

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The application and sketch are enclosed for your information.

FILE NO.: B84/16

APPLICANT

Eastern Farm Machinery Limited
10 Nicholas Beaver Road
Guelph, ON, N1H 6H9

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lots 3 & 4 Reg Plan 684

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

Retained: 2301-000-006-10222 Severed: 2301-000-006-10224

Does this description reasonably describe the parcel holdings? YES (x) NO ()
If answer is NO, please provide new information:

Do you consider this proposal to conform to your Official Plan? YES () NO ()

What Section(s) does it conform to or contravene? **(Please specify)**
County to Comment

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES (x) NO ()

(Please Specify) Industrial – meets all zone requirements – Section 15(3)

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (x) NO ()

(Please Specify) Industrial – meets all zone requirements – Section 15(3)

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES () NO () N/A (x) or **Minor Variance** YES () NO () N/A (x)

Is proposal on an opened maintained year-round public road? YES (x) NO ()

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?
(Please Specify)

Is the Proposed Lot (s) serviced now by Municipal Water YES () NO (x)

Is the Retained Lot serviced now by Municipal Water YES () NO (x)

Is the Proposed Lot(s) serviced now by Municipal Sewers YES () NO (x)

Is the Retained Lot serviced now by Municipal Sewers YES () NO (x)

Is there a **Capital Works Project** underway to service these lots in the near future? YES () NO (x)

Approximate Time of Servicing Availability:

N/A

Are there any other servicing arrangements, Municipal Easements OR Municipal Drains on the subject lands?

No

MUNICIPALITY COMMENTING FORM

FILE NO.: B84/16 – EASTERN FARM MACHINERY

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (x) NO ()

Is there any further information that may assist the Planning and Land Division Committee?
(A letter may be attached if there is insufficient space to explain)

PDAC Comments:
No comment.

Township Comments:
Note that Parkland Dedication will be applied at Building Permit stage

Is the Municipality in support of this application? YES (x) NO ()

What Conditions, if any, are requested by the Municipality if the Consent is granted?

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee).
2. That an Entrance Permit for the severed parcel verifying safe access and site lines be approved to the satisfaction of the Township of Puslinch.

Does the Municipality request a Notice of the Decision? YES (x) NO ()

SIGNATURE



TITLE

Development Coordinator

ADDRESS

7404 Wellington Road 34, Guelph, ON N1H 6H9

DATE

November 17, 2016

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The application and sketch are enclosed for your information.

FILE NO.: B86/16

APPLICANT

Lorna Guthrie
49 Edinburgh Road S
Guelph, ON, N1H 5P2

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 7
Concession 9

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2301-000-008-09450

Does this description reasonably describe the parcel holdings? YES (x) NO ()
If answer is NO, please provide new information:

Do you consider this proposal to conform to your Official Plan? YES () NO ()

What Section(s) does it conform to or contravene? **(Please specify)**
County to Comment

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES () NO (x)

(Please Specify) Hamlet Residential – 25 metre minimum lot frontage required

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (x) NO ()

(Please Specify) Agricultural and Hamlet Residential

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES () NO () N/A (x) or **Minor Variance** YES (x) NO () N/A ()

Is proposal on an opened maintained year-round public road? YES (x) NO ()

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?
(Please Specify)

Is the Proposed Lot (s) serviced now by Municipal Water YES () NO (x)

Is the Retained Lot serviced now by Municipal Water YES () NO (x)

Is the Proposed Lot(s) serviced now by Municipal Sewers YES () NO (x)

Is the Retained Lot serviced now by Municipal Sewers YES () NO (x)

Is there a **Capital Works Project** underway to service these lots in the near future? YES () NO (x)

Approximate Time of Servicing Availability:

N/A

Are there any other servicing arrangements, Municipal Easements OR Municipal Drains on the subject lands?

No

MUNICIPALITY COMMENTING FORM

FILE NO.: B86/16 – GUTHRIE

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (x) NO ()

Existing – confirmation of setbacks to side yards from the septic

Is there any further information that may assist the Planning and Land Division Committee?
(A letter may be attached if there is insufficient space to explain)

PDAC Comments:
Incorporated into conditions

Is the Municipality in support of this application? YES (x) NO ()

What Conditions, if any, are requested by the Municipality if the Consent is granted?

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee).
2. That the Owner satisfy the requirements of the Local Municipality in reference to Parkland Dedication as provided for in the Planning Act, R.S.O. 1990;
3. An approved minor variance is required for the reduced frontage on the severed parcel from the Township of Puslinch.
4. That the owner provide confirmation that the Septic system meets the required setbacks to the lot lines of the Ontario Building Code.
5. That the owner confirm that there will not be an impact on any nutrient management plan on the horse farm.
6. That the owner detail and confirm the accessory structures at the rear of the proposed lot lines of the severed lot meet the minimum distance setback for accessory buildings
7. The existing paddock fence crossing onto the severed lands is required to be removed or relocated onto the retained lands prior to final consent approval.

Does the Municipality request a Notice of the Decision? YES (x) NO ()

SIGNATURE 

TITLE Development Coordinator

ADDRESS 7404 Wellington Road 34, Guelph, ON N1H 6H9

DATE November 17, 2016

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The application and sketch are enclosed for your information.

FILE NO.: B92/16

APPLICANT

2025590 Ontario Limited
4458 Sideroad 20 NS
Guelph, ON, N1H 6J3

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 20
Concession 2

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: Roll number not assigned yet from severance B35/15

Does this description reasonably describe the parcel holdings? YES (x) NO ()
If answer is NO, please provide new information:

Do you consider this proposal to conform to your Official Plan? YES () NO ()

What Section(s) does it conform to or contravene? **(Please specify)**
County to Comment

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES () NO (x)

(Please Specify) Agricultural – meets reduced lot requirements of Section 5.3(e)

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (x) NO ()

(Please Specify) Agricultural and Natural Environment - meets reduced lot requirements of Section 5.3(e)

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES () NO () N/A (x) or **Minor Variance** YES () NO () N/A (x)

Is proposal on an opened maintained year-round public road? YES (x) NO ()

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?
(Please Specify)

Is the Proposed Lot (s) serviced now by Municipal Water YES () NO (x)

Is the Retained Lot serviced now by Municipal Water YES () NO (x)

Is the Proposed Lot(s) serviced now by Municipal Sewers YES () NO (x)

Is the Retained Lot serviced now by Municipal Sewers YES () NO (x)

Is there a **Capital Works Project** underway to service these lots in the near future? YES () NO (x)

Approximate Time of Servicing Availability:

N/A

Are there any other servicing arrangements, Municipal Easements OR Municipal Drains on the subject lands?

No

MUNICIPALITY COMMENTING FORM

FILE NO.: B92/16 – 2025590 Ontario Limited

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES () NO ()

Is there any further information that may assist the Planning and Land Division Committee?
(A letter may be attached if there is insufficient space to explain)

PDAC Comments:
No comment.

Is the Municipality in support of this application? YES () NO ()

What Conditions, if any, are requested by the Municipality if the Consent is granted?

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee).

Does the Municipality request a Notice of the Decision? YES () NO ()

SIGNATURE 

TITLE Development Coordinator

ADDRESS 7404 Wellington Road 34, Guelph, ON N1H 6H9

DATE November 17, 2016