



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

May 14, 2019

7:00 p.m.

A G E N D A

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- April 9, 2019

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

4(a) Minor Variance Application D13/REE – William Reeve – Property described as Part Lot 2 Concession Gore, 6522 & 6526 Gore Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage of 106.0m instead of 121.9m as required.

4(b) Minor Variance Application D13/SAR – Kirk Sargeant – Property described as Part 1 on Reference Plan 61R-21247, 4852 Sideroad 10 N, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended to permit a second septic system to accommodate the accessory apartment instead of the accessory apartment connecting to the existing well and septic which services the main dwelling, as required.

4(c) Minor Variance Application D13/SLO – Slood Construction Ltd. - Property described as Units 2-8 inclusive Wellington Vacant Land Condominium No. 246, Fox Run Estates Phase 2, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended
Requesting relief to permit reduced side yard setback for Units 2-8 to be 5.0m instead of 10.0m for each lot as required.

4(d) Minor Variance Application D13/WAT – Jim and Pat Watson – Property described as Lot 52 Plan 61M-203, 4 Hemlock Crescent, Township of Puslinch.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

May 14, 2019

7:00 p.m.

- Requesting relief from provisions of Zoning By-Law #19/85, as amended to permit a maximum lot size of 50.31m² (16.3%) relief instead of maximum lot coverage of 35%, as required.
- Requesting relief from provisions of Zoning By-Law #19/85, as amended to permit a maximum dwelling size of 3.34m² instead of 116m² as required.
- Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced rear yard set-back of 0.46m relief instead of minimum rear yard set-back of 1.2m as required.

5. OTHER MATTERS

- None

6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

7. OPENING REMARKS

8. DISCLOSURE OF PECUNIARY INTEREST

9. APPROVAL OF MINUTES

- April 9, 2019

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

- None

12. LAND DIVISION

- None

13. OTHER MATTERS

- Code of Conduct Overview



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

May 14, 2019

7:00 p.m.

14. **CLOSED MEETING**

- None

15. **NEXT MEETING** Tuesday, June 11, 2019 @ 7:00 p.m.

16. **ADJOURNMENT**

MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Michelle Innocente, Planner, County of Wellington
Andy Thompson, Thompson Architecture Inc.
Debbie Huether, Owner

1. APPOINTMENT OF CHAIR and VICE-CHAIR – term April 2019-April 2021

The meeting was called to order by Lynne Banks at 7:00 pm. Lynne welcomed everyone and advised that the first matter would be the appointment of the new chair for the term of April 2019 through April 2021 and then the Chair would proceed with the appointment of the Vice Chair and the opening remarks would follow. Lynne asked for any expressions of interest for the position of Chair and John Sepulis expressed interest. There were no other expressions of interest.

Moved by: Dan Kennedy

Seconded by: Deep Basi

That John Sepulis be appointed as Chair for the Committee for the term of April 2019 through April 2021.

CARRIED

John Sepulis assumed his position as Chair and asked for expressions of interest for the position of Vice Chair. Dennis O'Connor expressed interest for Vice Chair and there were no other expressions of interest.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That Dennis O'Connor be appointed as Vice Chair for the Committee for the term of April 2019 through April 2021.

CARRIED

2. OPENING REMARKS

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.

3. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Committee of Adjustment meetings held Tuesday, March 12, 2019 be adopted.

CARRIED

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

4a.) Minor Variance Application D13/HUE – Deborah and Shaun Huether and Melinda Newark – Property described as Lots 2 and 3 RP135, Alex Och's Portion, 45 and 47 Queen Street, Township of Puslinch.

- (i) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the severed parcel (Subject Property A) to be 890.20m² instead of 1390m² as required.
 - (ii) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the retained parcel (Subject Property B) to be 900.90m² instead of 1390m² as required.
 - (iii) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the severed parcel (Subject Property A) to be 15.09m instead of 25m as required.
 - (iv) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the retained parcel (Subject Property B) to be 15.88m instead of 25m as required.
 - (v) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the severed parcel (Subject Property A) to be 0m and 6.85m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.
 - (vi) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the retained parcel (Subject Property B) to be 0.88m and 3.62m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.
- Lynne Banks outlined the application advised the notice requirements for the application had been met, advised that there were no objections from the circulated agencies/public and provided the comments received from Township agencies and departments that were circulated.
 - Andy Thompson of Thompson Architecture Inc., agent for the applicant, provided an overview of the application. He advised that the MTO has signed off on the entrance to the property. He also stated that, in reference to the requirement from the Township's Building Department, the Building Code provision 1.1.27 does not apply as it predates the Code.
 - There were no questions from the public.
 - Dan Kennedy asked that since the buildings predate the code will they comply if there is any construction done on the buildings.
 - Andy Thompson advised that the owner will need to conform to the Code if any construction is done on the buildings.
 - Dan Kennedy asked if the original septic and well comply with the Code.
 - Andy Thompson stated that the owner will be applying for a permit to put in new septic systems as the current systems do not comply with the Code.

- John Sepulis asked with the new lot line proposal, how will the spatial separation apply, and if it doesn't comply, advised that it will be made a condition of the minor variance.
- John Sepulis further inquired if a minor variance will be required for the shared driveway.
- Michelle Innocente responded that it wasn't identified in the original consent application and that the owner has met with the MTO to satisfy the location of the entrance, however if the Township's Building Department requires it, the owner will apply for a minor variance at the building permit stage.
- Andy Thompson further stated that it currently meets Code.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That Application D13/HUE, requesting relief from the following sections of Zoning by-law #19/85:

- (i) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the severed parcel (Subject Property A) to be 890.20m² instead of 1390m² as required.
- (ii) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot area for the retained parcel (Subject Property B) to be 900.90m² instead of 1390m² as required.
- (iii) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the severed parcel (Subject Property A) to be 15.09m instead of 25m as required.
- (iv) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit a reduced Lot frontage for the retained parcel (Subject Property B) to be 15.88m instead of 25m as required.
- (v) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the severed parcel (Subject Property A) to be 0m and 6.85m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.
- (vi) Requesting relief from provisions Section 6(3) of Zoning By-Law #19/85, as amended, to permit reduced side yard set-back for the retained parcel (Subject Property B) to be 0.88m and 3.62m instead of Interior side yard set-backs of minimum 3m on one side and minimum 1m on the other side.

Is hereby approved with the following condition(s):

- That the property owner(s) satisfy the requirements of the Township of Puslinch Building Department regarding spatial separation requirements in accordance with the Ontario Building Code with a deadline for the condition to be fulfilled by March 21, 2020.

CARRIED

5. OTHER MATTERS

- John Sepulis inquired as to the status of the LPAT meeting for 161 Hume Road.
- Michelle Innocente responded that the date has been moved from May 8th, 2019 to May 3, 2019 and further advised that the associated minor variance is not currently before LPAT with the appeal of the consent application.

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
APRIL 9, 2019
7:00 PM
COUNCIL CHAMBERS

The Committee of Adjustment meeting adjourned at 7:18 p.m.

CARRIED

MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Michelle Innocente, Planner, County of Wellington
James Parker, MHBC
Steven May, Property Resource Manager, CBM

1 - 5. COMMITTEE OF ADJUSTMENT

- See March 12, 2019 Committee of Adjustment minutes.

6. OPENING REMARKS

The meeting was called to order at 7:19 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications. The Chair further indicated that there were no applications to be heard for this meeting.

7. DISCLOSURE OF PECUNIARY INTEREST

None

8. APPROVAL OF MINUTES

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, March 12, 2019, be adopted.

CARRIED

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

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

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

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

- James Parker of MHBC, agent for the applicant, provided an overview of the application. He advised that the signed Agreement of Purchase & Sale is subject to the approval of the severance and provides continuity of land and allows access through the severed parcel so that they don't need access from the Township road allowance. He further advised that it conforms with the Official Plan and the purpose is only to adjust the lot line.
- There were no questions or comments from the public.
- Dan Kennedy asked why the size of the property is so large with the proposed lot line adjustment.
- James Parker advised that it is so that they can mine through the property.
- John Sepulis asked why the entire property wasn't purchased.
- James Parker advised that was the total amount of land that the owners were willing to sell.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The committee supports the application with the standard conditions imposed.

CARRIED

12. OTHER MATTERS

- John Sepulis confirmed that the date for the May meeting is May 14th and not May 7th.

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, May 14, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:45 p.m.

CARRIED



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): William Reeve

Address: 6522 Gore Road, RR#2

City: Puslinch, ON

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

Applicant Information

Joan Reeve

[REDACTED]

Puslinch, ON,

N0B 2J0

[REDACTED]

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

th [REDACTED]

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

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

Municipal address: 6522 Gore Road & 6526 Gore Road

Concession: GORE Lot: 2

Registered Plan Number: Part 1, 61R-9643

Area: 5.2 ha Depth: 375 m Frontage: 106 m
_____ ac _____ ft _____ ft

Width of road allowance (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).

The Minor Variance request is as follows:

A) To permit a reduced lot frontage of the merged parcel to be 106m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.

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

This request is being made as a requirement to meet Condition 9 of Severance Application B129/18 which requires Zoning compliance.

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural & 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)

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

Gore Road

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)

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

12. What is the existing use of:

The subject property? 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)

See sketch for details

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

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

See sketch for details

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

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

Date of acquisition of subject property: #6522 - March 2004 & #6526 - February 1979

Date of construction of buildings property: N/A

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 ☒

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	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B129/18	County of Wellington	Lot 2, Con GORE	Severance	Approved with Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:


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

I-(we) William James REEVE (of 6522 Gore Road) & Joan REEVE (of 6526 Gore Road)
of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.


Signature of Owner(s)

March 17, 2019
Date


Signature of Owner(s)

MARCH 19/2019
Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration

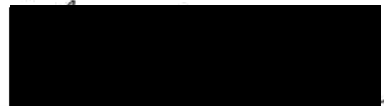
conscientiously believing it to be true, and knowing that it is of the same force and effect

as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED


before me at the City of Guelph in the

County/Region of Wellington this 5 day of

April, 20 19.


Signature of Owner or authorized
solicitor or agent

April 5, 2019
Date


James Michael
a Commissioner
Province of Ontario
of Commissioner of the Surveying Inc.
res May 11, 2021.

April 5, 2019
Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$_____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

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

MILL CREEK



LAND SURVEYORS and ENGINEERS

April 5, 2019

23487-16

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance Application B129/18
6522 Gore Road & 6526 Gore Road
Part of Lot 2, Concession GORE
PIN 71206-0085 & 71206-0086
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, required deed, PIN report and map and a cheque in the amount of \$706.00 to the Township of Puslinch.

Proposal

One minor variance request is being made for the merged parcel of Severance Application B129/18 which is required for Zoning Compliance as requested in Condition 9 of the approved severance. The Minor Variance request is as follows:

- A. To permit a reduced lot frontage of the merged parcel to be 106 m instead of 121.9 m as required in Section 5(3)(b) of the Zoning By-law.**

Severance Application B129/18 was to sever a 3.9ha flag-shaped parcel from #6526 Gore Road (PIN 71206-0086) (owned by applicant's mother) and merge it with the adjacent parcel to the west at #6522 Gore Road (PIN 71206-0085) (applicant). The purpose of the lot line adjustment was to alter the configuration and to increase the living space around the house at #6522.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

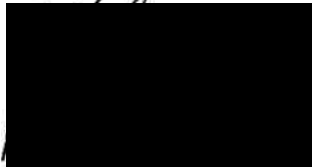
The frontage of the newly consolidated parcel will be 106m instead of 121.9m as required in the Zoning By-law. After the consolidation of the lot line adjustment, the merged parcel will now be over 4.0ha and therefore the frontage requirements must follow the provisions of Section 5(3)(b) which is 121.9m. If the parcel was under the 4.0ha requirement the frontage would be 24.3m and would have been met. Although the frontage cannot be met, a safe entrance already exists on the "lands to be added to", it will continue to function properly and no development is proposed for the merged parcel.

The Zoning By-law requirements are met for the retained parcel.

We provide the opinion that the minor variance requests meet 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.



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

cc Bill Reeve
cc Joan Reeve
cc Izaak de Rijcke, Izaak de Rijcke Law Office



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

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/REE

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): William Reeve

Location: 6522 Gore Road
Con Gore Pt Lot 2 RP
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, May 14, 2019

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

Section of By-law	Requirements	Proposed
Section 5 Zone Requirements	The by-law requires a minimum lot frontage of 121.9m	Requesting relief to permit a reduced lot frontage of 106m

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

Note: The subject land is the subject of Consent Application B129/18.

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


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

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

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

For more information about this matter, contact:
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

(Tel) 519-763-1226
(Fax) 519-763-5846


Courtenay Hoytfox
Secretary-Treasurer, Township of Puslinch

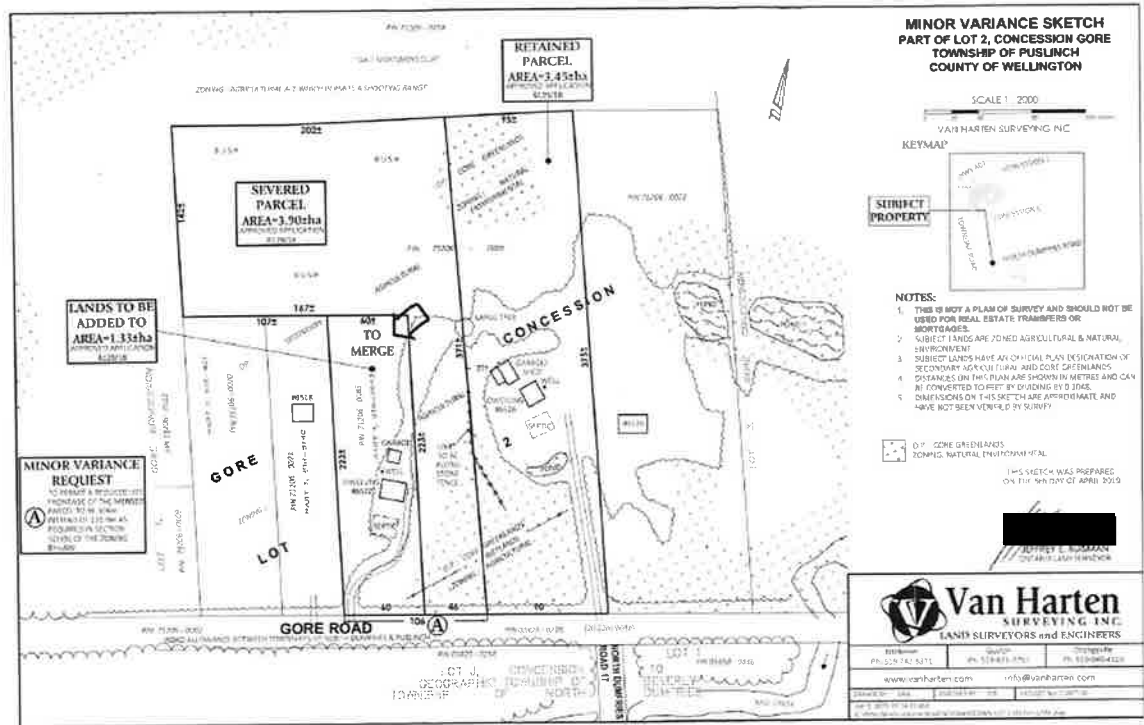
DATED: April 12, 2019

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

Aerial: 6522 Gore Road



Sketch: 6522 Gore Road





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: May 7, 2019
TO: Courtenay Hoytfox, Secretary-Treasurer
Township of Puslinch
FROM: Jessica Rahim, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 REE (William Reeves)**
6522 Gore Road
Concession Gore, Part Lot 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 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 106 metres is proposed whereas the by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 hectares.

This application would satisfy a condition of consent application **B129/18** as the newly consolidated parcel is larger than 4.0 ha and therefore requires a minimum frontage of 121.9 m. This application was approved by the County of Wellington Land Division Committee at the February 14, 2019 meeting.

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

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	5.3(b)	The by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 hectares	Requesting a lot frontage of 106 metres.

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


Jessica Rahim, Planner



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Kirk Hollister Sargeant

Address: [REDACTED]

City: Guelph, ON.

Postal Code: N1L 0L6

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

Applicant (Agent) Name(s): Kirk Hollister Sargeant

Address: [REDACTED]

City: Guelph, ON.

Postal Code: N1L 0L6

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

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

N/A

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

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

Municipal address: 4852 Sideroad 10 N. Puslinch, ON, N1H 6J3

Concession: _____ Lot: _____

Registered Plan Number: 61R 21247

Area: _____ ha Depth: _____ m Frontage: 27.0 m
One ac 200 ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

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

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

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

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

Looking to install two septic systems to accommodate an accessory apartment

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

Need two Septic Systems because the current system does not meet today's standards

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

Official Plan Designation: _____

Zoning Designation: Agricultural

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☒

Other: ☐ (please specify below)

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

Sideroad 10 N

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other means: ☒ (explain below)

Weeping Tile

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

12. What is the existing use of:

The subject property? Residential Use

The abutting properties? Agricultural

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

Type of Building(s)/ structures	Wood, Brick & mortar		
Main Building height	m	30 ft.	m ft.
*Percentage lot coverage	m	ft.	m ft.
*Number of parking spaces			
*Number of loading spaces		0	
Number of floors		2 floors	
Total floor area	m ²	4,200 ft ²	m ² ft ²
Ground floor area (exclude basement)	m ²	2,200 ft ²	m ² ft ²

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

Front Yard	27.0 m	ft.	m	ft.
Rear Yard	18.93 m	ft.	m	ft.
Side Yards	9.1 m	ft.	m	ft.

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

Date of acquisition of subject property: _____

Date of construction of buildings property: September 2018

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

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

Yes ☐ No ☒

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

--

Other Related Planning Applications:

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

N/A

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

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Kirk HOLLISTER SARGEANT of the
City of Guelph of Ontario Canada County/Region of
Wellington do hereby authorize

Kirk HOLLISTER SARGEANT to act as my agent in this application.


Signature of Owner(s)

April 3, 2019
Date

Affidavit:

I (we) Kirk HOLLISTER SARGEANT of the
City of Guelph of Ontario Canada County/Region of
Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the Township of Puslinch in the
County/Region of Puslinch, Ontario this 4th day of
April, 2019.


Signature of Owner or authorized
solicitor or agent

April 4, 2019
Date

Signature of Commissioner

April 4, 2019
Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

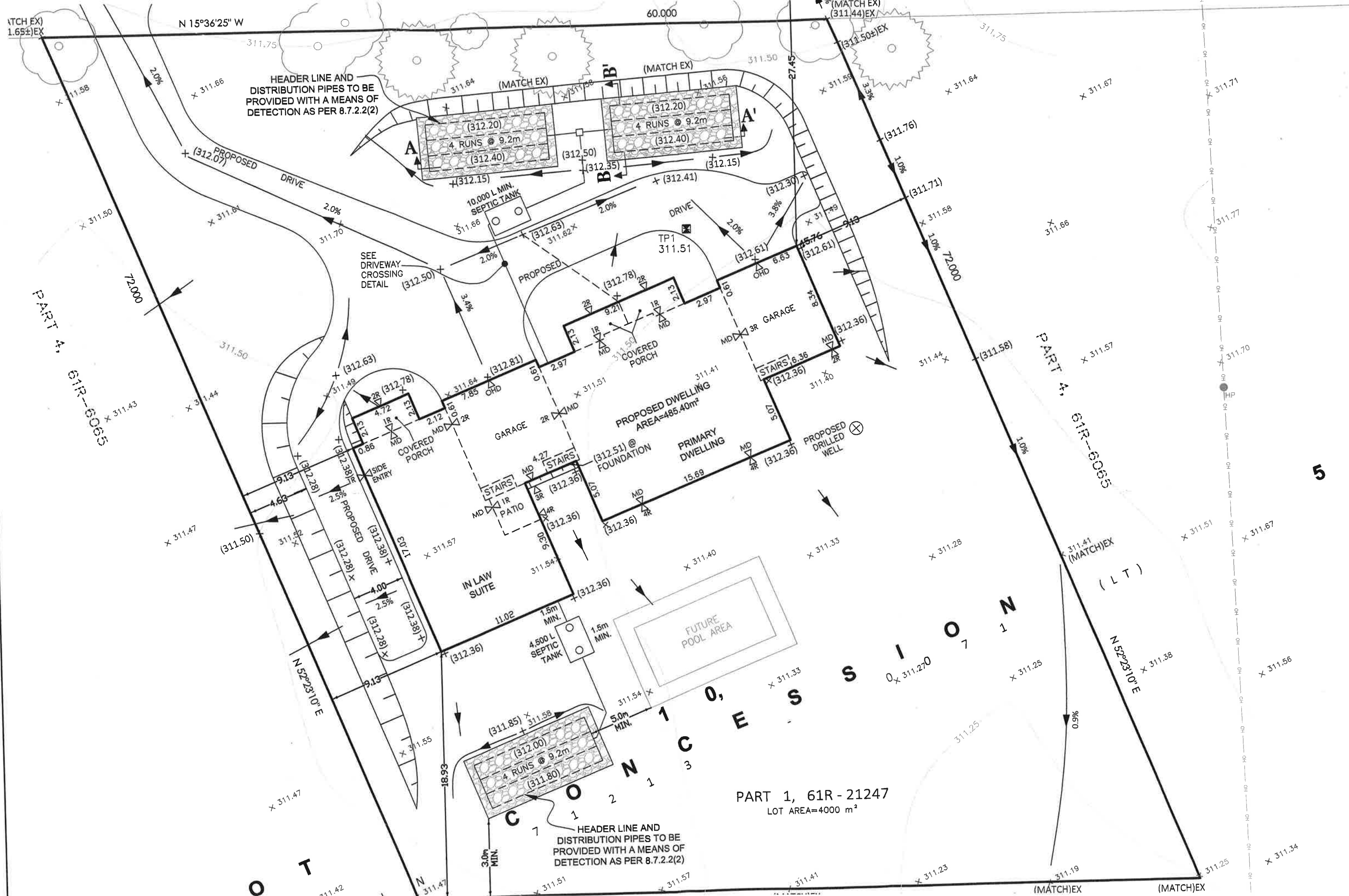
Application deemed complete:

Signature of Municipal Employee

April 4, 2019
Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

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

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/SAR

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): Kirk Hollister Sargeant

Location: 4852 Sideroad 10 N
RP 61R-21247, Part 1
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, May 14, 2019

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

Section of By-law	Requirements	Proposed
Section 5 Zone Requirements	The by-law requires that the accessory apartment must connect to the existing well and septic which services the main dwelling	Requesting relief to permit a second septic system to accommodate the accessory apartment.

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: admin@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 Local Planning Appeal Tribunal (LPAT) Hearing. Even if you are the successful party, you should request a copy of the decision, as the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal (LPAT) by the applicant or another member of the public.

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

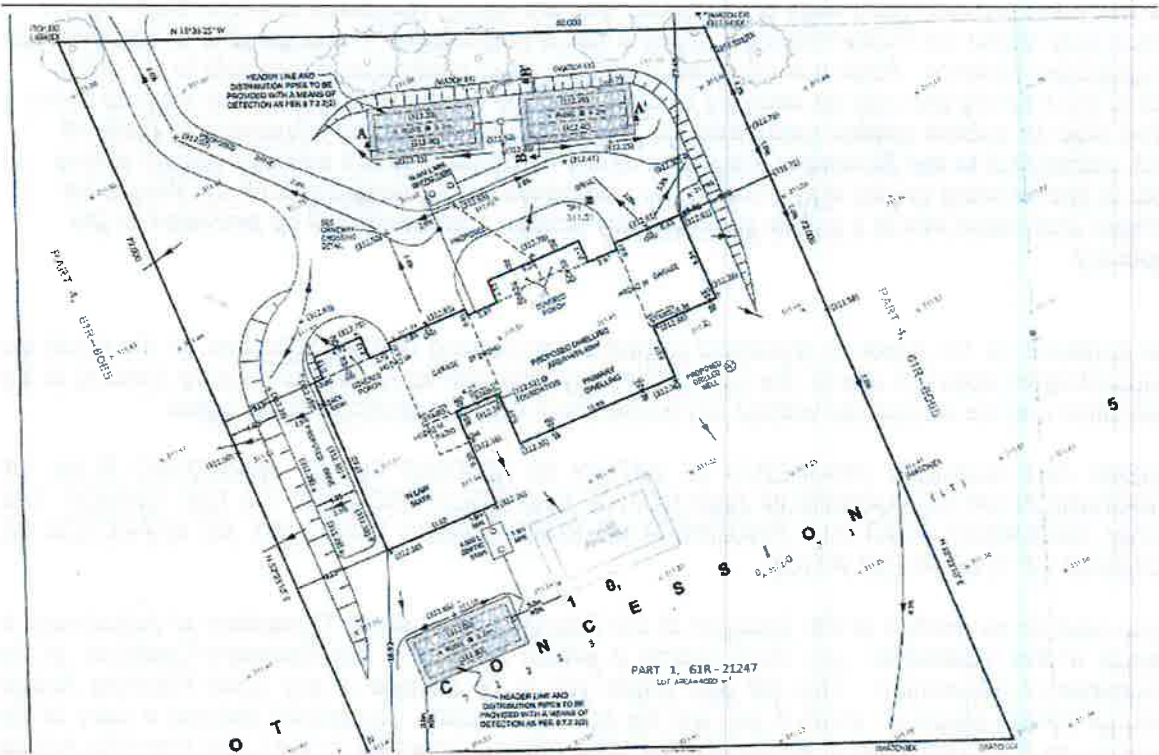
For more information about this matter, contact:
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca
(Tel) 519-763-1226

Courtenay Hoytfox
Secretary-Treasurer, Township of Puslinch
DATED: April 23, 2019
Copied to: CofA Committee Members, Property owners within 60m, Michelle Innocente, County of Wellington, Building, L. Gomes Fire; M. Fuller, Roads; Bell; GRCA

Aerial: 4852 Sideroad 10 N



Sketch: 4852 Sideroad 10 N





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: May 7, 2019
TO: Courtenay Hoytfox, Secretary-Treasurer
Township of Puslinch
FROM: Jessica Rahim, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 SAR (Kirk Hollister Sargeant)**
4852 Sideroad 10 N, RP 61R-21247, Part 1

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

Planning Opinion

The variance request would provide relief from Section 5.3(g)(ii) of the Zoning By-law requesting permission for a second septic system to accommodate the proposed accessory apartment.

There are no major concerns with this proposal provided that the Building Department has no concerns. Due to the layout of the existing dwelling and septic, it is our opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

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

Section of By-law	Required	Proposed
Section 5.3(g)(ii) Agricultural Zone Accessory Apartment Servicing	The accessory apartment must connect to the existing well and septic which services the main dwelling	Requesting a second septic on the subject property to accommodate the proposed accessory apartment

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated Secondary Agricultural. Section 4.4.6.1 of the County Official Plan “permits second units within a main residence, provided that a second unit does not already exist on the property”. It appears that this will be the only accessory apartment (second unit) on the subject property.

Section 13.7 provides for minor variances from the provisions of any by-law implementing this Plan may be passed, in accordance with the Planning Act, by a local council, or its delegated authority, provided that the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. The local council, or its delegate, shall consider whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

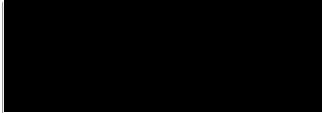
TOWNSHIP OF PUSLINCH ZONING BY-LAW

The subject property is zoned Agricultural (A). The A zone permits a single detached dwelling and an accessory apartment within a single detached dwelling on a lot. The applicants have indicated that the existing septic for the main dwelling is not large enough to accommodate the accessory apartment based on Building Code requirements. It appears that the location of the existing septic might not be adequate

for an expansion to accommodate the accessory apartment. Therefore, the location of the second septic for the proposed accessory apartment is desirable and appropriate for the subject property.

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

Respectfully submitted
County of Wellington Planning and Development Department

A black rectangular box redacting the signature of Jessica Rahim.

Jessica Rahim, 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:

Registered Owner's Name(s): Sloot Construction Ltd. c/o John SLOOT

Address: [REDACTED]

City: Guelph

Postal Code: N0B 1C0

E-mail Address: [REDACTED]

Telephone Number: 519-836-6142

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: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

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

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

Municipal address: Fox Run Estates - Phase 2

Concession: _____ Lot: _____

Registered Plan Number: Wellington Vacant Land Condominium No. 246 (Units 2-8)

Area: See sketch for details ha Depth: See sketch for details m Frontage: See sketch for details m
_____ ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

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

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

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

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

The Minor Variance request is as follows:

A) To permit a reduced side yard setback for Units 2-8 to be 5.0m instead of 10.0m as required in Section 9(3)(d) of the Zoning By-law.

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

This request is being made for the approved Vacant Land Condominium No. 246.

Please see covering letter for more information.

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

Official Plan Designation: Country Residential

Zoning Designation: Estate Residential - ER 2-6 (Fox Run Estates Phase 2)

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

☐

Other: ☐ (please specify below)

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

Brooklyn Lane

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☒

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

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

12. What is the existing use of:

The subject property? Vacant Land

The abutting properties? Vacant Land / Agricultural

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

See sketch for details

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

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

See sketch for details

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

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

Date of acquisition of subject property: _____

Date of construction of buildings property: **Pending minor variance approval**

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

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	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

**Approved Vacant Land Condominium Plan 23CD-09003
Township File No. L04SLO**

Authorization for Agent/Solicitor to act for Owner:


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

I (we) Sloot Construction Ltd. c/o John SLOOT of the

Township of Puslinch County/Region of

Wellington do hereby authorize

 Van Harten Surveying Inc. to act as my agent in this application.

 Signature of Owner(s)

APR 5 2019
Date

Signature of Owner(s)

Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration

conscientiously believing it to be true, and knowing that it is of the same force and effect

as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

County/Region of Wellington this 5 day of

April, 20 19

April 5, 2019
Signature of Owner or authorized
solicitor or agent


Signature of Commissioner

James Michael Laws,
a C
P
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
res May 11, 2021.


Date

April 5, 2019
Date

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
res May 11, 2021.

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

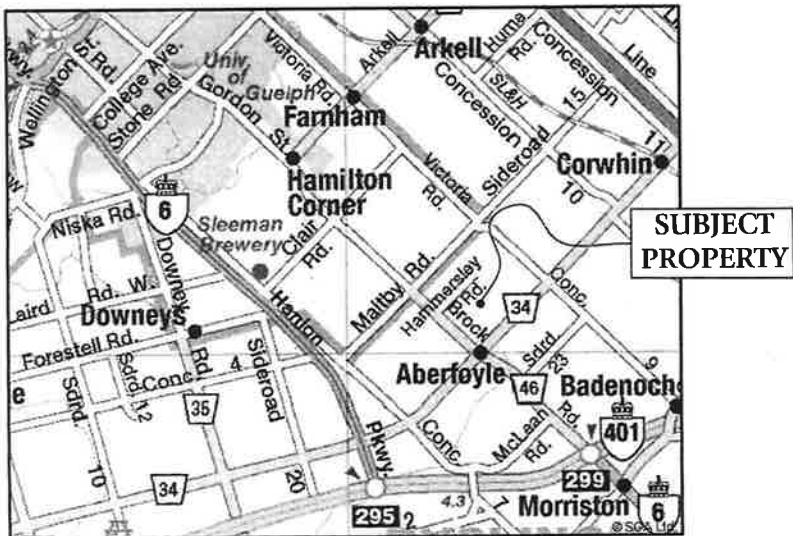
Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

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KEYMAP



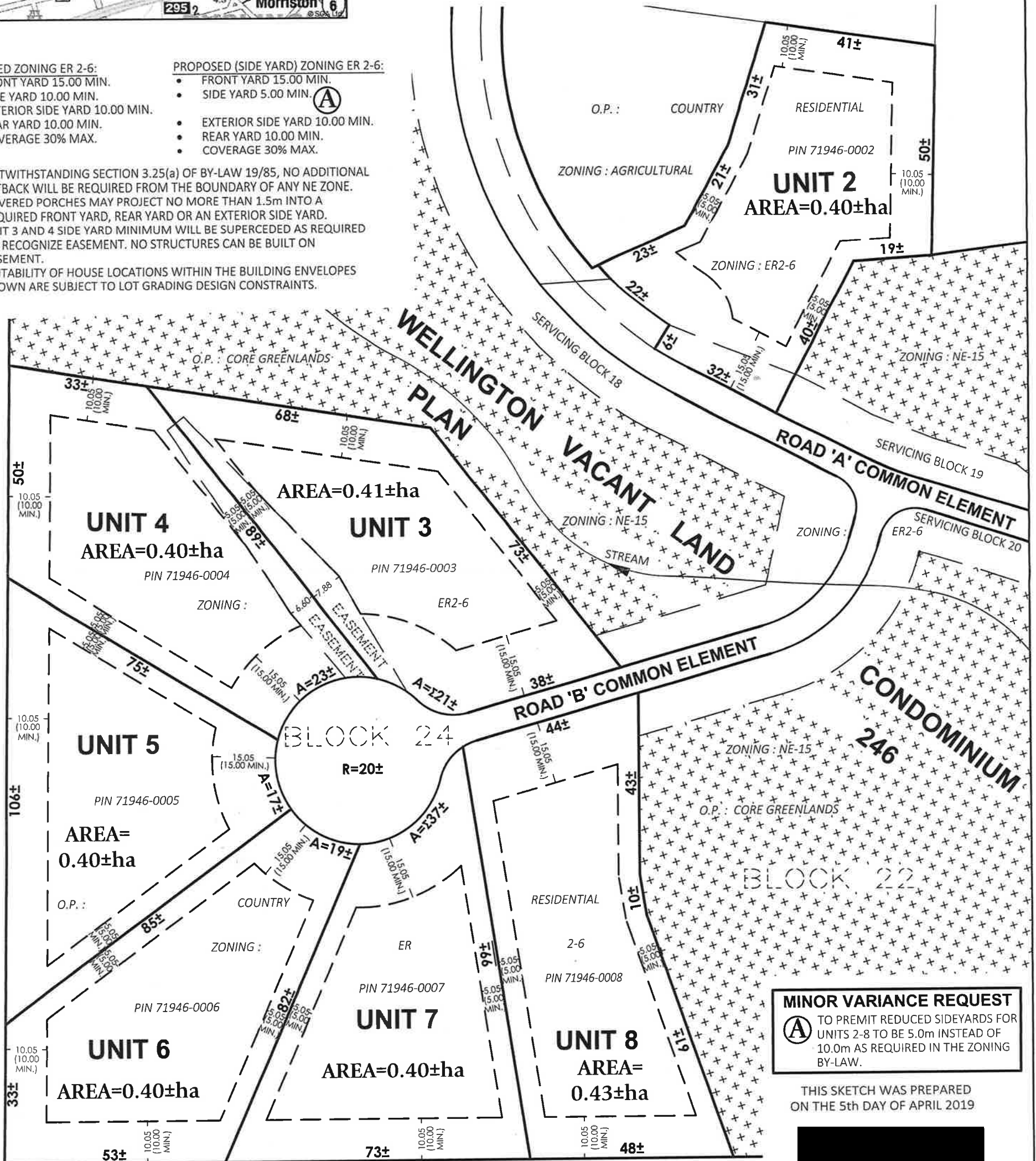
MINOR VARIANCE SKETCH
UNITS 2-8
WELLINGTON VACANT LAND
CONDOMINIUM No. 246
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.

- NOTWITHSTANDING SECTION 3.25(a) OF BY-LAW 19/85, NO ADDITIONAL SETBACK WILL BE REQUIRED FROM THE BOUNDARY OF ANY NE ZONE.
- COVERED PORCHES MAY PROJECT NO MORE THAN 1.5m INTO A REQUIRED FRONT YARD, REAR YARD OR AN EXTERIOR SIDE YARD.
- UNIT 3 AND 4 SIDE YARD MINIMUM WILL BE SUPERCEDED AS REQUIRED TO RECOGNIZE EASEMENT. NO STRUCTURES CAN BE BUILT ON EASEMENT.
- SUITABILITY OF HOUSE LOCATIONS WITHIN THE BUILDING ENVELOPES SHOWN ARE SUBJECT TO LOT GRADING DESIGN CONSTRAINTS.



(A) TO PERMIT REDUCED SIDEYARDS FOR UNITS 2-8 TO BE 5.0m INSTEAD OF 10.0m AS REQUIRED IN THE ZONING BY-LAW.

THIS SKETCH WAS PREPARED
ON THE 5th DAY OF APRIL 2019

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED ESTATE RESIDENTIAL ER2-6 (FOX RUN ESTATES PHASE 2) & NATURAL ENVIRONMENT NE-15.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF COUNTRY RESIDENTIAL & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Orangeville
Ph: 519-940-4110

info@vanharten.com

PROJECT No. 18191-08

G:\000BASEPLANS\WVLCP 246 - Fox Run 2\ACAD\MV LOT 19 (SLOOT) UTM.dwg





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

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/SLO

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): Slood Construction Ltd

Location: Units 2-8, WVLCP No. 246
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, May 14, 2019

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

Section of By-law	Requirements	Proposed
Section 9 Zone Requirements	The by-law requires a minimum 10m side yard setback	Requesting relief to permit reduced side yard setback for Units 2-8 to be 5m instead of 10m

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: admin@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 Local Planning Appeal Tribunal (LPAT) Hearing. Even if you are the successful party, you should request a copy of the decision, as the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal (LPAT) by the applicant or another member of the public.

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

For more information about this matter, contact:
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca
(Tel) 519-763-1226
(Fax) 519-763-5846

Courtenay Hoytfox

Secretary-Treasurer, Township of Puslinch

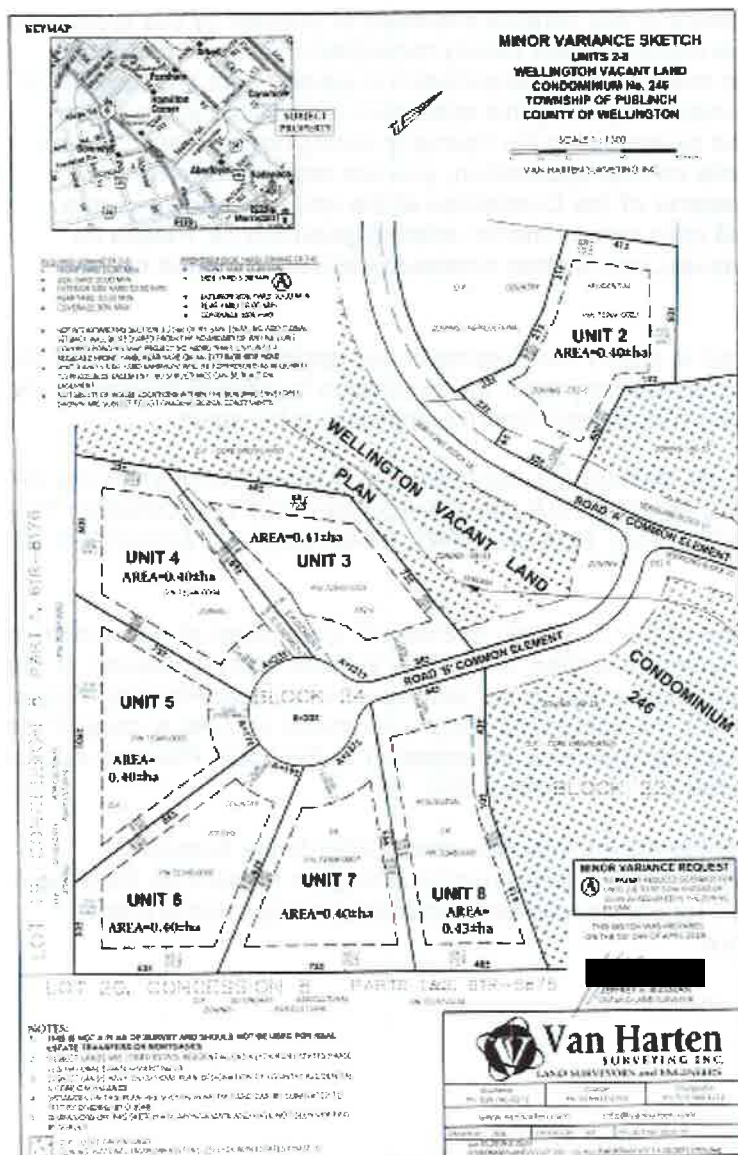
DATED: April 23, 2019

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

Aerial: Units 2-8 WWLCP No. 246



Sketch: Units 2-8 WWLCP No. 246





LAND SURVEYORS and ENGINEERS

April 5, 2019

18191-08

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch
For Units 2-8 of Wellington Vacant Land Condominium Plan No. 246
"Fox Run Estates Phase 2"
PINS 71946-0002 through 71946-0008
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, and Wellington Vacant Land Condominium Plan 246. The owner is submitting payment of \$706.00 to the Township directly.

Proposal

The proposed variances are being requested for Units 2-8 of the Wellington Vacant Land of Condominium Plan No. 246 in order to permit reduced side yards for each unit. The Minor Variance request is as follows:

- A. To permit reduced side yard setbacks for Units 2-8 to be 5.0 m instead of 10.0 m as required in Section 9(3)(d) of the Zoning By-law.**

After a thorough review of the lot configurations, the practicality to build reasonably-sized and desired homes was challenged. The required 10.0 m side yard is not practical for this development and the 5.0 m side yard setbacks will allow for a more logical building envelope and house size for each lot.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

Fox Run Phase 1 (Registered Plan 795) was constructed by Slood Construction, who is also the builder for Units 2-8. The proposal is to have similar sized dwellings and setbacks to Phase 1. Units in Phase 1 have 5.0 m side yard setbacks and this proposal will create consistency between the two phases. The dwellings in Phase 1 have demonstrated that the reduced side yard maintains enough privacy and functionality between the dwellings.

Additional units in WVLC 246 (Units 9-15) are in a separate area from Units 2-8 and a reduction in these side yards is not being requested. Units 9-15 are wider than Units 2-8 which will allow for better accommodation of wide homes.

After preliminary review with Township and County Staff, no concerns were raised and initial feedback was generally supportive for the proposed variances.

In summary, we feel that this proposal will allow for desirable dwelling sizes that are in unison with the dwellings in Phase 1. We provide the opinion that the minor variance requests meet 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.



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

cc Slood Construction c/o John Slood



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: May 7, 2019
TO: Courtenay Hoytfox, Secretary-Treasurer
Township of Puslinch
FROM: Jessica Rahim, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 SLO (Sloot Construction Ltd)**
Units 2-8, WVLCP No. 246

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

Planning Opinion

The applicant is requesting relief for 7 vacant units (Units 2-8) in approved Condominium Plan No. 246. The variance requested would provide relief from Section 9.3(d) to permit a reduced side yard setback of 5 m where the by-law requires a minimum 10 m side yard setback.

There are no major concerns with this proposal provided that the Conservation Authority has no concerns. It is our opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

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

Section of By-law	Required	Proposed
Section 9.3 (d) Estate Residential Type 2 Zone Requirements	Minimum interior side yard setback requirements for a single detached dwelling is 10 m.	Requesting reduced side yard setbacks for Units 2-8 to be 5 m instead of 10 m as required in the Zoning By-law

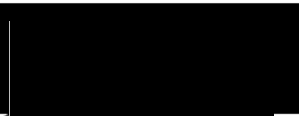
Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">A 5 m interior side yard setback is acceptable for a dwelling and we consider the variance minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">The subject lands are zoned Estate Residential Type 2 with Exception 6 (Fox Run Estate Phase 2) Zone (ER2-6).A single detached dwelling is a permitted use within the ER2-6 Zone.The site-specific ER2-6 zone requires no additional setbacks from the boundary of the NE Zone.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">The property is designated Country Residential in the County Official Plan.Single detached homes are permitted within the Country Residential area.

Four Tests	Discussion
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The intent of the side yard setback is to allow for maintenance of the property and side of the buildings and to ensure roof runoff is retained on the subject property. • The variance is considered desirable and appropriate provided that the Conservation Authority has no concerns with the reduced setbacks to the NE zones.

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

Respectfully submitted
County of Wellington Planning and Development Department



Jessica Rahim, Planner

Lynne Banks

From: Source Water <sourcewater@centrewellington.ca>
Sent: May-07-19 9:05 AM
To: Lynne Banks; Source Water; rowcentre@bell.ca; Heritage Committee
Subject: RE: Sloat Construction Ltd. - Application for Minor Variance - Notice of Hearing
Attachments: WHPA_Map_WVLCP246.pdf; Comments_WellingtonSourceWater_WVLCP246.pdf

Hi Lynne,

Thank you for providing the above referenced application for review. This property is located in the Guelph/Guelph-Eramosa WHPA-Q or IPZ-Q (quantity). The WHPA-Q and IPZ-Q are not currently in legal effect, and therefore do not require a Section 59 notice under the Clean Water Act at this time. The applicant should be made aware that policy requirements are being developed for inclusion in the applicable Source Protection Plan and policies may apply to this property in the future. As such, I have included comments to be passed along to the applicant. Further information can be found at <http://www.wellingtonwater.ca/en/how-does-this-affect-me/tier-3-water-budget-studies.aspx>

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Lynne Banks [<mailto:lbanks@puslinch.ca>]
Sent: Friday, April 26, 2019 10:04 AM
To: Source Water <sourcewater@centrewellington.ca>; rowcentre@bell.ca; Heritage Committee <Heritage@puslinch.ca>
Subject: Sloat Construction Ltd. - Application for Minor Variance - Notice of Hearing

Attached please find documents regarding the above minor variance application for your review and comment. Please provide any comments you might have by May 7, 2019.

Thanks –

Lynne



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



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Jim and Pat Watson

Address: [REDACTED]

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

Applicant (Agent) Name(s): Shawn Sawatzky

Address: 1486 Victoria St. N

City: Kitchener

Postal Code: N2B 3E2

E-mail Address: shawn@tropicalsunrooms.com

Telephone Number: 519-742-3525

Fax:

Jim and Pat Watson

2. Provide a description of the “entire” property:

Width of road allowance (if known): _____

Reason for Application:

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

- ☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or
- ☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

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

Seeking relief from zoning by law requiring 1.2 m setback and propose a setback of .74m to accommodate a rear yard sunroom on the existing deck. The sunroom will be the same size as the existing deck and will not increase the footprint of what is there now. Seeking relief for 0.46m

Proposed lot coverage will be 51.3% - we are seeking relief of 16.3% or 541.55ft.sq.

Proposed dwelling size is 1284 ft.sq., maximum allowable is 1248 ft.sq., we are seeking relief for 36 ft.sq.

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

The existing house was built to minimum setback and the existing deck is the perfect size for a sunroom addition. To reduce the size would not make the sunroom practical.

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: ☐

Other: ☐ (please specify below)

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

Hemlock Cres.

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

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input type="checkbox"/>	<input type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☒

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

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

12. What is the existing use of:

The subject property? Residential

The abutting properties? Residential

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

Type of Building(s)/ structures			
Main Building height	4.9 m	16-1 ft.	m ft.
*Percentage lot coverage	51.3%	m ft.	m ft.
*Number of parking spaces	2		
*Number of loading spaces			
Number of floors	1		
Total floor area	108.8 m ²	1172 ft ²	158.36 m ² 1704.6 ft ²
Ground floor area (exclude basement)	101.4 m ²	1092 ft ²	m ² ft ²

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

Front Yard	5.28 m	17'-4" ft.	m	ft.
Rear Yard	2.54 m	8.3' ft.	.74 m	2.4 ft.
Side Yards	2.19 / 2.15 m	7.18' / 7.05' ft.	2.19 / 4.73 m	7.18 / 15.5 ft.

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

Date of acquisition of subject property: JULY 2005

Date of construction of buildings property: DEC. 2005

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

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

Yes ☐ No ☒

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

Other Related Planning Applications:

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

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

Authorization for Agent/Solicitor to act for Owner:

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

I (we) PATRICIA WATSON of the
TOWNSHIP of PUSLICH County/Region of
WELLINGTON do hereby authorize

_____ to act as my agent in this application.

Signature of Owner(s)

April 5, 2019
Date

Affidavit:

I (we) Shana Savetzky of the
City of Kitchener County/Region of
Waterloo solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the Township of Puslich in the
County/Region of Wellington this 11th day of
April, 20 19.

Signature of Owner or authorized
solicitor or agent

4-11-2019
Date

Signature of Commissioner

Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

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

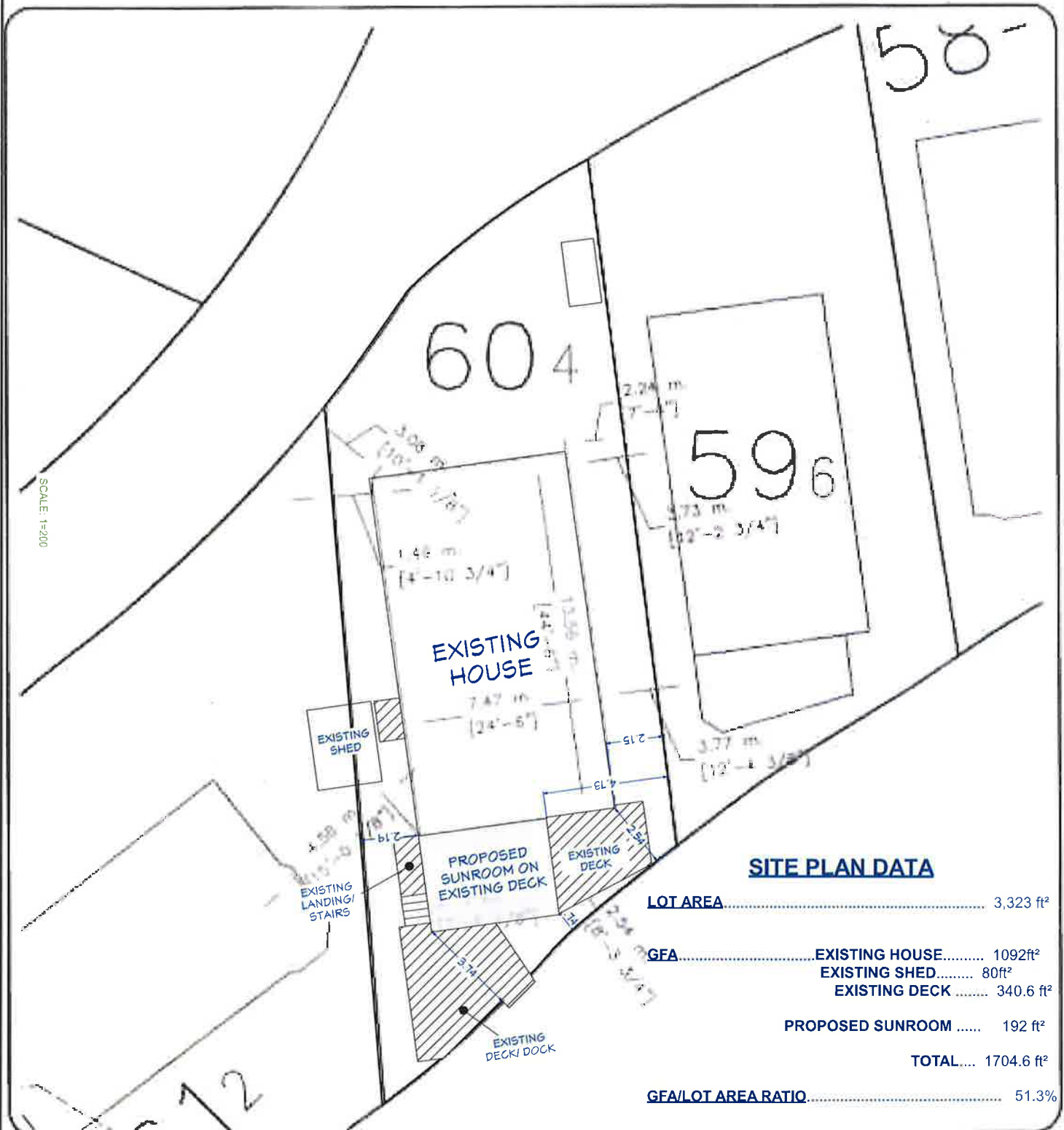
PROPOSED LAYOUT, SITE 60 (4 HEMLOCK)

DATE OCTOBER 4, 2005

SCALE 1 : 200



VAN HARTEN SURVEYING INC.



SITE PLAN DATA

LOT AREA	3,323 ft ²
GFA	
EXISTING HOUSE	1092ft ²
EXISTING SHED	80ft ²
EXISTING DECK	340.6 ft ²
PROPOSED SUNROOM	192 ft ²
TOTAL	1704.6 ft ²
GFA/LOT AREA RATIO	51.3%



CONTRACTOR:
TROPICAL SUNROOMS, INC.
1486 VICTORIA ST. N
KITCHENER, ONT. N2B 3E2

OWNER:
JIM & PAT WATSON
4 HEMLOCK CRES.
MORRISTON, ONT. N0B2L0
519-822-7716

1

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE
REVIEWED AND TAKE RESPONSIBILITY FOR
THIS DESIGN AND I HAVE MET THE
REQUIREMENTS AND QUALIFICATIONS AS
SET OUT IN THE ONTARIO BUILDING CO
GCIN: 28441

DRAW
N BY:



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

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/WAT

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): Jim Watson & Pat Watson

Location: 4 Hemlock Crescent
Plan 61M-203, Lot 52
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, May 14, 2019

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

Section of By-law	Requirements	Proposed
Section 7B Zone Requirements	The by-law requires a maximum lot coverage of 35%	Requesting relief from maximum lot size: 50.31m ² (16.3%) relief
	The by-law requires a maximum dwelling size of 116m ²	Requesting relief from maximum dwelling size: 3.34m ² relief
	The by-law requires a minimum rear yard set-back of 1.2m	Requesting relief from minimum rear yard set-back: 0.46m relief

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: admin@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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For more information about this matter, contact:
Township of Puslinch

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


Courtenay Hoytfox

Secretary-Treasurer, Township of Puslinch

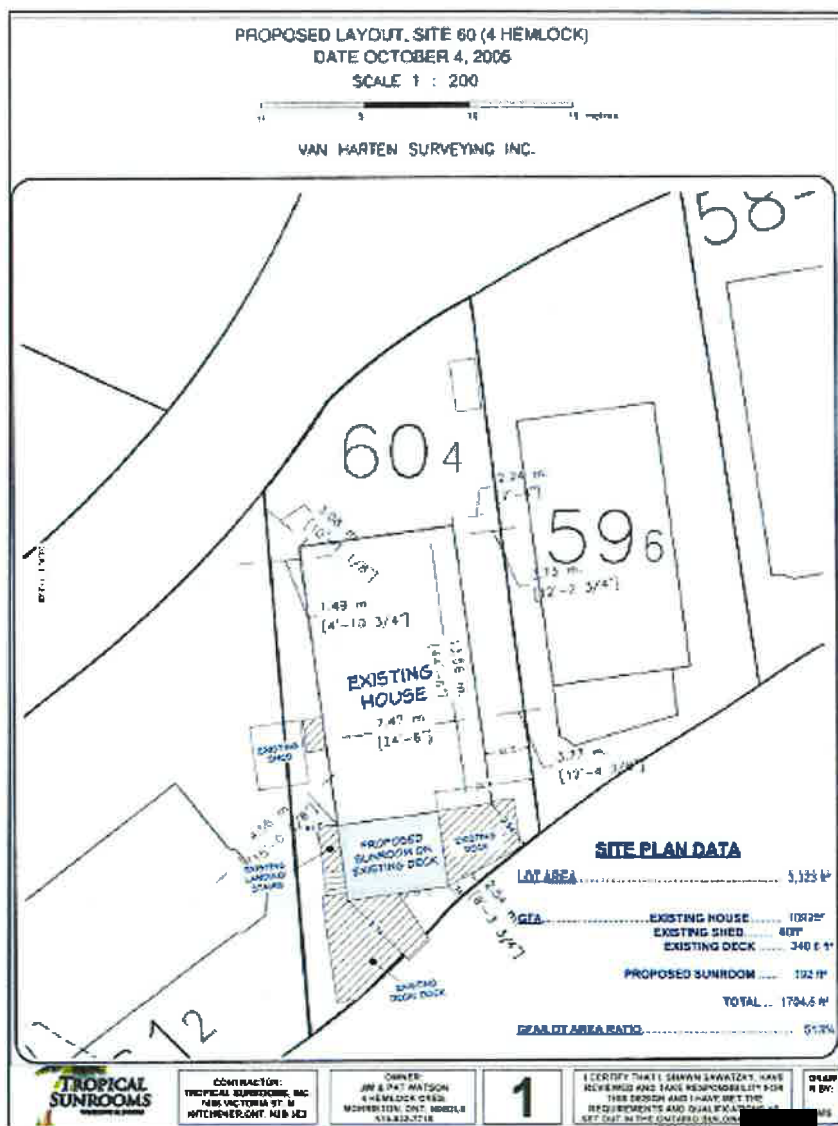
DATED: April 23, 2019

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

Aerial: 4 Hemlock Crescent



Sketch: 4 Hemlock Crescent





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: May 7, 2019
TO: Courtenay Hoytfox, Secretary-Treasurer
Township of Puslinch
FROM: Jessica Rahim, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 WAT (Jim & Pat Watson)**
4 Hemlock Crescent, Plan 61M-203, Lot 52

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

Planning Opinion

The variance request would provide relief from Section 7B of the Zoning By-law requesting permission for an increase in total lot coverage, reduced rear yard setback and increased maximum dwelling size for a proposed enclosed sunroom addition on an existing deck.

There are no major concerns with this proposal provided that the Building Department and Conservation Authority have no concerns. It is our opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

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

Section of By-law	Required	Proposed
Section 7B.5(e) Mini Lakes Dwelling Site Side Yard Setbacks	The by-law requires a minimum rear yard setback of 1.2m	Requesting relief from the minimum rear yard setback of 0.46m to permit an enclosed sunroom.
Section 7B.5(f) Mini Lakes Dwelling Unit Floor Area (Maximum)	The by-law requires a maximum dwelling unit floor area of 116 m ²	Requesting to permit a 119.34 m ² dwelling size to permit an enclosed sunroom.
Section 7B.5(h) Mini Lakes Dwelling Site Coverage (maximum)	The by-law requires the coverage of all buildings or structures, including accessory buildings or structures, within each site or lot area shall not exceed 35%.	Requesting to permit a 51.3% lot coverage to permit an enclosed sunroom.

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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">We would consider the variance minor in terms of impact.

That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject lands are zoned Mini Lakes (ML). • A dwelling unit is permitted within the Mini Lakes (ML) zone.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Special Policy Area (PA7-6) in the County Official Plan. • Dwelling units are permitted within the Special Policy Area (Pa7-6) and an enclosed sunroom is considered an addition to the dwelling unit.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The variance would facilitate the enclosure of an existing deck for a sunroom. • The intent of the maximum lot coverage is to ensure that servicing can be accommodated and a portion of the property is landscaped for proper drainage and setbacks. • 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 **does meet the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department



Jessica Rahim, Planner

Lynne Banks

From: Admin
Sent: May-03-19 11:35 AM
To: Lynne Banks
Subject: FW: D13/WAT- 4 Hemlock Crescent, Puslinch

Kind regards,



Courtenay Hoytfox
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch, ON N0B 2J0
P: 519-763-1226 ext. 227 F: 519-763-5846 www.puslinch.ca

From: Jenn Simons <jsimons@grandriver.ca>
Sent: Friday, May 3, 2019 11:24 AM
To: Admin <admin@puslinch.ca>
Subject: D13/WAT- 4 Hemlock Crescent, Puslinch

Good morning Courtenay,
We have no objection to the minor variance application and our comments from permit application # 141/19, for the construction of an addition, can stand.

Sincerely,

Jenn Simons

Intermediate Planner

Grand River Conservation Authority

400 Clyde Road

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