd retai	ned)		
	b)	What is the existing Local Official Plan (if a								
	c)	If this consent relates directly to an Official P please indicate the Amendment Number and				er review	/ by an	approval	autho	rity,
		Amendment Number(s):	File Nu	mber(s):			5	<u></u> ;		
Cour	nty of	Wellington LAND DIVISION FOR	M – LOT LINE ADJUST	MENT				Revised	May 2017	,

27.	What is t	he zoning	of the subject	lands?	Agric	ultura	al (A) and	Natura	I Environ	ment (NE)		
28.	Does the	e proposal	for the subject	lands	conform	to the	existing z	oning?			YES []	NO	[X]
	If NO,	a) ha	s an applicatio YES	n been [X]	made fo		-	Number	<u>#D14/LE</u>	A			
		b) ha	is an applicatic YES	n been	made fo			ce? Number					
29.	Are the I	ands subje	ect to any mort	gages,	easeme	ents, rig	ght-of-way	s or othe	r charges?		YES [X]	NO	[]
			YES, please , provide comp						t.				•
				! }	ł	-		ł				_	
				ľ				l			1		
			st be answere e to your app							gricultu	ral Area	Other	<i>w</i> ise,
30.	Type of	Farm Ope	aration condu	cted on	these s	ubiect	lands:	None					

Туре:	Dairy []	Beef Cattle []	Swine []	Poultry []	Other []

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

Severed	Width	Length	Area	Use
	Width	Length	Area	Use
Retained	Width	Length	Area	Use
	Width	Length	Area	Use

32. Manure Storage Facilities on these lands: None

DRY	SEMI-SOLID	LIQUID			
Open Pile []	Open Pile []	Covered Tank []			
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []			
		Belowground Uncovered Tank []			
		Open Earth-sided Pit []			

33. Are there any drainage systems on the retained and severed lands?

 Type
 Drain Name & Area
 Outlet Location

 Municipal Drain
 []
 Owner's Lands
 []

 Field Drain
 []
 Neighbours Lands
 []

 River/Stream
 []

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Revised May 2017

YES [] NO [X]



January 5, 2018 21527-13

County of Wellington Land Division Committee 74 Woolwich Street Guelph, Ontario N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Lot Line Adjustment Severance Application and Sketch 92 Brock Road South / Gilmour Road Part of Lot 23, Concession 7 & 8 Part of Road Allowance Between Concessions 7 & 8 PIN 71195-0342 & PIN 71195-0034 Township of Puslinch RECEIVED

JAN 0 8 2018

SECRETARY TREASURER WELLINGTON COUNTY LAND DIVISION COMMINTEES

Please find enclosed an application for lot line adjustment severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,100.

Proposal:

The proposal of the lot line adjustment is to sever $0.5\pm$ ha of vacant land from the parcel known as PIN 71195-0342 and merge it with the adjacent property to the west known as 92 Brock Road South (PIN 71195-0034) for the development of Aberfoyle Snowmobiles Ltd – a long-established recreational vehicle dealer in Aberfoyle. The retained parcel will be $0.8\pm$ ha where a dwelling could be built in the future.

In 2013, the subject property (shown as parcel 1 on the sketch) was severed from parcel 9 in order to create a new lot for residential/agricultural purposes. The lot line adjustment being applied for will allow for additional space for the proposed commercial building for the sale of recreational vehicles, known as Aberfoyle Snowmobiles Ltd.

An Official Plan Amendment (OPA) application (OP2016-05) has been submitted in order to designate the proposed Aberfoyle Snowmobile property from Residential to Central Business District with a Special Policy Area. Similarly, the property is being rezoned from Agricultural to a Specialized Hamlet Commercial Zone (Application D14/LEA). Both applications were submitted in 2016 and the majority of the requirements have been addressed. We are hopeful that both the OPA and the Zone Change will be approved in the next month or two.

The proposed lot line adjustment follows the guidelines in Section 10.6.3 of the Wellington County Official Plan for lot line adjustment of lands that are in Urban Centres. This section states that "lot line adjustments may be permitted where there is no adverse effect provided the lot patterns in the area are not unreasonably altered".

The proposed lot line adjustment will help to facilitate a well-designed and functional redevelopment of Aberfoyle Snowmobiles.

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 Darryl & Rachael Leachman cc John Cox

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? YES [] NO [X]

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?

If yes, please indicate the person you have met/spoken to:

Aldo Salis

YES [X]

NO []

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:

None

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.

Please see covering letter

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.
- 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.

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

	APPLICATION FOR CONSENT	Ontario Planning Act
1.	Approval Authority:	SECTION A
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9	Fee Received: Jan 5/18 File No. 28/18
		Accepted as Complete on: Jan 5/18
	A COPY OF YOUR CURRENT DEED MUST BE SUBMI	TTED WITH THIS APPLICATION
	SECTION A: Parcel to which land is being added.	
2.	(a) Name of Registered Owner(s) <u>Mary Leachman c/o Darry</u> <u>Leachman</u>	<u>I Leachman & Rachael Silverthron-</u>
	Address 6 Gilmour Road, Puslinch, ON N0B 2J0	
	Phone No. Email:	
	(b) Name and Address of Applicant (as authorized by Owner)	
	Phone No. Email:	
	(c) Name and Address of Owner's Authorized Agent:	
	Jeff Buisman of VanHarten Surveying Inc. 423 Woolwich Street, Guelph, ON, N1H 3X3	
	Phone Email:	
	(d) All <u>Communication</u> to be directed to:	
	REGISTERED OWNER [] APPLICANT []	AGENT [X]
	(e) Notice Cards Posted by:	
	REGISTERED OWNER [] APPLICANT []	AGENT [X]
3.	Location of Land in the County of Wellington:	
	Local Municipality: <u>Township of Puslinch</u>	
	Concession 7 & 8	Lot No. Part of Lot 23
	Registered Plan No.	Lot No.
	Reference Plan No.	Part No.
	Civic Address <u>92 Brock Road South</u>	
	(b) When was property acquired: <u>June 2012</u> Registe	red Instrument No. WC345958
Co	unty of Wellington LAND DIVISION FORM – LOT LINE ADJUSTM	ENT Revised May 2017



