

**From:** [Marny Mason](#)  
**To:** [Kelly Patzer](#)  
**Subject:** Minor Variance Application D13/SLO  
**Date:** March-02-16 3:17:34 PM

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Attention: Kelly Patzer, Secretary-Treasurer, Township of Puslinch

I am writing to oppose the application for a minor variance, #D13/SLO, to reduce the required parking spaces at 599 Arkell Road from 11 to 5.

In my view, reducing the number of required spaces by 50% is not a “minor” variance.

Parking is already a concern to residents of the hamlet as employees at 599 Arkell Road regularly park their trucks, vans, trailers and heavy equipment on the public sidewalks and boulevards that run along the property on Arkell and Watson roads. This can result in pedestrians having to navigate around the vehicles, and walk on the road. If onsite parking is FURTHER reduced, we would expect an increase in the occupancy of these public spaces by employees and patrons of this site. This intersection is already very busy, and last year this corner saw two serious motor vehicle accidents. Safety in our community is a serious issue with increased vehicle traffic at the four corners due to east and south end development and increased speeds through this intersection. This is supported by a recent OPP traffic speed study. In addition, we the residents, do not wish to lose the ability to use the public parking due to business operations at the site.

If parking is reduced onsite, we are also likely to experience overflow parking on Boreham Drive. This is a public safety concern as vehicle traffic is already elevated on this street as drivers use this road as a shortcut to avoid the stop sign at the four way stop. This is a concern for ALL residents, including the kids who play on the street, and many who routinely walk on this street.

Thank you for the opportunity to voice my concern.

Yours truly,

Marny Mason



**From:** [REDACTED]  
**To:** [Kelly Patzer](#)  
**Subject:** Variance application D13\SLO  
**Date:** March-07-16 7:43:03 PM

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Kelly,

I am writing this email as a formal objection to Variance Application D13\SLO regarding the request for allowance of on street parking spaces. We believe that the proposed restaurant should be required to provide on site parking rather than relying on parking on the streets adjacent to the various residences in the area. Please refer to the letter recently submitted to the township by Dave Prior citing the relevant bylaws affecting this application. We would like to believe that the township will enforce their own rules in regards to this variance application. Thank you for your consideration of this matter.

Sincerely,

Mike and Gerie McCauley  
834 Watson Rd S.  
Arkell ON

**From:** [Jean-Pierre Schoch](#)  
**To:** [Kelly Patzer](#)  
**Subject:** Minor Variance Application #D13/SLO  
**Date:** March-08-16 8:43:53 AM

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Secretary-Treasurer of the Committee of Adjustment  
Township of Puslinch

It is my understanding that owners of 599 Arkell Rd. or their agent, are requesting a minor variance to allow 5 parking spaces instead of the 11 as required by the by-law.

As a long term resident of 839, Watson road south, I am opposed to this parking variance, the main reasons being:

1. This will force many customers to park on the street, obstructing the view to the stop signs for nearby properties, exacerbating an already dangerous situation.
2. The few parking spots across the road which are intended for church use, residents picking up their mail, and maybe visitors, should not be used for this proposal.

Best Regards  
Jean-Pierre Schoch

March 2, 2016

Secretary-Treasurer of the Committee of Adjustment  
Township of Puslinch  
[kpatzer@pulsinch.ca](mailto:kpatzer@pulsinch.ca)

RE: Minor Variance Application #D13/SLO

It is my understanding that owners of 599 Arkell Rd., have submitted a request for a variance to allow only 5 parking spots instead of the 11 spaces usually required for the restaurant/retail space under proposal.

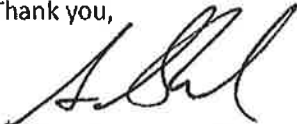
As a resident of Arkell, I am concerned about the parking situation on this property.

If the proposal is accepted to allow a restaurant on this site and the property does not have adequate parking, customers will have no choice but to park on the street. This is a residential area with many children, adults, pets etc. Traffic already travels too fast on this road, as travelers find the stop signs inconvenient to the relative open, straight roadways. The addition of cars parked on the side of the roads causes more potential of accidents, parking on sidewalks (already occurs), and an inability to see pedestrians. Although there are spots across the road from the proposed sites, they are intended for church use, the minister, residents for mail pick-up etc. They are not commercial spots to be used for this proposal.

In addition to this parking issue, this is a residential community. The building in question is very close to other residences. The addition of a new deck, or even using the existing deck for outside restaurant seating is not appropriate. This would be very obtrusive to residents that live closest to the building.

We would like the committee to deny this parking variance.

Thank you,



Suzanne Sherwood/Warren Williams

57 Boreham Drive

Arkell, ON.

NOB1C0

I am writing to oppose Minor Variance Application D13/SLO, for the following reasons:

- 1/ As illustrated, the site plan does not meet the requirement of Zoning By-Law 19/85, Section 3(10)(b)(i), as required because of the use of this rear yard for commercial parking.

As a result, the site plan illustrated is non-conforming and requires a variance.

This by-law affects our property (835 Watson Road South), as well as 834 Watson Road, and 595 Arkell Road and is a measure enacted to help insulate these residential properties from the commercial use of this area, whether that be from a parking area, waste management activity, an outdoor dining area, or any other commercial related activity that may occur in this yard as it relates to this proposal, or any future use of this property.

In October 2015, (five months ago), we filed a complaint with regard to enforcement of this by-law, that remains unresolved.

Other than a letter of acknowledgement of the complaint, we received no information from the Township with regard to this matter, despite raising this concern numerous times.

In a telephone conversation on Monday February 29, 2016, I notified a Township staff member of the oversight with regard to the By-Law on this siteplan, and was told it did not apply.

I disagreed with this determination, and because the explanation provided was not consistent with the By-Law, I then requested a written explanation of the Township's interpretation, but was informed none would be provided.

We will contest this decision, as we are confident the Township staff has erred in their determination.

This matter is on the Council Meeting Agenda for March 16.

## ZONING BY-LAW 19/85, SECTION 3(10)(b)(i)

Where the lot line of a lot containing a nonresidential use and located in a Commercial or Industrial Zone abuts a lot in a Residential Zone, or abuts a street on the opposite side of which is located a lot in a Residential Zone, then that part of the lot containing such nonresidential use directly adjoining the said lot line shall be used for no purpose other than a planting strip having a minimum width of three metres, measured perpendicularly to the said lot line.

- 2/ By-Law Section 3.16(c)(xiii), indicates that the parking requirement for the restaurant dining area is either 12 (the greater), based on the 46 person capacity approved by the Fire Department, and as indicated on the active Alcohol Sales Licencing Application, or 6 (the lesser), as determined by the more than 50 square metres of net floor area. But it is not 4.

An insufficient number of parking spaces have been allocated for the restaurant.

- 3/ Because I have concern about the accuracy of some statements in the covering letter in support of this application, written by Jeffrey E. Buisman, and in the siteplan, that was provided to residents and property owners within 60 metres of 599 Arkell Road.

There are only 4 public parking spaces available to the southwest along Arkell Road, as the Parking By-Law 5000-05 Section 9.3, prohibits the parking of a vehicle in front of the entrance to a driveway.

Of the 13 spaces identified along Watson Road to the northwest, one has been respectfully designated for the Minister of the Arkell United Church.

This leaves a total of 18 public parking spaces available, not 20, and none with an accessibility designation.

There are 10 properties that encompass these parking spaces,

one of which is the church, that has no on-site parking of its' own, and there is also another commercial property.

At present the spaces are used by Sloot Construction, the church and the church hall, Canada Post and area residents for mail delivery and collection, home based businesses, and by residents and visitors to the neighbourhood.

The applicant suggests, a disproportionate number of 6 of those 18, should be recognized as being available for the proposed development.

We disagree.

4/ This is not a minor variance, and to permit a variance of this magnitude, would not only have a negative impact on the residents and the hamlet of Arkell, but encourages the submission of similar applications, here and throughout the Township, and will make it difficult to reject requests of even a lesser impact.

5/ Mr. Buisman also makes reference to the availability of public parking within 100 metres, which I assume implies the side street of Boreham Drive.

However because this street is beyond the 60 metre notification zone, homes on this street did not receive the Township's mailing regarding this application.

6/ As for the mention in Mr. Buisman's letter about the previous use of the building for catering and a restaurant;  
NEITHER WERE LEGAL.

Thank-you, Sally and David Prior.

## Karen Landry

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**From:** Ghuman, Abha (AGCO) [REDACTED]  
**Sent:** September-25-15 11:45 AM  
**To:** Karen Landry  
**Subject:** Liquor Sales File No. 803092

Dear Ms. Landry,

This is in reference to your telephone call earlier today regarding the liquor sales licence application for "The Dirty Apron" at 599 Arkell Road, Arkell.

As requested, I am giving below the proposed areas that are listed on the application, together with the proposed occupant load:

- a. Ground Floor : Seating Area/Lounge – Indoor – 46 persons
- b. Ground Floor : Standing/Grab & Go/Tasting – Indoor – 15 persons
- c. Ground Floor : Kitchen (Cooking Classes) – Indoor – 20 persons
- d. Ground Floor : Patio (Seasonal) – Outdoor – 47 persons

Please do not hesitate to contact me should you require any additional information with respect to the application or the application procedure.

Best Regards,

**Abha Ghuman** | Liquor Licensing Officer  
Licensing & Registration Branch  
[REDACTED]

Toll Free 1-800-522-2878  
Customer Service 416-326-8700

90 Sheppard Avenue East, Suite 200  
Toronto, Ontario M2N 0A4  
[REDACTED]

**AGCO** | Alcohol and Gaming  
Commission of Ontario **CAJO** | Commission de l'alcool  
et des jeux de l'Ontario

*You can help the environment. Please think before you print.*

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Alcohol and Gaming  
Commission  
of Ontario

Telephone: 416 326-8700  
1 800 622-2878 toll free in Ontario  
Fax: 416 326-5555

# Agency Letter of Approval

Note: A separate letter is required from Building, Fire and Health authority.

**THIS FORM IS NOT REQUIRED FOR CHANGES IN OWNERSHIP ONLY.**

Attention: Approving Agency

This form is supplied for the convenience of approving authorities.  
Any individual agency may choose to utilise their own specific correspondence.

Name of approving agency

**Puslinch Fire And Rescue Services**

Address

Street Number 7404	Street Name Wellington 34	Street Type Road	Direction	Suite/Floor/Apt.
Lot/Concession/Rural Route		City/Town/Municipality Guelph, (Puslinch Township)	Postal Code N 1 H 6 H 9	

Re:

Name of Establishment The Dirty Apron		Municipality Puslinch
Street Number 599	Street Name Arkel Road	Street Type Road
Lot/Concession/Rural Route		Postal Code N 0 B 1 C 0

Please indicate:  New Building OR  Alterations  
 Indoor Areas  Outdoor Areas

- Agency has no objections to the use of this facility as a licensed premises under the *Liquor Licence Act*. No determination or assessment has, or will be made, at this time with respect to the occupant load.
- Agency has no objections to the use of this facility as a licensed premises under the *Liquor Licence Act*.  
A total occupant load has been established at Indoor 81 Outdoor 47  
Note: If the total occupant load should be segmented into specific areas, please define below or provide appropriate attachment.
- Agency has no objections to the use of this facility as a licensed premises under the *Liquor Licence Act* following compliance with the identified requirements. Note conditions below or provide appropriate attachment.

81 Indoors - Side room 46  
- Front Entrance area 15 3  
- Main area 20

47 Patio (outdoors) 3

See attachment

Name of approving official (please print) Jason Benn	Title of approving official Fire Prevention Officer	Date July 27th, 2015
Signature of approving official 	Telephone number ( 519 ) 821 - 3010	Fax number ( 519 ) 836 - 6421

**From:** [Marny Mason](#)  
**To:** [Kelly Patzer](#)  
**Subject:** Minor Variance Application D13/SLO  
**Date:** March-02-16 3:17:34 PM

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Attention: Kelly Patzer, Secretary-Treasurer, Township of Puslinch

I am writing to oppose the application for a minor variance, #D13/SLO, to reduce the required parking spaces at 599 Arkell Road from 11 to 5.

In my view, reducing the number of required spaces by 50% is not a “minor” variance.

Parking is already a concern to residents of the hamlet as employees at 599 Arkell Road regularly park their trucks, vans, trailers and heavy equipment on the public sidewalks and boulevards that run along the property on Arkell and Watson roads. This can result in pedestrians having to navigate around the vehicles, and walk on the road. If onsite parking is FURTHER reduced, we would expect an increase in the occupancy of these public spaces by employees and patrons of this site. This intersection is already very busy, and last year this corner saw two serious motor vehicle accidents. Safety in our community is a serious issue with increased vehicle traffic at the four corners due to east and south end development and increased speeds through this intersection. This is supported by a recent OPP traffic speed study. In addition, we the residents, do not wish to lose the ability to use the public parking due to business operations at the site.

If parking is reduced onsite, we are also likely to experience overflow parking on Boreham Drive. This is a public safety concern as vehicle traffic is already elevated on this street as drivers use this road as a shortcut to avoid the stop sign at the four way stop. This is a concern for ALL residents, including the kids who play on the street, and many who routinely walk on this street.

Thank you for the opportunity to voice my concern.

Yours truly,

Marny Mason



**From:** [Lori Bianchi](#)  
**To:** [Kelly Patzer](#)  
**Subject:** FW: Opposition to Minor Variance Application #D13/SLO  
**Date:** March-06-16 6:32:51 PM

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Dear Kelly Patzer,

I am writing you in regards to proposed Minor Variance Application #D13/SLO requesting a variance for 5 parking spaces along Watson Rd and Arkell Rd.

As a resident of the hamlet, I object this application for a minor variance and want the current requirements upheld.

As it currently stands, I find our sidewalks are insufficient for the residents both adults and children who use them on a regular basis given the level of traffic. Allowing vehicles to park along the sidewalks will impede our safety even further.

Trusting you will take these concerns into serious consideration.

Kindest Regards,

Lori Bianchi  
852 Watson Rd S.  
Arkell

Kelly Patzer

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**From:** Kelly Arnold <[REDACTED]>  
**Sent:** March-08-16 5:43 PM  
**To:** Kelly Patzer  
**Subject:** arkell store / market

This is Kelly Arnold, I live at 8 Cooks Mill rd. Having a restaurant / small market in Arkell would be a great addition to the neighbourhood . I am in full support of this proposal , as far as the parking I would actually walk or ride my bike with my family to go there as it would be the first time we would have a place like this to go to within a reasonable distance.

Kelly Arnold

**Kelly Patzer**

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**From:** [redacted] on behalf of Rob Dice [redacted]  
**Sent:** March-08-16 5:21 PM  
**To:** Kelly Patzer  
**Cc:** [redacted]  
**Subject:** Goyda restaurant/ store Arkell proposal

Hi Kelly - I am writing this email to give my support to Mr. Goyda in his efforts to bring a quality enterprise to the Arkell neighbourhood.

I have lived in Arkell for 14 years, and would very much appreciate having a place to dine, and pick up prepared foods to bring home, right in our community. I have worked with Mr. Goyda before on numerous occasions in his role as head chef, and he does prepare a quality meal, and to have that right 'on the corner' would be amazing.

Given the nature of parking in Arkell currently, and the overflow from every United Church event that happens, regardless of the day of the week, I can't imagine that a total of 6 parking spots that are not on the store proper is going to cause much disruption, if any to the area.

Arkell needs more than a flashing stop light and a church. An establishment such as this would be a welcome addition to our community. As it is now, we have to go elsewhere for these items, and the service that Mr. Goyda is wanting to bring, so why not have a local resident keep that business here?

I did speak on Mr. Goyda's behalf with the liquor licensing board, and I am happy to once again speak in a positive way for him here. I welcome any conversation on this subject you may wish to have with me going forward.

Thank you.

Robert Dice  
615 Watson Parkway South,  
Guelph, On. N1H 6H8  
[redacted]

**From:** [Ami deVries](#)  
**To:** [Kelly Patzer](#)  
**Cc:** [REDACTED]  
**Subject:** Dirty Apron Support  
**Date:** March-07-16 2:51:20 PM

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Hello Kelly,

I am writing this email in full support of the opening of The Dirty Apron on the corner of Arkell Road and Watson Rd.

Being a long time member of the Arkell community, I feel we lack locally owned and operated businesses. With the opening of this establishment, we not only will be bringing more attention to our beautiful community but a unique experience to all its patrons.

Bringing money back to our township.

The traffic through this intersection from those who live locally, commuters and tourists (and locals alike) visiting Starkey Hill is never at traffic jam proportions. Hikers, people coming out of yoga class on Watson, finishing up an interior design consult at Manor and Croft or leaving church there is a great opportunity for local exposure. All of these local businesses and the church listed all require enough parking and community support to stay open. On a Sunday morning driving through this intersection, there are dozens of cars parked along the road as the church does not have enough parking. This does not seem to effect traffic flow in any form. There are construction vehicles from Sloop Construction parallel parked along Arkell road at any given time during the day which also does not interruption traffic at anytime. With a reduced speed limit of 50 km/hr enforced quite regularly, having a few cars parked to enter and exit The Dirty Apron should not interruption traffic anymore than those cars on a Sunday morning. Those going there during day time hours are more than likely in to purchase dinner for that evening and back out again. They will not be parked there for an extended period of time. Where as, in the evenings when meals are being served, those cars will be parked longer but during the slowest traffic time during the day in Arkell. In recent history I can only recall one accident along this section of road, and cars parked along the side of the road had nothing to do with that collision.

I am unable to attend the committee meeting regarding the parking issues but send this email to show support of helping this business move forward in opening and adding an exciting new destination to visit in Arkell.

Thank you for your consideration,  
Ami deVries

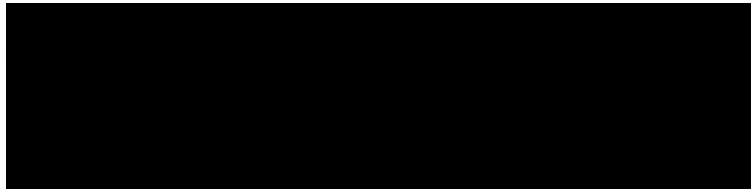
Sent from my Samsung device

**From:** [Kukovica, Gay](#)  
**To:** [Kelly Patzer](#)  
**Cc:** [REDACTED]  
**Subject:** Dirty Apron  
**Date:** March-07-16 4:15:33 PM

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Hi Kelly,

I would like to send my support of the parking variance for "The Dirty Apron" in Arkell, as well as it's intentions. I have been in this area for over 35 years visiting in-laws, and now as a resident myself for seven years. I have used the intersection at Arkell Road and Watson Road countless times. I can say I have never encountered congestion. There was an Arkell store there before, and I never had any problems or issues with cars parked or extra traffic. I missed the store once it was gone. Traffic flow seemed just fine. I believe the store will add to the community for what it offers us. Thank you,  
Gay



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March 7<sup>th</sup>, 2016

Dear Committee of Adjustments,

My name is Melanie Grose and I am a resident of Arkell living on Boreham Drive. I would like to write a letter to show my support for the small restaurant and market that has been proposed on the corner of Arkell & Watson Rd. I feel that this establishment is a perfect fit for our community and something that is long overdue. It would be such a nice addition to our neighbourhood to have a respected establishment within walking distance where our family could sit to have a nice meal or pick up odds and end groceries without having to drive into Guelph.

It is my understanding that there is some concern in regards to parking. I feel that the impact of the additional parking required for such a small establishment is minor. If 11 spaces are required and there is only room for 5, it seems like there is more than enough parking on the side of the building and on Arkell road East of Watson to accommodate 6 additional cars. In comparison, the church across the street has a large congregation with a small amount of parking and there have never been any issues with parking or the safety of residents. The parking has never, in the time we've lived on Boreham Drive, spilled over onto our street. There have been 2 motor vehicles accidents in Arkell last year but I think it is important to note that both accidents were much further down the road and neither accident had anything to do with cars parked on the road or the intersection where the store is proposed. Again, I don't believe 6 additional vehicles are cause for concern of public safety.

In closing, the benefits of this establishment far outweigh the disadvantages and I feel it would be a real shame if our community is disallowed such a wonderful place to come together because of 6 additional vehicle spaces. It seems like such a minor thing in comparison to the improvement our community would gain by allowing such a wonderful business to open it's doors.

Thank you for your consideration.

Sincerely,

Melanie Grose  
30 Boreham Drive



**From:** [Janet MacKinnon](#)  
**To:** [Kelly Patzer](#)  
**Cc:** [REDACTED]  
**Subject:** Committee of adjustments meeting  
**Date:** March-07-16 5:16:22 PM

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Hi Kelly,

I am a resident of Boreham Drive in Arkell. I know there is a meeting tomorrow regarding the placement of a restaurant in our local area. I will be out of the country for the meeting but wanted to send along my thoughts regarding the restaurant. I honestly look forward to having a small restaurant that my family and I can walk to. I think something of this nature will create yet another treasure in our small community. I know the family that is proposing this restaurant and I respect and admire their strong community and family commitment. I look forward to being a patron at the restaurant and buying from the market.

I have talked with those that have concerns regarding the restaurant and I find they are uninformed regarding Steve's plans and intentions. Please do not let ignorance block our community from moving forward.

I am sorry that I will not be present to express my support personally.

Thank you,

Janet

Sent from my iPhone

**From:** [Alex MacKinnon](#)  
**To:** [Kelly Patzer](#)  
**Cc:** [REDACTED]  
**Subject:** Committee of adjustments meeting - Union Square Market  
**Date:** March-07-16 5:10:03 PM

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Dear Kelly,

Please let this email represent my thoughts towards the Union Market Square being granted the appropriate number of parking spaces to allow for its opening. As a resident of Arkell, I believe the addition of this venue would be a huge plus to our tight community. I for one, can and will, guarantee that my entire family will be a patron of this establishment.

This venue will not only provide the community with an eatery, but it will also support local farmers and small businesses alike. I am very much looking forward to indulging in the fresh local produce.

I understand that Steve Goyda is a large supporter of the community and I see this next step as only continuing this trend.

If you have any questions, please feel free to contact me at anytime.

Alex MacKinnon  
26 Borcham Dr  
Arkell, On  
[REDACTED]

**From:** [Jacqueline Meikle](#)  
**To:** [Kelly Patzer](#)  
**Subject:** Variance D13/SLO  
**Date:** March-07-16 3:41:51 PM

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Dear Ms. Kelly Patzer,

I am writing today to show my support for the suggested business plan at 599 Arkell Road. I noticed a sign posted in front of the building for a minor variance D13/SLO and upon further research have found that they are requesting permission to allow 5 parking spaces instead of 11.

I would like to let you know that I walk around this block every day, twice a day, and I cannot see how allowing this variance would have any negative impact on our neighbourhood. There is a substantial amount of additional parking on the building's boulevard as well as across the street in the church parking lot. There is still plenty of room to safely walk and drive through the intersection while vehicles are parked in these public areas. The Arkell United Church, as well as the yoga studio, the Catnap cottages, and Lindsay construction have often used these public parking areas and there has never been any issue. It doesn't seem right that this building should not be granted the same advantage especially given the history of the building (I believe it was there before most of the houses). It is also such a small variance from 11 to 5 parking spaces that the impact would be insignificant.

Please don't allow 6 parking spaces to disable this little bistro/market to open in our neighbourhood as it would be such a positive benefit. We would love to have a little restaurant and store within walking distance of our home and believe it will enhance the local area and is just what our little community needs as a place to gather locally.

Our family hopes that you can see the benefit to our neighbourhood in allowing this minor variance. There is often so much red tape in getting permission for exceptional small businesses.

Best Regards,

Jaqueline & David Meikle  
860 Watson Rd. S

**From:** [Fern Donaldson](#)  
**To:** [Kelly Patzer](#)  
**Subject:** Minor Variance Support - The Dirty Apron  
**Date:** March-07-16 2:37:17 PM

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Hi Kelly,

Please be advised that Donald and Fern Sanderson fully support the minor variance for parking at The Dirty Apron in Arkell, Ontario

Regards,

Fern & Donald Sanderson

978 Watson Road

**From:** [Michael Oosterveld](#) [REDACTED]  
**To:** [Kelly Patzer](#)  
**Cc:** [REDACTED]  
**Subject:** Support Regarding 599 Arkell Road Minor Variance Application  
**Date:** March-07-16 4:12:31 PM

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Please accept the below note from local resident Brady Dunlop:

Please share my support with the township as well. I look forward to having a restaurant in the community of Arkell. I'm also going to try and join the meeting on Tuesday after an appointment I have at 7:15. Good luck..

\_\_\_\_\_

Hello Puslinch Administration:

I, Brady Dunlop, am in support of the Minor Variance Application D13/SLO submitted by Sloom Construction. I understand that they are 'Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow 5 parking spaces instead of the 11 that are required for a mixed use building of a professional office, retail/variety store and restaurant.'

I believe the plan for a restaurant/market will be a valuable addition to the Arkell. Parking is always a consideration for commercial and residential neighbours, I think in this instance allowing 5 spaces is minor and reasonable for the proposed use.

Best regards,

Brady Dunlop  
76 Cook's Mill Rd.  
Puslinch, ON  
N1H 6H8

**From:** Michael Oosterveld@ [REDACTED]  
**To:** Kelly Patzer  
**Cc:** [REDACTED]  
**Subject:** Support Regarding 599 Arkell Road Minor Variance Application  
**Date:** March-07-16 4:03:34 PM

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Dear Committee of Adjustment:

As a long time resident of Arkell, I am in favour of the proposed restaurant and firmly believe it will not have an impact on parking.

The community has always been able to accommodate parking requirements at 599 Arkell Rd. when it served as the Arkell Post Office and General Store. Since that time, parking improvements have been made to better accommodate parking that would be ideally suited for the proposed business use.

Further, the Arkell United Church (600 Arkell Rd) website confirms the ability to host special events of up to 150 patrons. Parking demands during these events are always accommodated without complaints from local residents or patrons and by far exceed the proposed 18 seat dining restaurant. Please note the below taken from the Arkell United Church website:

<http://www.arkellunitedchurch.ca/hall-rental--catering.html>

**CATERING:**

We cater small and large groups (your location or ours).

**HALL RENTAL:**

Need a lovely country location for a meeting, birthday party, wedding or other special event? We can accommodate up to 75 seated and 150 mingling.

Allowing this church to operate and meet parking demands of 150 patrons while not permitting this new small business serving 18 patrons would be prejudicial. Please vote in favour of allowing this business to open in our community.

Michael Oosterveld  
Cooks Mill Rd  
RR#2 Puslinch

## Kelly Patzer

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**From:** Jacqueline Meikle [REDACTED]  
**Sent:** March-07-16 3:41 PM  
**To:** Kelly Patzer  
**Subject:** Variance D13/SLO

Dear Ms. Kelly Patzer,

I am writing today to show my support for the suggested business plan at 599 Arkell Road. I noticed a sign posted in front of the building for a minor variance D13/SLO and upon further research have found that they are requesting permission to allow 5 parking spaces instead of 11.

I would like to let you know that I walk around this block every day, twice a day, and I cannot see how allowing this variance would have any negative impact on our neighbourhood. There is a substantial amount of additional parking on the building's boulevard as well as across the street in the church parking lot. There is still plenty of room to safely walk and drive through the intersection while vehicles are parked in these public areas. The Arkell United Church, as well as the yoga studio, the Catnap cottages, and Lindsay construction have often used these public parking areas and there has never been any issue. It doesn't seem right that this building should not be granted the same advantage especially given the history of the building (I believe it was there before most of the houses). It is also such a small variance from 11 to 5 parking spaces that the impact would be insignificant.

Please don't allow 6 parking spaces to disable this little bistro/market to open in our neighbourhood as it would be such a positive benefit. We would love to have a little restaurant and store within walking distance of our home and believe it will enhance the local area and is just what our little community needs as a place to gather locally.

Our family hopes that you can see the benefit to our neighbourhood in allowing this minor variance. There is often so much red tape in getting permission for exceptional small businesses.

Best Regards,

Jaqueline & David Meikle  
860 Watson Rd. S  
Puslinch, Ontario

**From:** [Jennifer MacDonald](#)  
**To:** [Kelly Patzer](#)  
**Cc:** [REDACTED]  
**Subject:** Support Regarding 599 Arkell Road Minor Variance Application  
**Date:** March-07-16 2:32:23 PM

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Ms. Patzer,

I am writing today in support of the Minor Variance Application D13/SLO submitted by Sloom Construction. I understand that they are 'Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow 5 parking spaces instead of the 11 that are required for a mixed use building of a professional office, retail/variety store and restaurant.'

I believe the plan for a restaurant/market will be a valuable addition to the hamlet. Parking is always a consideration for commercial and residential neighbours, I think in this instance allowing 5 spaces is minor and reasonable for the proposed use.

Best regards,

Jennifer MacDonald  
131 Cook's Mill Road  
Puslinch, ON  
N1H6H8  
[REDACTED]



## Kelly Patzer

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**From:** David Deacon <[REDACTED]>  
**Sent:** March-08-16 4:58 PM  
**To:** Kelly Patzer  
**Cc:** [REDACTED]  
**Subject:** Application D13/SLO

Hello Puslinch Administration:

We live at 159 Carter Rd and are in support of the Minor Variance Application D13/SLO submitted by Sloom Construction. I understand that they are 'Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow 5 parking spaces instead of the 11 that are required for a mixed use building of a professional office, retail/variety store and restaurant.'

We think that the idea of a restaurant/market in the hamlet of Arkell is a great idea. This pastoral/agricultural community needs to ensure that we take advantage of opportunities like this to continue to create a differentiated community which attracts a diverse and interesting population base. This in turn will create a long term tax revenue base that respects the tranquil but evolving community and gives it a greater identity which will thus protect its unique heritage. Having a social gastronomical gathering place in a small rural hamlet is the essence of what rural communities everywhere revolve around.

I understand parking is always a consideration for neighbors, I think in this instance allowing 5 spaces is minor and reasonable for the proposed use and really brings something unique and valuable to our community.

Best regards,

David

David E Deacon  
[REDACTED]

March 7<sup>th</sup>, 2016

Dear Committee of Adjustments,

My name is Melanie Grose and I am a resident of Arkell living on Boreham Drive. I would like to write a letter to show my support for the small restaurant and market that has been proposed on the corner of Arkell & Watson Rd. I feel that this establishment is a perfect fit for our community and something that is long overdue. It would be such a nice addition to our neighbourhood to have a respected establishment within walking distance where our family could sit to have a nice meal or pick up odds and end groceries without having to drive into Guelph.

It is my understanding that there is some concern in regards to parking. I feel that the impact of the additional parking required for such a small establishment is minor. If 11 spaces are required and there is only room for 5, it seems like there is more than enough parking on the side of the building and on Arkell road East of Watson to accommodate 6 additional cars. In comparison, the church across the street has a large congregation with a small amount of parking and there have never been any issues with parking or the safety of residents. The parking has never, in the time we've lived on Boreham Drive, spilled over onto our street. There have been 2 motor vehicles accidents in Arkell last year but I think it is important to note that both accidents were much further down the road and neither accident had anything to do with cars parked on the road or the intersection where the store is proposed. Again, I don't believe 6 additional vehicles are cause for concern of public safety.

In closing, the benefits of this establishment far outweigh the disadvantages and I feel it would be a real shame if our community is disallowed such a wonderful place to come together because of 6 additional vehicle spaces. It seems like such a minor thing in comparison to the improvement our community would gain by allowing such a wonderful business to open it's doors.

Thank you for your consideration.

Sincerely,

Melanie Grose  
30 Boreham Drive

## Kelly Patzer

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**From:** Jennifer MacDonald [REDACTED]  
**Sent:** March-07-16 2:32 PM  
**To:** Kelly Patzer  
**Cc:** [REDACTED]  
**Subject:** Support Regarding 599 Arkell Road Minor Variance Application

Ms. Patzer,

I am writing today in support of the Minor Variance Application D13/SLO submitted by Sloat Construction. I understand that they are 'Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow 5 parking spaces instead of the 11 that are required for a mixed use building of a professional office, retail/variety store and restaurant.'

I believe the plan for a restaurant/market will be a valuable addition to the hamlet. Parking is always a consideration for commercial and residential neighbours, I think in this instance allowing 5 spaces is minor and reasonable for the proposed use.

Best regards,

Jennifer MacDonald  
131 Cook's Mill Road  
Puslinch, ON  
N1H6H8  
[REDACTED]

**From:** [diana.beliski](#)  
**To:** [Kelly Patzer](#)  
**Cc:** [Coreana](#)  
**Subject:** Parking Dirty Apron  
**Date:** March-06-16 10:32:38 AM

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To Whom it may concern,

Re: Parking for the Dirty Apron

We are sending this email as long time residents of Arkell. It has come to our attention that there could be some challenges in regards to parking for the Dirty Apron establishment. To this date we have not seen any real problems in regards to parking for any of the other businesses or establishments in the area who's visitors, clients do not always park only on their properties. These being The Arkell Church, Lindsay Construction, The Yoga Studio, Manor & Croft, Cat Nap Cottages. We have never received any letters regarding these businesses in the past pertaining to parking. There seems to be sufficient public parking.

Joe & Diana Beliski  
Dan & Coreana Yantha