

**PUBLIC NOTICE****Notice of Passing of Zoning By-Law 51/13**

TAKE NOTICE that the Township of Puslinch Council passed By-Law 51/13 on August 14, 2013, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, pursuant to an application by Andrea Clarke (File D14/CLA) – 7632 Wellington Road 34.

AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board (OMB). A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

To appeal this zoning by-law a **notice of appeal** must be filed with the Township Clerk, at the address noted below, **no later than September 12, 2013**. A copy of an appeal form is available from the OMB website at www.omb.gov.on.ca or by contacting the Township Clerk.

The Notice of Appeal must:

1. be in writing;
2. set out the reasons for the appeal; and
3. be accompanied by the fee prescribed under the *Ontario Municipal Board Act* in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

A key map and an explanation of the purpose and effect of the by-law are outlined on page 2. The complete by-law is available for inspection in the Township Clerk's Office during regular office hours.

This zoning by-law amendment has been filed to satisfy a condition of consent application B146/12.

DATED August 23, 2013.

Karen Landry, CAO/Clerk
7404 Wellington Road 34, Guelph, ON N1H 6H9
Telephone: 519-763-1226
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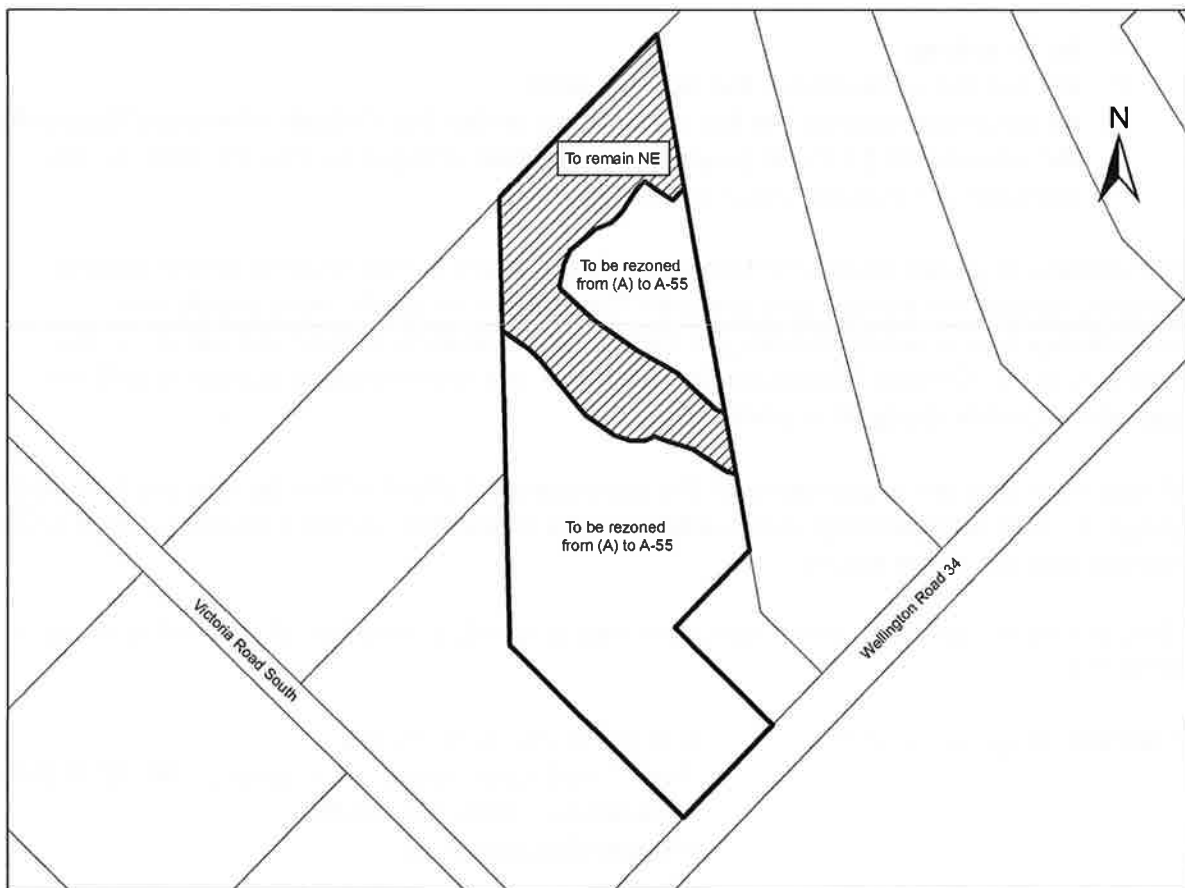
EXPLANATORY NOTE: BY-LAW NO. 51/13

By-law Number 51/13 amends the Township of Puslinch Zoning By-law 19/85 by rezoning Part of Lot 20, Concession 9, municipally known as 7632 Wellington Road 34, from an AGRICULTURAL (A) ZONE to a site specific AGRICULTURAL (A-55) ZONE. The existing NATURAL ENVIRONMENT (NE) Zone on the property is to remain unchanged.

This zoning by-law amendment has been filed to satisfy a condition of consent application B146/12. The request to sever a vacant 0.52 ha (1.3 ac) residential lot was granted provisional consent by the County Land Division Committee February, 14th 2013.

The purpose of the zone change on the subject property is to address the reduced frontage and MDS 1 compliance for the existing barn which is to be accessory to the residential use of the property. Provisions have been included to clarify that this amendment applies only to the barn existing as of the date of passing of the by-law. The zone provisions do not allow for the existing barn to be enlarged.

Key Map





6-1(b)

PUBLIC NOTICE

Notice of Passing of Zoning By-Law 52/13

TAKE NOTICE that the Township of Puslinch Council passed By-Law 52/13 on August 14, 2013, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, pursuant to an application by Rockway Holdings Ltd. (File D14/ROC) – 6492 Roszell Road.

AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board (OMB). A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

To appeal this zoning by-law a **notice of appeal** must be filed with the Township Clerk, at the address noted below, **no later than September 12, 2013**. A copy of an appeal form is available from the OMB website at www.omb.gov.on.ca or by contacting the Township Clerk.

The Notice of Appeal must:

1. be in writing;
2. set out the reasons for the appeal; and
3. be accompanied by the fee prescribed under the *Ontario Municipal Board Act* in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

A key map and an explanation of the purpose and effect of the by-law are outlined on page 2. The complete by-law is available for inspection in the Township Clerk's Office during regular office hours.

This zoning by-law amendment has been filed to satisfy a condition of consent application B105/12.

DATED August 23, 2013.

Karen Landry, CAO/Clerk
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Telephone: 519-763-1226
klandry@puslinch.ca

EXPLANATORY NOTE: BY-LAW NO. 52/13

By-law Number 52/13 amends the Township of Puslinch Zoning By-law 19/85 by rezoning Part Lot 1, Concession 3 and 4, municipally known as 6492 Roszell Road;

- 1) From special A-46 Zone to Agricultural (A); and,
- 2) To allow for a reduced frontage from 104m versus 121.9m

This zoning by-law amendment has been filed to satisfy a condition of consent application B105/12. This request to sever a vacant 1.4 ha (3.5 ac) residential lot was granted provisional consent by the County Land Division Committee October, 13th 2012. The proposed severed lot is currently zoned A-46 which relates to the abutting aggregate area. This by-law would remove the (A-46) site specific zoning and place the new lot into an 'A' Agricultural Zone.

This By-law would also rezone the retained lands from 'A' to (A-54) site specific zone to recognize the reduce frontage as a result of the conditionally approved consent. The zoning on the balance of the lands is to remain unchanged.

Key Map

