



AGENDA

COMMITTEE OF ADJUSTMENT:

1. **OPENING REMARKS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **APPROVAL OF MINUTES** (See Attachment A)

Committee of Adjustment minutes held May 10, 2016 be adopted

4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date: (See Attachment B)
 - 4(a) **Minor Variance Application D13/JOW – Marc & Helen Jowett** – Property described as Part Lot 2, Plan 380, 2 Lakeside Drive, Township of Puslinch.
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit the construction of a deck with a 0 metre setback to the rear property line.
 - 4(b) **Minor Variance Application D13/MOT – Motton Custom Homes Limited** – Property described as Part Lot 9, Concession 11, Nassagaweya-Puslinch Town-line, Township of Puslinch.
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a 23.5 metre setback from the centerline of the road to permit a new dwelling.
 - 4(c) **Minor Variance Application D13/ROL – Bruce & Sherri Rolston** – Property described as Lot 13, Plan 795, 25 Deer View Ridge, Township of Puslinch.
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:
 - An accessory building/detached garage in the exterior side yard
 - A 12 metre setback from the centerline of the highway for a detached garage
 - A 12 metre rear yard setback for a detached garage

5. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. **OPENING REMARKS**

7. DISCLOSURE OF PECUNIARY INTEREST

8. APPROVAL OF MINUTES (See Attachment C)

Planning & Development Advisory Committee meeting minutes held Tuesday June 14, 2016 be adopted.

9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

- None

12. OTHER MATTERS

- PDAC/CofA 2017 Meeting Date Schedule (See Attachment D)

13. CLOSED MEETING

- no matters

14. NEXT MEETING Tuesday August 9 @ 7:00 p.m.

15. ADJOURNMENT



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Deep Basi
Dianne Paron
Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington Planning
Nancy Shoemaker
Jeff Buisman
Colin Vanderwoerd
Karen Gray

1. OPENING REMARKS

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

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

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

That the minutes of the Committee of Adjustment meeting held Tuesday May 10, 2016 be adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/GRA – Bruce & Karen Gray. – Property described as Part Lot 26, Concession Gore, 3999 Sideroad 25 S, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a detached garage in the front yard – between Sideroad 25 S and the house

- Kelly Patzer summarized the application and circulation for the minor variance as submitted and stated no objections were received from the public or commenting staff and noted that the location of the proposed garage is not regulated by the Hamilton Conservation Authority (HCA) nor is a development permit required; however, recommendations for studies were made by the HCA as identified in the County's Official Plan and Sarah Wilhelm is here to address those comments this evening.
- Kelly Patzer noted the Committee could include a minimum front yard setback for the location of the proposed garage a condition of approval.

- Karen Gray of 3999 Sideroad 25 S, presented the application. She indicated the proposed garage is located in an area that is surrounded by dense woods that shield the view from the surrounding properties. The proposed garage location has been cleared of nuisance vegetation including Buckthorn and Japanese Maples.
- Karen Gray continued that the location of the garage is dictated by the existing lot layout. The house is located a far distance from the road, there is a hilly area in the rear and a pool, the west side yard contains the septic and that leaves the front of the property where there is an existing drive and a suitable, logical location for the garage.
- Deep Basi inquired about the size of the garage.
- Karen Gray indicated the materials were bought as a package and the size could be then customized, but the total floor area is below the maximum 5% lot coverage permitted in the zoning by-law.
- John Sepulis asked how accurate the setback dimensions are on the site plan.
- Karen Gray indicated the measurements were approximate and measured by a measuring tape.
- Dianne Paron asked if most of the clearing in the location of the garage has been completed, are there going to be any other tree removals?
- Karen Gray responded that there are no other trees being removed.
- John Sepulis asked Sarah Wilhelm to address the Hamilton Conservation Authority comments.
- Sarah Wilhelm indicated that the HCA comments were reviewed by the Manager of Environmental Planning. The location of the garage is not within the Core Greenlands. The development is minor and the expense of the HCA's recommendation in an area outside of the Core Greenlands would outweigh any benefit.
- Kelly Patzer used the GIS mapping and determined the garage location is located approximately 40 metres from the front yard lot line.
- There were no further questions or comments.

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

A detached garage in the front yard, WHEREAS Section 3.1(d(i)), General Provisions, Accessory Uses, Yard Requirements requires a building or structure accessory to a single dwelling to be located anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.

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

1. The detached garage shall maintain a 40 metre front yard setback.

CARRIED

5. ADJOURNMENT

Moved by Dianne Paron and Seconded by Ken Roth,

The Committee of Adjustment meeting adjourned at 7:16 p.m.

CARRIED



ATTACHMENT 'B-(a)'

COMMITTEE OF ADJUSTMENT Township Summary of Comments from Staff, Agencies and the Public

APPLICATION: D13/JOW
OWNER: Mark & Helen Jowett
AGENT: owner
LOCATION: 2 Lakeside Drive
REPORT DATE: July 7, 2016
HEARING DATE: July 12, 2016 @ 7:00 p.m.

VARIANCES REQUESTED FROM ZONING BY-LAW 19/85:

1. To permit a proposed deck with a 0 metre setback to the rear lot line, whereas Zoning By-law 19-85 Section 3.1(d(i)) requires a building or structure accessory to a single dwelling to be located anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 3 – General Provisions

3.1 Accessory Uses

(a) ACCESSORY USES PERMITTED IN ALL ZONES

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

(d) YARD REQUIREMENTS

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

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

COUNTY OF WELLINGTON PLANNING OPINION:

This variance is to reduce the rear yard setback along Puslinch Lake from 2.0 m to 0.0 m to allow for an at-grade deck.

Conservation Authority comments were not available at the time of writing this report. We would have no concerns with the minor variance if GRCA is supportive of this request.

GRAND RIVER CONSERVATION AUTHORITY (GRCA):

No objection to the application.

BUILDING DEPARTMENT:

Comments were not available at the time of writing this report.

FIRE DEPARTMENT:

No Concerns.

PUBLIC COMMENTS:

None received to-date.

PUBLIC WORKS AND PARKS DEPARTMENT:

No Comment.

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: July 5, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 JOW (Jowett)**
2 Lakeside Drive
Pt. Lot 2, Plan 380, Puslinch

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

This variance is to reduce the rear yard setback along Puslinch Lake from 2.0 m to 0.0 m to allow for an at-grade deck.

Conservation Authority comments were not available at the time of writing this report. We would have no concerns with the minor variance if GRCA is supportive of this request.

It is our understanding that the relief being required is to construct a 5 m (16.4 ft) by 12 m (39.4 ft) at-grade wood deck with a 0.0 m rear property line setback adjacent to Puslinch Lake. A 2.0 m (6.6 ft) setback would normally be required.

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 this application 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 property is zoned Resort Residential (RR) and Natural Environment (NE)• A single detached dwelling and accessory uses are permitted within the RR Zone• A boat house or boat dock are permitted within the Natural Environment Zone
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">• The property is designated Secondary Agricultural, Core Greenlands and Policy 9.8.2 (Puslinch Lake Area)• Low density residential and recreational uses are permitted in the Puslinch Lake Area
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none">• In our view, a variance to support an at-grade deck along the shoreline would be appropriate to the area provided there are no Conservation Authority concerns

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 redaction box covers the signature. A grey, stylized signature line is visible behind the box, starting from the left, curving around the top, and ending with a small hook on the right.

Sarah Wilhelm, BES, MCIP, RPP
Senior Planner



**PLAN REVIEW REPORT TO: Township of Puslinch, Committee of Adjustment
Kelly Patzer, Secretary-Treasurer**

DATE: July 6th, 2016
GRCA FILE: D13-JOW – 2 Lakeside Drive

YOUR FILE: D13/JOW

RE: **Application for Minor Variance D13/JOW**
2 Lakeside Drive, Township of Puslinch
Marc and Helen Jowett

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application as proposed in the circulated material.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that a portion of the subject property is within the floodplain associated with Puslinch Lake and the entire property is within the allowance adjacent to Provincially Significant Mill Creek Puslinch Wetland Complex.

2. Legislative/Policy Requirements and Implications:

Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

Additional Information/Suggestions provided in an advisory capacity:

The applicant will be invoiced for the \$250 review fee.

Should you have any questions or require further information, please do not hesitate to contact me at extension 519-621-2763 ext. 2236.

Yours truly,

A black rectangular box redacting the signature of Nathan Garland.

Nathan Garland
Resource Planner
Grand River Conservation Authority

* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

c.c. Marc and Helen Jowett (via email)
Sarah Wilhelm, County of Wellington (via email)

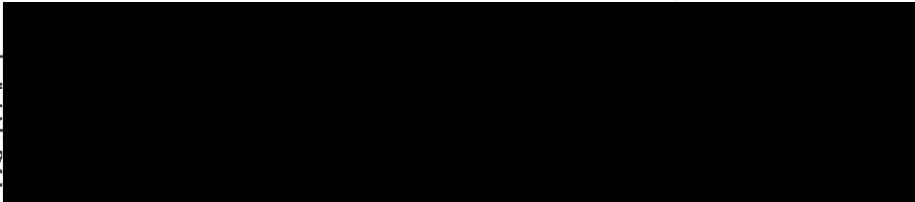
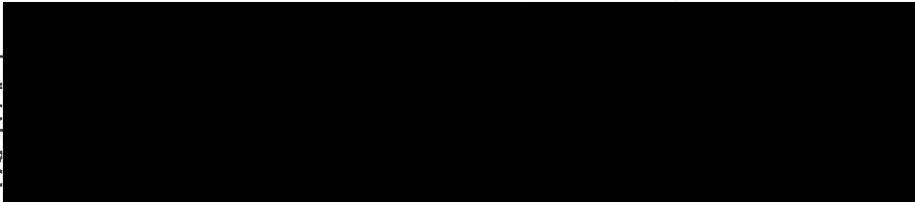
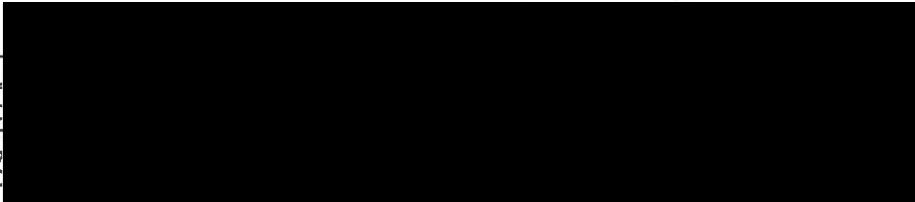


Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

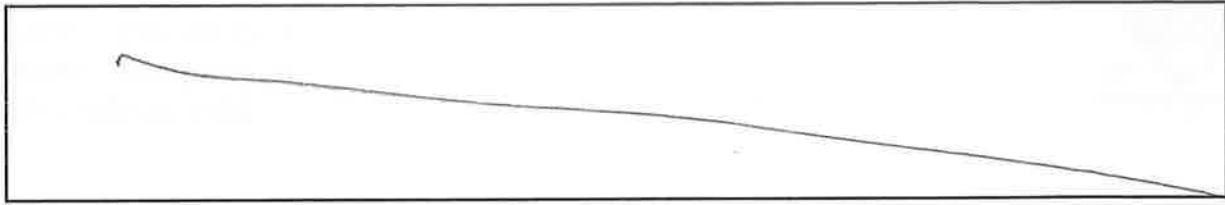
1. Applicant Information:

Registered Owner's Name(s): MARC + HELEN JOWETT
Address: 2 LAKESIDE DRIVE McCORMICKS PT
City: PUSLINCH
Postal Code: N0B 2J0
E-mail Address: 
Telephone Number: 
Fax: 

Applicant (Agent) Name(s):

Address: _____
City: _____
Postal Code: _____
E-mail Address: _____
Telephone Number: _____
Fax: _____

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



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

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

Municipal address: 2 LAKESIDE DRIVE / RUSKINGH / WELLINGTON CITY.

Concession: 1 Lot: PART 2 / PART 3

Registered Plan Number: 612-10177

Area: _____ ha Depth: 61.4 m Frontage: 25.292 m

12000 sq ft ac _____ ft _____ ft

Width of road allowance (if known): PRIVATE ROAD - UNKNOWN

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).

5m x 12m ON GRADE PRESSURE TREATED
WOOD DECK CONSTRUCTED AT LAKESIDE
OF PROPERTY TO BE 0m SET BACK
FROM PROPERTY LINE
SECTION 3-1D - BYLAW REQUIRES 2m

SET BACK FROM LOT LINES

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

REQUEST DECK TO EDGE OF LAKE

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

Official Plan Designation: 9.8.2

Zoning Designation: RESIDENTIAL R2

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road: ☒ - CONCESSION 1

Seasonally maintained municipal road: ☐

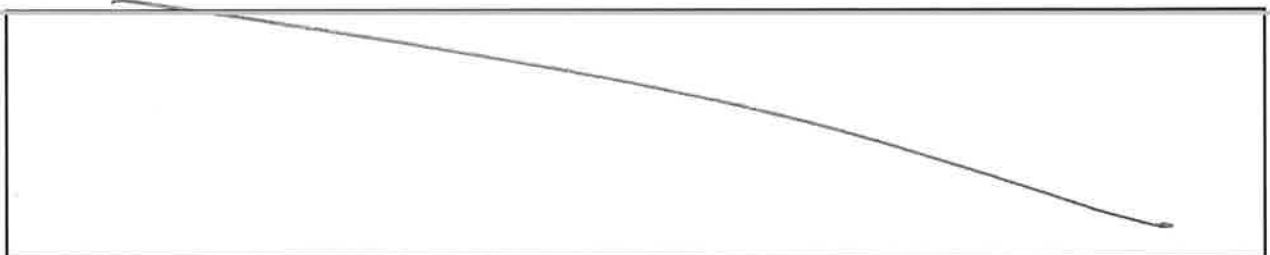
Other: ☒ (please specify below)

PRIVATE LANE - MCCORMICKS LANE

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

LAKE ROAD - MCCORMICKS POINT

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 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? RESIDENTIAL

The abutting properties? RESIDENTIAL AND LAKE

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	COTTAGE		DECK	
Main Building height	m	ft.	6 m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors	1		1	
Total floor area	m ²	ft ²	60 m ²	ft ²
Ground floor area (exclude basement)	m ²	1100 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)

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	N/A m	ft.
Rear Yard	m	ft.	0 m	ft.
Side Yards	m	ft.	7 m	ft.

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

Date of acquisition of subject property: CURRENTLY OWNED

Date of construction of buildings property: 1930 APPROX

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

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

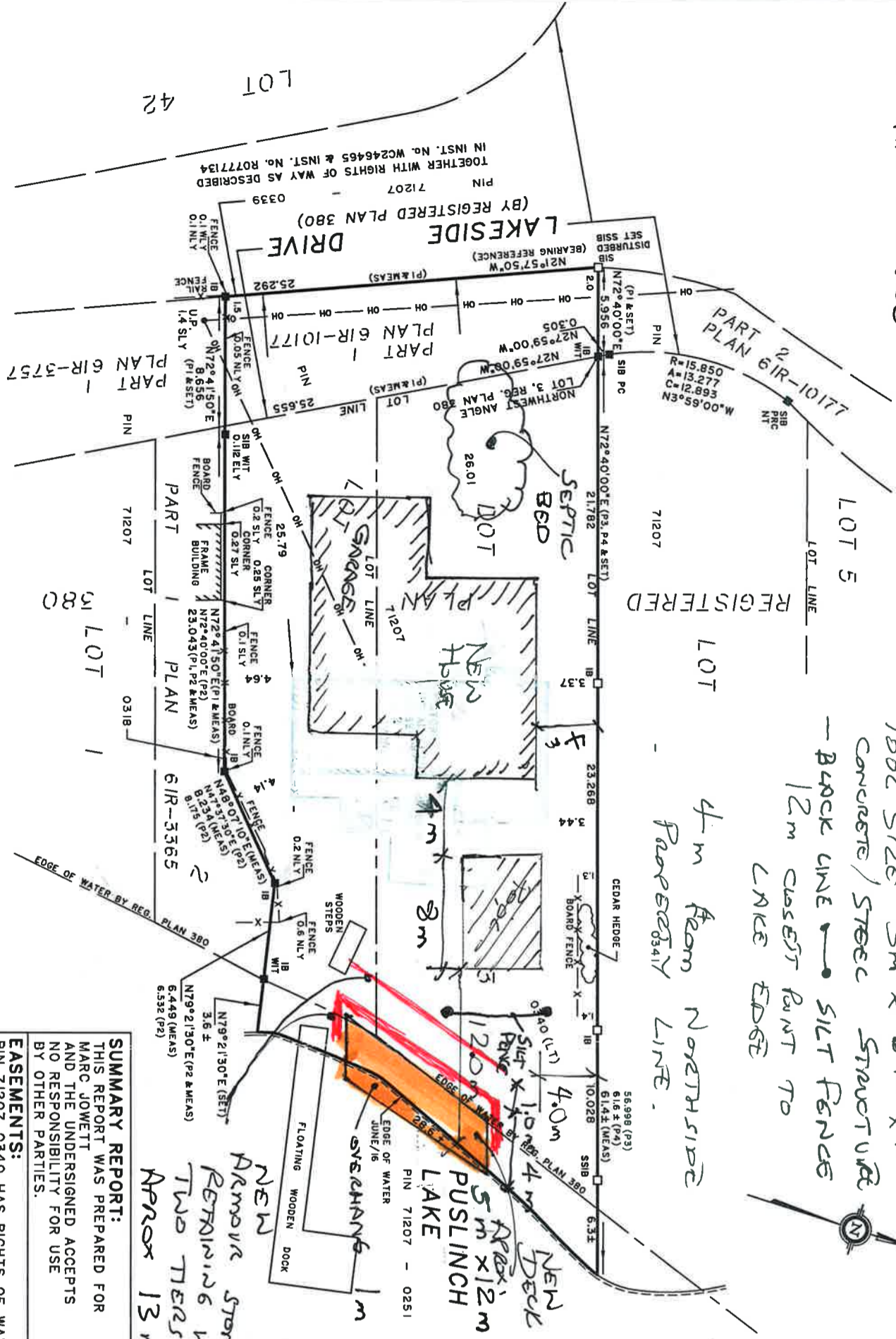
NEW House SET BACK Approx 2 to 2.5 m From LAKE OPPOSED TO EXISTING

Approx House Size 2500 sq ft

Two storey
2 car GARAGE

Pool size 5m x 8m x 1.5m
Concrete/Steel Structure
Back line 12m
Closest Point to Lake Edge

4m from Northside
Property Line.



SURVEYOR'S REAL PROPERTY REPORT

OF
LOT 3
AND PART OF
LAKE SIDE DRIVE (Being Part I, Plan 61R-10177)
AND PART OF
LOT 2
REGISTERED PLAN 380
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

IAN D. ROBINSON - ONTARIO LAND SURVEYOR

2016
SCALE 1 : 300

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES:

1. BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF PART I, PLAN 61R-10177 AS BEING N21°57'50"W.
 2. UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES.
 3. PROPERTY LINES ARE NOT FENCED UNLESS OTHERWISE NOTED.
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - WIT DENOTES WITNESS
 - X— DENOTES OVERHEAD UTILITY LINE
 - 375 DENOTES BLACK SHOEMAKER, ROBINSON & DONALDSON LTD., O.L.S.
 - P1 DENOTES DEPOSITED PLAN 61R-10177
 - P2 DENOTES DEPOSITED PLAN 61R-5365
 - P3 DENOTES REGISTERED PLAN 380
 - P4 DENOTES PLAN BY 375, PROJECT No. 98-1621, DATED SEPT/15/98

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1970275

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF JUNE 2016.

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSRP
Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

DATE: JUNE 15, 2016 DM PROJECT 16-0331

SUMMARY REPORT:
THIS REPORT WAS PREPARED FOR
MARC JOWETT
AND THE UNDERSIGNED ACCEPTS
NO RESPONSIBILITY FOR USE
BY OTHER PARTIES.

EASEMENTS:
PIN 71207-0340 HAS RIGHTS OF WAY
OVER PART OF LAKE SIDE DRIVE AS
IN INST. No. WC246465 AND OVER
McCORMICK & LANE AS IN INST.
No. R0777134

FENCES:
AS SHOWN ON THIS PLAN



ATTACHMENT 'B-(b)'

COMMITTEE OF ADJUSTMENT Township Summary of Comments from Staff, Agencies and the Public

APPLICATION: D13/MOT
OWNER: Motton Custom Homes Limited
AGENT: Jeff Buisman of Van Harten Surveying
LOCATION: Part Lot 9, Concession 11, Nassagaweya-Puslinch Townline
REPORT DATE: July 7, 2016
HEARING DATE: July 12, 2016 @ 7:00 p.m.

VARIANCES REQUESTED FROM ZONING BY-LAW 19/85:

1. To permit a 23.5 metre setback from the centerline of the road allowance to permit a new dwelling, whereas Zoning By-law 19-85 Section 3.18(a) specifies that no person shall erect or establish any building closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch, the County of Wellington or the City of Guelph.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 3 – General Provisions

3.18 Setbacks

(a) REQUIRED SETBACKS

No person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch, the County of Wellington or the City of Guelph.

“Highway” is defined as a public way for purposes of vehicular and pedestrian travel, including the entire area within the right-of-way, with or without provision made for curbs, sidewalks, and paved gutters, and owned or maintained by a public authority.

COUNTY OF WELLINGTON PLANNING OPINION:

The variance requested would provide relief from Section 3.18(a) of the Zoning By-law for a reduction in the setback required for a building from the centerline of Nassagaweya-Puslinch Townline, which is a road under the jurisdiction of the Township of Puslinch. The by-law requires a 27 metre setback whereas the applicant has proposed a 23.5 metre setback from the centerline of the road allowance to a new single detached dwelling.

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.

GRAND RIVER CONSERVATION AUTHORITY (GRCA):

Application D13-MOT, the GRCA will not be providing comments on as the application has recently (2014) gone through the severance process with our office, and the requested variance does not impact the setbacks as outlined in Aboud and Associates report.

BUILDING DEPARTMENT:

No Concerns.

FIRE DEPARTMENT:

No Concerns.

PUBLIC WORKS AND PARKS DEPARTMENT:

No Concerns.

PUBLIC COMMENTS:

None received to-date.

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: July 5, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Elizabeth Martelluzzi, Junior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 MOT (Motton Custom Homes Limited)**
Nassagaweya-Puslinch Townline
Pt. Lot 9, Concession 11, Puslinch

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 3.18(a) of the Zoning By-law for a reduction in the setback required for a building from the centerline of Nassagaweya-Puslinch Townline, which is a road under the jurisdiction of the Township of Puslinch. The by-law requires a 27 metre setback whereas the applicant has proposed a 23.5 metre setback from the centerline of the road allowance to a new single detached dwelling.

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

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

Regulation	By-law Section	Required	Proposed	Relief Requested
General Provisions, Setbacks	3.18(a)	No person shall erect or establish any building, structure, excavation or open storage closer than 27 metres (88.5ft) to the centreline of a highway under the jurisdiction of the Township of Puslinch, the County of Wellington or the City of Guelph, except as otherwise provided for in Clause (b) of this Subsection or unless otherwise provided in the applicable zone, whichever is greater.	Requesting a 23.5m (77ft) setback from the centerline of the road allowance to permit a new dwelling.	4.5m (14ft)

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 property is zoned Agricultural (A) and Natural Environment (NE)• A single detached dwelling is a permitted use within the Agricultural (A) Zone• The intent of the setback is to ensure that there is opportunity for future expansion of the road• The minor nature of the variance would not have a significant impact on the road allowance and therefore maintains the intent of the Zoning By-law
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">• The property is designated Secondary Agricultural, Core Greenlands and Greenlands in the County of Wellington Official Plan• Agricultural uses and a single detached dwelling are permitted uses in the Secondary Agricultural designation• The minor variance maintains the intent of the County Official Plan
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 is desirable for the appropriate use of the land. The front portion of the lot is heavily treed and the relief of 3 metres would not create a negative visual impact

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

Respectfully submitted
County of Wellington Planning and Development Department



Elizabeth Martelluzzi, B.URPI
Junior Planner

From:

To:

Cc:

Subject:

Application D13-MOT

Date:

July-06-16 2:23:02 PM

Hi Kelly,

Application D13-MOT, the GRCA will not be providing comments on as the application has recently (2014) gone through the severance process with our office, and the requested variance does not impact the setbacks as outlined in Aboud and Associates report.

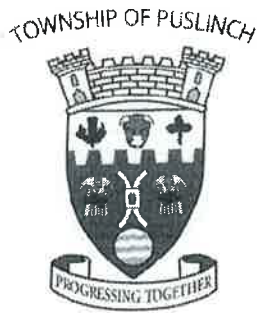
Nathan Garland
Resource Planner
Grand River Conservation Authority

[REDACTED]

[REDACTED]

Office: 1.866.900.4722

Fax: 519.621.4945



RECEIVED
Township of Puslinch
JUN 17 2016

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): Motton Custom Homes Limited

Address: 104 Municipal Street

City: Guelph

Postal Code: N1G 4P9

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

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.

No mortgages, charges, or encumbrances.

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

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

Municipal address: Nassagaweya-Puslinch Townline

Concession: 11 Lot: Part of Lot 9

Registered Plan Number: _____

Area: 0.433 ha Depth: 47.000 m Frontage: 92.225 m
_____ ac _____ ft _____ ft

Width of road allowance (if known): Nassagaweya-Puslinch Townline (20.1m)

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).

We are requesting a minor variance to allow a setback of 23.5m from the centreline of the road allowance instead of a setback of 27m which is required by Section 3(18)(a) of the zoning bylaw.

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

The configuration of the proposed dwelling and grading plan require a setback of 23.5.0m from centre line of road (13.4m from front property line). The proposed minor variance will have little impact on the appearance of the property because of its location on the Nassagaweya-Puslinch Townline. The property is completely screened from the road by trees protected by the Tree Protection Plan prepared by Aboud & Associates Inc. (see attached Site Plan). In addition, the proposed location of the dwelling is well set back from the paved surface of the roadway because the road way is narrow.

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

Official Plan Designation: Secondary Agricultural, Greenlands & Core Greenlands

Zoning Designation: Agricultural and Natural Environment Zone

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?

Nassagaweya-Puslinch Townline

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 rural residential property

The abutting properties? Rural residential, agricultural

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	None		Dwelling	Garage
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	%	%	9 %	2% ft.
*Number of parking spaces			4	2
*Number of loading spaces				
Number of floors			2	1
Total floor area	m ²	ft ²	m ²	63m2 ft ²
Ground floor area (exclude basement)	m ²	ft ²	368 m ²	63m2 ft ²

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

Building Details:	Existing:		Proposed:	
Front Yard	m	m	13.50 m	21.94 ft.
Rear Yard	m	m	16.02 m	14.55 ft.
Side Yards	m	m	R: 23.17 L: 38.32 m	17.20 ft.

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

Date of acquisition of subject property: May 2014

Date of construction of buildings property: Vacant - Proposed dwelling/garage

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

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 checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B1/14	Township of Puslinch	Pt Lt 9, Con 11	To create a new rural residential property	Approved, complete
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					



LAND SURVEYORS and ENGINEERS

June 16, 2016
22343-14

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

Attention: Karen Landry, CAO

Dear Ms. Landry,

**Re: Minor Variance Application
Nassagaweya-Puslinch Townline
Part of Lot 9, Concession 11
PIN 71188-0220
Township of Puslinch**

**RECEIVED
Township of Puslinch**

JUN 17 2016

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the completed application form, Site Plan, preliminary architectural plans, and a cheque of \$650 to the Township of Puslinch.

The subject property was created by a severance approved March 2014 and has a depth of 47.0 m, width of 92.2 m, and area of 0.433 ha. The lot has remained vacant since its creation and the owner is proposing to build a dwelling and detached garage.

We are requesting a minor variance to allow a setback of 23.5m from the centreline of the road allowance instead of a setback of 27m which is required by Section 3(18)(a) of the zoning bylaw. (The front yard setback from the front property line will be 13.4m)

Please see the attached Site Plan which shows the design of the property based on the topographic nature of the site and the preliminary architectural plans. The design of the proposed dwelling and grading plan require a setback of 23.5m from centreline of road (13.4m from front property line).

The proposed minor variance is minor in nature as it will have little impact on the appearance of the property. The property is located on a portion of the Nassagaweya-Puslinch Townline where the roadway is narrow and heavily treed on either side. The property is completely screened from the road by trees which have been protected by a Tree Protection Plan prepared by Aboud & Associates Inc. (see attached Site Plan). In addition, the proposed location of the dwelling is well set back from the paved surface of the roadway because the road way is narrow.

12 Memorial Avenue,
Elmira, Ontario N3B 2R2
Phone: 519-669-5070

423 Woolwich Street,
Guelph, Ontario N1H 3X3
Phone: 519-821-2763

660 Riddell Road, Unit 1,
Orangeville, Ontario L9W 5G5
Phone: 519-940-4110

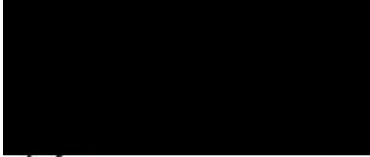
www.vanharten.com



LAND SURVEYORS and ENGINEERS

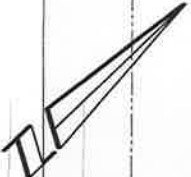
Please contact me if you or planning staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



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

cc Kevin Motton

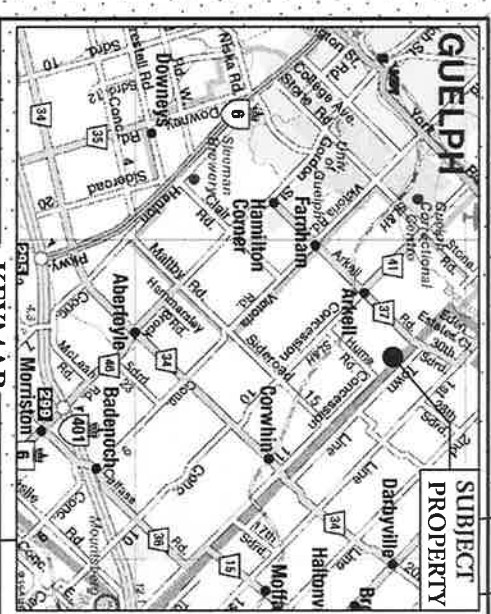


CENTRELINE OF ROAD
CENTRELINE OF ROAD ALLOWANCE
EDGE OF ASPHALT
RAIL FENCE

NASSAGAWEYA-PUSLINCH LINE

PIN 71188-0091 (LT)

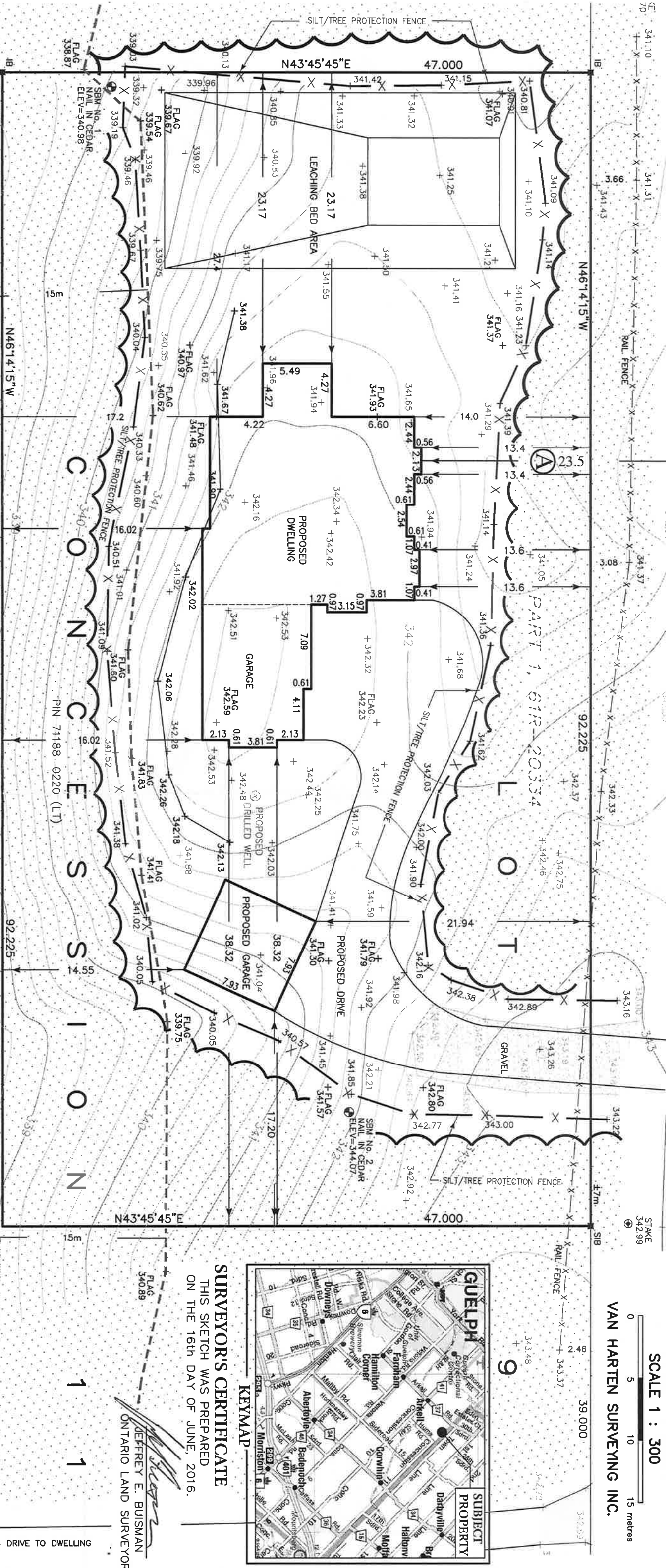
MINOR VARIANCE SKETCH
PART OF LOT 9, CONCESSION 11
TOWNSHIP OF PUSLINCH
CITY OF GUELPH
COUNTY OF WELLINGTON
SCALE 1 : 300
VAN HARTEN SURVEYING INC.



KEYMAP

SURVEYOR'S CERTIFICATE
THIS SKETCH WAS PREPARED
ON THE 16th DAY OF JUNE, 2016.

Jeffrey E. Buismann
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



ZONING: AGRICULTURAL (A) - REDUCED LOT

REQUIRED PROPOSED

- | | |
|-------------------------------------|--------------|
| MINIMUM LOT WIDTH | • 24.3m |
| MINIMUM SIDE YARD | • 92.225m |
| MINIMUM REAR YARD | • 2.4m |
| MINIMUM LOT AREA | • 23.17m |
| MINIMUM SETBACK FROM | • 7.6m |
| CENTRELINE OF ROAD ALLOWANCE | • 0.4 ha |
| MINIMUM SETBACK TO LOT LINE | • 27m |
| FOR ACCESSORY BUILDING | • 23.50m (A) |
| | • 14.55m |
| LOT COVERAGE OF ACCESSORY BUILDINGS | • 2% |

LEGEND:



TREES

MINOR VARIANCE REQUEST

(A) TO ALLOW A SETBACK OF 23.50m FROM THE CENTRELINE OF THE ROAD ALLOWANCE INSTEAD OF A SETBACK OF 27m REQUIRED BY SECTION 3(18)(c) OF THE ZONING BY-LAW.



Elmira
Ph: 519-669-5070
Guelph
Ph: 519-821-2763
Orangeville
Ph: 519-940-4110



ATTACHMENT 'B-(c)'

COMMITTEE OF ADJUSTMENT Township Summary of Comments from Staff, Agencies and the Public

APPLICATION: D13/ROL
OWNER: Bruce & Sherri Rolston
AGENT: owner
LOCATION: 25 Deer View Ridge
REPORT DATE: July 7, 2016
HEARING DATE: July 12, 2016 @ 7:00 p.m.

VARIANCES REQUESTED FROM ZONING BY-LAW 19/85:

1. To permit the construction of a detached garage in the exterior side yard, whereas Zoning By-law 19-85 Section 3.1(d(i)) requires a building or structure accessory to a single dwelling to be located anywhere in an interior side yard or a rear yard.
2. To permit the construction of a detached garage with a 12 metre setback to the centreline of the road, whereas Zoning By-law 19-85 Section 3.18(a) states no person shall erect any building, structure closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch.
3. To permit the construction of a detached garage with a rear yard setback of 12 metres whereas Zoning By-law 19-85 Section 9.4(a(i)) states on lots 13 - 27 inclusive, a rear yard setback of at least fifteen metres for buildings, structures and septic tanks will be required..

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 3 – General Provisions

3.1 Accessory Uses

(a) ACCESSORY USES PERMITTED IN ALL ZONES

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

(d) YARD REQUIREMENTS

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

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

3.18 Setbacks

(a) REQUIRED SETBACKS

No person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch, the County of Wellington or the City of Guelph.

“Highway” is defined as a public way for purposes of vehicular and pedestrian travel, including the entire area within the right-of-way, with or without provision made for curbs, sidewalks, and paved gutters, and owned or maintained by a public authority.

Section 9 – Estate Residential Type 2 Zone

9.4 Special Provisions

- (a) ER2-1 - Estate Residential Type 2 (Slater)
Notwithstanding any provisions of this By-law to the contrary, within any area designated ER2-1 on Schedule ‘A’ hereto, the following special provisions shall apply:
 - (i) On lots 13 - 27 inclusive, a rear yard setback of at least fifteen metres for buildings, structures and septic tanks will be required.

COUNTY OF WELLINGTON PLANNING OPINION:

The variances requested would provide relief from Zoning By-law 19/85 for a reduction in the required setback from the centerline of a road, a reduced rear yard setback, and the construction of a detached garage to be placed in the exterior side yard instead of the rear yard or interior side yard.

The structure is to be built near or within a Significant Wooded Area as identified by the County Official Plan. Tree preservation should be considered wherever possible.

It is our understanding that the Director of Public Works and Parks and the Grand River Conservation Authority have no concerns with this proposal. 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.

GRAND RIVER CONSERVATION AUTHORITY (GRCA):

No objection to the application to construct a detached three bay garage as proposed.

BUILDING DEPARTMENT:

Comments were not available at the time of writing this report.

FIRE DEPARTMENT:

No Concerns.

PUBLIC COMMENTS:

None received to-date.

PUBLIC WORKS AND PARKS DEPARTMENT:

No Concerns

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: July 7, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Elizabeth Martelluzzi, Junior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 ROL (Rolston)**
25 Deer View Ridge
Lot 13, Plan 795, Puslinch

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

Planning Opinion

The variances requested would provide relief from Zoning By-law 19/85 for a reduction in the required setback from the centerline of a road, a reduced rear yard setback, and the construction of a detached garage to be placed in the exterior side yard instead of the rear yard or interior side yard.

The structure is to be built near or within a Significant Wooded Area as identified by the County Official Plan. Tree preservation should be considered wherever possible.

It is our understanding that the Director of Public Works and Parks and the Grand River Conservation Authority have no concerns with this proposal. The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

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

Regulation	By-law Section	Required	Proposed	Relief Requested
1. General Provisions, Accessory Uses, Yard Requirements	3.1(d)	A building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line .	Requesting to construct a garage in the exterior side yard.	Garage in exterior side yard
2. General Provisions, Setbacks	3.18(a)	27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch, the County of Wellington or the City of Guelph	12 metre setback to the centreline of the highway to permit a detached garage	15 metres
3. Estate Residential Zone, Special Provision	9.4(a(i))	On lots 13-27 inclusive, a rear yard setback of at least 15 m for building, structures and septic tanks	12 metre rear yard setback to permit a detached garage	3 metres

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 property is zoned Estate Residential (ER2-1)• A single detached dwelling and accessory uses are a permitted use within the ER2-1 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, Greenlands and Core Greenlands in the County of Wellington Official Plan. The Greenlands designation is a Significant Wooded Area. The Core Greenlands feature is well removed from the proposed garage.• The structure is proposed to be built near or within the Significant Wooded Area. As per Greenlands System policies, tree preservation should be considered where possible, however removal of trees within 15 metres of the proposed outer edge of the structure is exempt from the County of Wellington Forest Conservation By-law.• The general intent and purpose of the Official Plan is maintained
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none">• The variances requested are desirable for the appropriate development and use of the land.• The subject property is constrained by wooded areas in the rear yard and interior side yard.• Hammersley road is not a major arterial road and there is little possibility that it would need widening in the future• The proposed location of the garage is logical in relation to the front driveway• There is currently no dwelling present across the subject property on Hammersley road.• The reduced rear yard setback would not negatively affect the neighbouring property

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

Respectfully submitted
County of Wellington Planning and Development Department



Elizabeth Martelluzzi, B.URPI
Junior Planner



**PLAN REVIEW REPORT TO: Township of Puslinch, Committee of Adjustment
Kelly Patzer, Secretary-Treasurer**

DATE: July 6th, 2016 **YOUR FILE:** D13/ROL
GRCA FILE: D13-ROL – 25 Deer View Ridge

RE: **Application for Minor Variance D13/ROL**
25 Deer View Ridge, Township of Puslinch
Bruce and Sherri Rolston

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application to construct a detached three bay garage as proposed in the circulated material.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that a portion of the subject property contains a portion of wetland and is directly adjacent to the Provincially Significant Mill Creek Puslinch Wetland Complex.

2. Legislative/Policy Requirements and Implications:


Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

3. Additional Information/Suggestions provided in an advisory capacity:

The applicant will be invoiced for the review fee of \$250.

Should you have any questions or require further information, please do not hesitate to contact me at extension 519-621-2763 ext. 2236.

Yours truly,


Nathan Gariand
Resource Planner
Grand River Conservation Authority

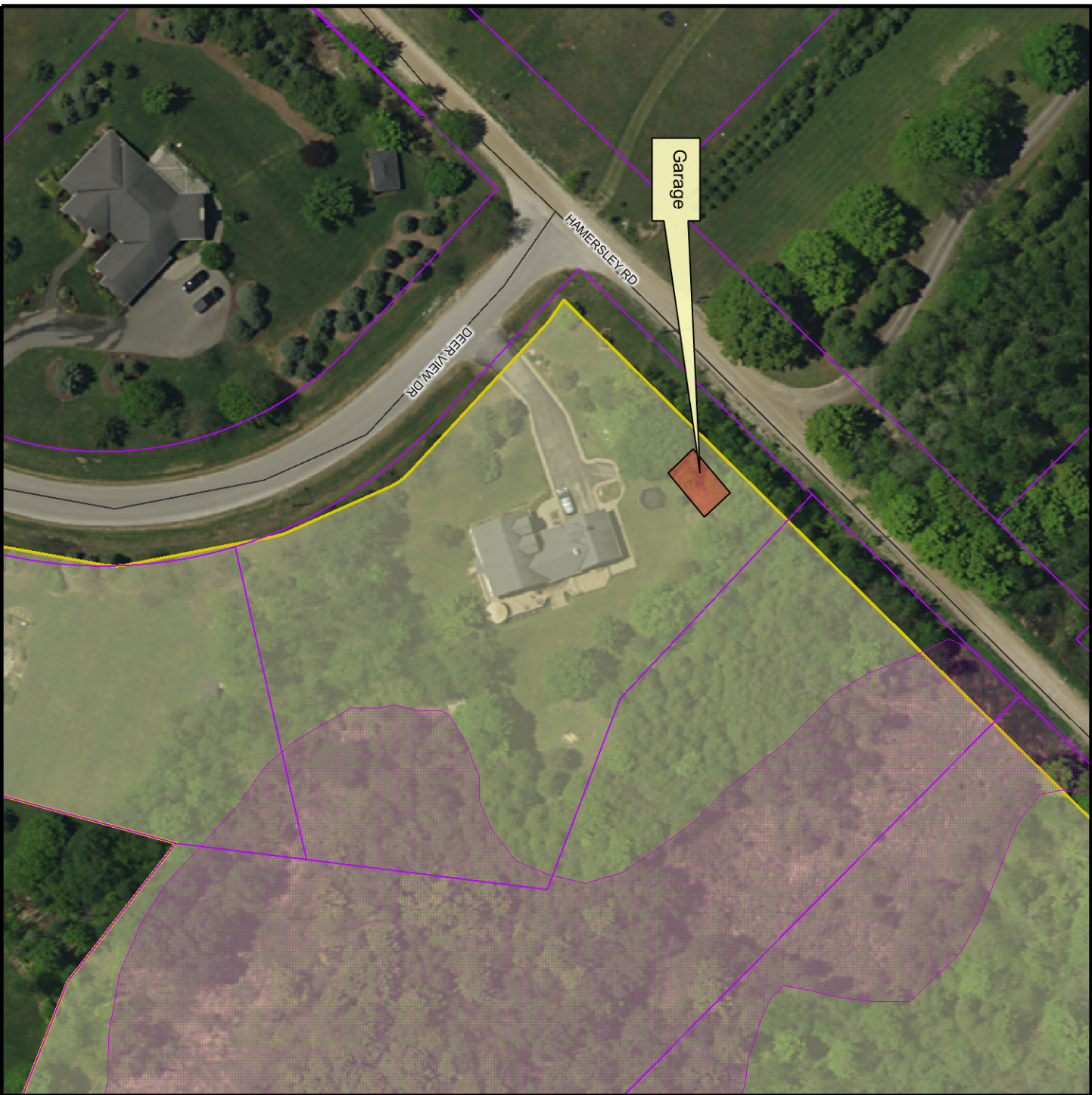
* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

c.c. Bruce Rolston (via email)
Sarah Wilhelm, County of Wellington (via email)

Rolston

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- 2015 ORTHO (ONT)



GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<http://grims.grandriver.ca/docs/SourcesCitations.htm>

0 11.5 23 34.5 46 m.
NAD 1983, UTM Zone 17 Scale 1:1,000



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): Bruce & Sherri Rolston

Address: 25 Deerview Ridge

City: Pushlinch

Postal Code: N1H 6H9

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

Applicant (Agent) Name(s): Bruce Rolston (Owner)

Address: 25 Deerview Ridge

City: Pushlinch

Postal Code: N1H 6H9

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

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: 25 Deerview Ridge

Concession: _____ Lot: 13

Registered Plan Number: 795

Area: _____ ha Depth: 61.553 m Frontage: 75.23 m
1.53 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).

Section 3.1(d) - To construct a garage in an exterior side lot;

Section 3.18(a) - To reduce the setback to 12 meters from the centerline of a highway;

Section 9.4(a(i)) - To reduce the setback to 12 meters from the rear yard.

NOTE: This minor variance is to permit a detached garage.

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

There is no other areas within the property that would allow practical access to a detached garage.

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

Official Plan Designation: 6.10 - Country Residential Area

Zoning Designation: ER2-1

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?

Deer View Ridge.

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? 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)

Building Details:		Existing:		Proposed:	
Type of Building(s)/ structures		Residential			Detached Gargage
Main Building height	m	30	ft.	m	15 ft.
*Percentage lot coverage	m	3.14%	ft.	m	1.50% ft.
*Number of parking spaces		2			3
*Number of loading spaces		N/A			N/A
Number of floors		2			1
Total floor area	m ²	3364	ft ²	m ²	1000 ft ²
Ground floor area (exclude basement)	m ²	2089	ft ²	m ²	1000 ft ²

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

Building Details:		Existing:		Proposed:	
Front Yard	17.07 m		ft.	30.5 m	ft.
Rear Yard	21.47 m		ft.	12 m	ft.
Side Yards	21.71 m		ft.	2.5 m	ft.

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

Date of acquisition of subject property: May 2010

Date of construction of buildings property: October 2000

16. How long have the existing uses continued on the subject property? 15 Yrs

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



AIRIAL VIEW

Proposed Location of Garage

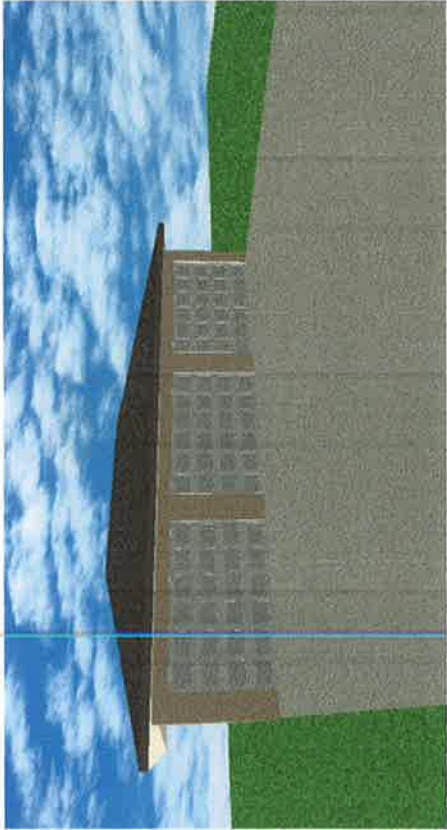


VIEW FROM BACK OF HOUSE



VIEW FROM FRONT OF HOUSE

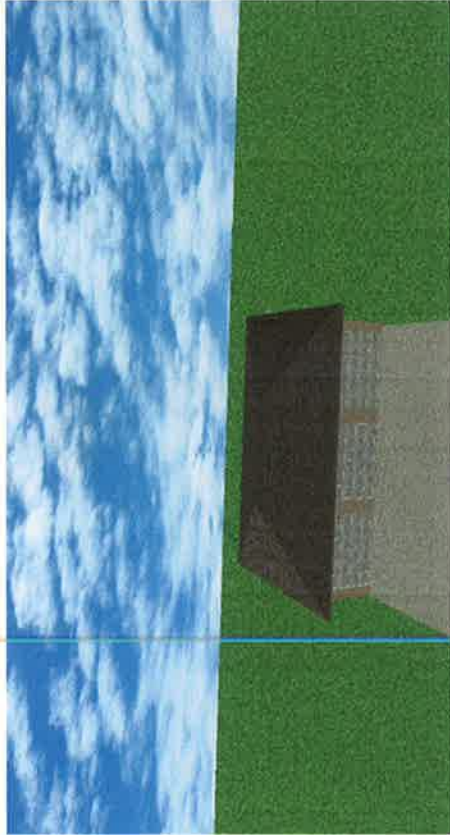
BRUCE ROLSTON 25 DEERVIEW RIDGE GUELPH, ONTARIO, N1H 6H9 PHONE: 519 766 0040 FAX: 519 767 0070		DRAWN BR	DRAWING No. V1
		CHK'D BR	REV A
TITLE SITE OVERVIEW		SCALE NTS	SITE 25 DEERVIEW RIDGE
DATE 10 JUNE 2015		PROJECT GARAGE 001	PAGE 1 OF 4
REV DATE DD MMM YY			



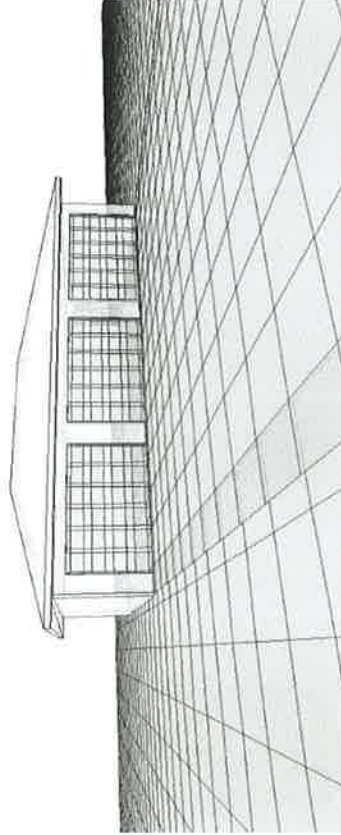
FRONT VIEW



AREA VIEW



TOP VIEW



CLEAR VIEW

BRUCE ROLSTON

25 DEERVIEW RIDGE
GUELPH, ONTARIO,
N1H 6H9
PHONE: 519 766 0040
FAX: 519 767 0070

DRAWN	BR
CHK'D	BR
SCALE	NTS
DATE	10 JUNE 2016
REV DATE	DD MMM YY

TITLE	OVERVIEW
SITE	25 DEERVIEW RIDGE
PROJECT	GARAGE 001

DRAWING No.	V2
REV	A
PAGE	2 OF 4



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Deep Basi
Dianne Paron
Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington Planning
Nancy Shoemaker
Jeff Buisman
Colin Vanderwoerd
Karen Gray

1. - 5. COMMITTEE OF ADJUSTMENT

- See June 14, 2016 Committee of Adjustment Minutes

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

- The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on planning development applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

- Moved by Dennis O'Connor, Seconded by Deep Basi
- That the minutes of the Tuesday May 10, 2016 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

10(a) Zoning Amendment Application D14/ONT – ASR Transportation, Part Lot 25, Concession 7, municipally known as 7456 McLean Road, Township of Puslinch

The Purpose is to rezone the lands from Agricultural (A) to Industrial (IND) Zone, to permit the development of an industrial mall including offices, truck repair shop and trailer parking. A definition for "Truck Repair Shop" is proposed to be added to the zoning applicable to the property.

- Astrid Clos of Astrid J Clos Planning Consultants, agent, presented the application and noted the property is located at the corner of McLean Road and Brock Road. Other trucking companies such as TransX and Schneider's are in close proximity.
- Astrid Clos continued that half of the site is already within the Industrial Zone and the purpose is to have the entire property zoned Industrial that includes a site specific provision that permits truck repair. The owner has other larger properties where the

larger truck operations are located and this property will mainly be used for truck repair and company offices. There will be 2 office units used by the owner and 4 other available units.

- Astrid Clos indicated that a blended parking ratio is being requested, a reasonable parking ratio for the building so in the future new parking ratios would not have to be calculated when new tenants moved in.

Moved by Ken Roth, Seconded by Dianne Paron that the Planning & Development Advisory Committee recommends the following comments be received by staff for Zoning By-law Amendment application D14/ONT (ASR Transportation)

- Committee supports proposed rezoning

CARRIED

10(b) Zoning Amendment Application D14/J2K – J2K Capital Inc, Part Lot 26, Concession 7, municipally known as 0 Brock Road, Township of Puslinch.

The Purpose is to rezone the lands from Agricultural (A) to Highway Commercial (C2) Zone. There are no specific development plans associated with this zoning by-law amendment.

- Nancy Shoemaker of BSRD, agent, presented that the application had been amended to rezone the property to a C2 Zone with no development proposal. The original application had proposed a car wash and industrial mall, but there had been challenges identified with a car wash development after the initial review so the application was revised.

Moved by Deep Basi, Seconded by Dennis O'Connor that the Planning & Development Advisory Committee recommends the following comments be received by staff for Zoning By-law Amendment application D14/J2K (J2K Capital Inc.):

- Committee supports proposed rezoning

CARRIED

11. LAND DIVISION

11(a) Lot Line Adjustment Application B33/16 (D10/VOI) –S&V Voisin Limited., Part Lot 13, Plan 684, municipally known as 44 Winer Road.

Proposed lot line adjustment is 0.036 hectares with 3.048 m frontage, vacant land to be added to abutting lot.

Retained parcel is 0.553 hectares with 48.68m frontage existing and proposed vacant land.

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

- No comments

CARRIED

11(b) Severance Application B34/16 (D10/POR) – Lawrence Porter, Part Lot 6 & EOBL, Reg Plan 131, municipally known as 163 Carter Road.

Proposed severance is 0.405 hectares with 41.79 m frontage, existing rural residential use with dwelling.

Retained parcel is 3.6 hectares with 117.9 m frontage existing agricultural use with existing shed for proposed rural residential use.

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

- No comments

CARRIED

11(c) Lot Line Adjustment Application B35/16 (D10/MCG) –John & Nancy McGill, Part Lot 2, EOBL, Reg Plan 131, municipally known as 130 Cook’s Mill Road.,.

Proposed lot line adjustment is 0.28 hectares with no frontage, vacant land to be added to abutting rural residential lot.

Retained parcel is 1 hectare with 67m frontage existing and proposed rural residential use with existing dwelling and shed.

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

- No comments

CARRIED

11(d) Severance Application B36/16 (D10/OOS) – Helena Oosterveld, Part Lot 2, WOBL, Reg Plan 131, municipally known as 256 Carter Road.

Proposed severance is 50 m frontage x 100m = 0.5 hectares, existing vacant land for proposed rural residential use..

Retained parcel is 57 m frontage x 100m = 0.6 hectares, existing and proposed rural residential use with existing dwelling and garage.

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

- No comments

CARRIED

11(e) Severance Application B34/16 (D10/GOR) – Clifford & Robert Gordon & Sandra Riley, Part Lot 21, Concession 7, municipally known as 7335 Wellington Road 34.

Proposed severance is 0.4 hectares with 63 m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 40 hectares with 795 m frontage existing and proposed agricultural and rural residential use with existing dwelling, garage, barn, drive sheds and silo.

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

- No comments regarding severance
- Township Staff to review if Township would be liable for any building related issues if a structure is labeled “not structurally sound” on a drawing

CARRIED

12. OTHER MATTERS

- No matters

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting July 12, 2016 @ 7:00 p.m.

15. ADJOURNMENT

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

- That the Planning & Development Advisory Committee adjourns at 7:54 p.m.

CARRIED



ATTACHMENT 'D'

Planning & Development Advisory Committee
Committee of Adjustment
2017 Application Submission Deadline and Meeting Dates
7404 Wellington Road 34, Council Chambers, Township of Puslinch

APPLICATION for MINOR VARIANCE SUBMISSION DEADLINE

2016 PDAC and CofA MEETING DATE

Friday December 16 th , 2016	Tuesday January 10 th , 2017 @ 7 p.m.
Friday January 13 th , 2017	Tuesday February 14 th , 2017 @ 7 p.m.
Friday February 17 th , 2017	Tuesday March 14 th , 2017 @ 7 p.m.
Friday March 10 th , 2017	Tuesday April 11 th , 2017 @ 7 p.m.
Friday April 14 th , 2017	Tuesday May 9 th , 2017 @ 7 p.m.
Friday May 12 th , 2017	Tuesday June 13 th , 2017 @ 7 p.m.
Friday June 16 th , 2017	Tuesday July 11 th , 2017 @ 7 p.m.
Friday July 14 th , 2017	Tuesday August 8 th , 2017 @ 7 p.m.
Friday August 11 th , 2017	Tuesday September 12 th , 2017 @ 7 p.m.
Friday September 15 th , 2017	Tuesday October 10 th , 2017 @ 7 p.m.
Friday October 13 th , 2017	Tuesday November 7 th , 2017 @ 7 p.m.
Friday November 17 th , 2017	Tuesday December 12 th , 2017 @ 7 p.m.
Friday December 15 th , 2017	Tuesday January 9 th , 2018 @ 7 p.m.