



## AGENDA

### COMMITTEE OF ADJUSTMENT:

1. **OPENING REMARKS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **APPROVAL OF MINUTES**
  - None
4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date: **(See Attachment A)**
  - 4(a) **Minor Variance revised Application D13/EVE – Wayne & Emily Evens** – Property described as Part Lot 14, Concession 2, 6843 Wellington Road 34, Township of Puslinch.  
  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:
    1. a reduced lot frontage of 8 metres
    2. existing accessory buildings to remain on the property where there is no dwelling for a limited time until a dwelling is built
    3. accessory buildings to be permitted in the front yard
  - 4(b) **Minor Variance Application D13/RUT – Karl Rutherford** – Property described as Lot 226, Plan 61M203, 18 Olympia Avenue PVT, Township of Puslinch.  
  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a side yard setback of 0.83 metres.
  - 4(c) **Minor Variance Application D13/BOR – Norman & Gwendolyn Boreham** – Property described as Part Lot 3, Plan 131 EOBL, 801 Watson Road S., Township of Puslinch.  
  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot area of 1381.7m<sup>2</sup> to accommodate the retained parcel of a proposed severance application.
  - 4(d) **Minor Variance revised Application D13/MOR – 2079597 Ontario Inc c/o Glenn Morgan** – Property described as Pt Lots 36 & 37, Concession Gore, 4063 Highway 6, Township of Puslinch.  
  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

1. an accessory building on a parcel that has been severed where there is no dwelling/main use for a limited time period;
2. a home occupation in the accessory building on a main parcel without a dwelling/use for a limited time period;
3. a home occupation using 285m<sup>2</sup> in an accessory building
4. an accessory buildings to be permitted in the front yard

**4(e) Minor Variance Application D13/PUS – Robin Puskas & Sara Bauman –**  
Property described as Part Lot 7 & 21, Plan 373, 35 Lake Avenue, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

1. a lot coverage of 36.6%;
2. a front yard setback of 5.72 metres;
3. a side yard setbacks of 2.42m (west side yard) and 1.02 m (east side yard)
4. a side yard setback of 0.98m on the east side yard for a detached garage/accessory building

**4(f) Minor Variance Application D13/MCG – Jill McGuinness & Chari Wilkinson –**  
Property described as Part Lot 7, Concession 3, 6660 Wellington Road 34, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot frontage of 86 metres.

**4(g) Minor Variance Application D13/MCL – Sheena and Duncan McLeod –**  
Property described as Part Lot 23, Concession 8, 70 Gilmour Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot frontage of 71 metres.

**5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

**PLANNING & DEVELOPMENT ADVISORY COMMITTEE**

**6. OPENING REMARKS**

**7. DISCLOSURE OF PECUNIARY INTEREST**

**8. APPROVAL OF MINUTES (See Attachment B)**

Planning & Development Advisory Committee meeting minutes held Tuesday April 10<sup>th</sup> 2018 be adopted.

**9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

- None

**10. ZONING BY-LAW AMENDMENT**

- None

**11. LAND DIVISION (See Attachment C)**

**11(a) Severance Application B38/18(D10/PAT) – David & Barbara Paterson, Part Lot 6, EOBL, Concession 9, Reg Plan 131, municipally known as 127 Carter Road**

Proposed severance is 1.79 ha, 24.31m fr proposed rural residential use, existing small barn to be removed.

Retained parcel is 1.68 ha, 51.69m fr existing and proposed residential with house.

**11(b) Lot Line Adjustment Application B41/18 (D10/REI) –Nathan Reid Holdings Ltd., Part Lot 13, Concession 1, Concession 1 Road.**

Proposed lot line adjustment of 0.11 ha, 7m fr to add to abutting residential parcel along fenced area of Bryan and Brittany Little.

Retained land is 42 ha, 252 = 24m frontage, bush with existing cabin, no utilities.

**11(c) Severance Application B46/18 (D10/BOR) – Norman & Gwendolyn Boreham, Part Lot 3,EOBL, Plan 131, 4556 Sideroad 20 N.**

Proposal to sever a lot 27.514m fr x 50.52 = 1390 sq.m., vacant proposed urban residential lot.

Retained urban residential lot is 27.35m fr x 50.52 = 1381.7 sq.m. existing house and shed.

**12. OTHER MATTERS**

None

**13. CLOSED MEETING**

- no matters

**14. NEXT MEETING** Tuesday June 12<sup>th</sup> @ 7:00 p.m.

**15. ADJOURNMENT**



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

**APPLICATION:** D13/EVE - revised  
**OWNER:** Wayne & Emily Evens  
**AGENT:** Jeff Buisman  
**LOCATION:** 6843 Wellington Rd 34  
**REPORT DATE:** May 8, 2018  
**HEARING DATE:** May 8, 2018 @ 7:00 p.m.

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**VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:**

1. To permit a reduced lot frontage of 8 metres;
2. To permit two existing accessory buildings to remain on the property where there is no dwelling for a limited time until a dwelling is built; and
3. To permit existing accessory structures in the front yard.

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

1. The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building on the property without a main use;
2. The existing accessory structure shall be removed/demolished within 6 months of the Minor Variance No Appeal date in the event that a building permit for a new single detached dwelling has not been issued;
3. The existing accessory structure shall be removed/demolished within 18 months of the Minor Variance No Appeal date in the event that an Occupancy Permit for a new single detached dwelling has not been issued; and
4. The accessory structure cannot be used for human habitation

**NOTES:**

Township staff is not in support of severing a parcel that creates a new parcel with two accessory buildings, one being 208 m<sup>2</sup> (2239 ft<sup>2</sup>) and the other 4.7 m<sup>2</sup> (50.5 ft<sup>2</sup>) with no main use.

An accessory building is not permitted on a parcel without a main use as noted in the Township comments for severance application B29/17. An agreement has been created and authorized by Council to permit an accessory structure without a main use for the purpose of an owner demolishing a dwelling to rebuild a new dwelling and to be able to maintain the existing accessory building(s) on the land.

**TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

**Section 3 – General Provisions**

**1(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.

#### **1(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;

### **Section 5 – AGRICULTURAL ZONE**

5.3(e(iv)) LOT WIDTH (MINIMUM) - 24.3 m

#### **PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW:**

Agricultural Zone Minimum Required Lot Frontage: 25 m

#### **Accessory Buildings and Structures:**

No accessory building or structure shall be erected on a lot prior to the erection of the principal building on the lot.

Minimum Front Yard: Equal to the minimum front yard requirement for the principal building (10 metres in the Agricultural Zone).

#### **COUNTY OF WELLINGTON PLANNING OPINION:**

The variances requested are for a new lot and would provide relief from Section 5(3)(e), 3.1(a) and 3.1 (d) of the Zoning By-law to allow for a reduction in the minimum lot width, to permit the existing accessory buildings to remain on the property where this is no dwelling for a limited time until a dwelling is built, and to allow the accessory building to be located in the front yard. This application would satisfy a condition of severance application B29/17, which was granted provisional consent May 11, 2017.

Subject to the following conditions, the request for minor variance is considered to 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;

1. The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building on the property without a main use;
2. The existing accessory structure shall be removed/demolished within 6 months of the Minor Variance No Appeal date in the event that a building permit for a new single detached dwelling has not been issued;

3. The accessory structure cannot be used for human habitation; and,
4. The existing accessory structure shall be removed/demolished within 18 months of the Minor Variance No Appeal date in the event that an Occupancy Permit for a new single detached dwelling has not been issued.

**CONSERVATION AUTHORITY (GRCA):**

No objection.

**BUILDING DEPARTMENT:**

No comments – septic condition issued at consent application

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 2, 2018  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 EVE (Wayne & Emily Evens)**  
**6843 Wellington Road 34**  
**Part Lot 14, Concession 2**

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

### Planning Opinion

The variances requested are for a new lot and would provide relief from Section 5(3)(e), 3.1(a) and 3.1 (d) of the Zoning By-law to allow for a reduction in the minimum lot width, to permit the existing accessory buildings to remain on the property where this is no dwelling for a limited time until a dwelling is built, and to allow the accessory building to be located in the front yard. This application would satisfy a condition of severance application B29/17, which was granted provisional consent May 11, 2017.

Subject to the following conditions, the request for minor variance is considered to 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;

- (1) The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building on the property without a main use;
- (2) The existing accessory structure shall be removed/demolished within 6 months of the Minor Variance No Appeal date in the event that a building permit for a new single detached dwelling has not been issued;
- (3) The accessory structure cannot be used for human habitation; and,
- (4) The existing accessory structure shall be removed/demolished within 18 months of the Minor Variance No Appeal date in the event that an Occupancy Permit for a new single detached dwelling has not been issued.

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

Regulation	By-law Section	Required	Proposed
Agricultural Zone Reduced Lot Requirements, Lot Frontage	5.3(e)	The by-law requires a minimum lot frontage of 24.3 metres	To permit a reduced lot frontage of 8 metres
General Provisions, Accessory Uses, Accessory Uses Permitted in All Zones	3.1(a)	The by-law requires any building, structure or accessory use to be accessory to a permitted use (a single detached dwelling)	To permit existing accessory building to remain on the property where there is no dwelling for a limited time until a dwelling is built

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 an accessory building to be located in the front yard.
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Our discussion of this application relative to the four tests under the Planning Act is as follows:

## Review of Four Tests

### **Variance 1: To permit a reduced lot frontage of 8 metres**

- Although the numeric reduction is significant, we would consider the impact of this variance to be minor.
- The subject property is zoned Agricultural (A) and Natural Environment (NE).
- A single detached dwelling and accessory uses are permitted within the Agricultural (A) Zone.
- The intent of maintaining frontage is to accommodate safe driveway access and provide separation from neighbouring uses.
- The property is designated Secondary Agricultural and Core Greenlands (Provincially Significant Wetland and Wetland).
- A single detached dwelling and accessory building are permitted uses in the Secondary Agricultural designation. No development is proposed within the Core Greenlands designation.
- Safe driveway access is available and there is a sufficient building envelope. The variance is considered desirable and appropriate.

### **Variance 2: To permit existing accessory building to remain on the property where there is no dwelling for a limited time until a dwelling is built**

- We would consider the variance minor in terms of impact given that the request is intended to be temporary.
- The subject property is zoned Agricultural (A) and Natural Environment (NE)
- A single detached dwelling and accessory uses are permitted use within the Agricultural (A) Zone.
- The intent of this provision is to ensure that accessory buildings are accessory to a main use. In this case, not having a main dwelling is only temporary and subject to the conditions above, the intent of the by-law is considered to be maintained.
- The property is designated Secondary Agricultural and Core Greenlands (Provincially Significant Wetland and Wetland).
- A single detached dwelling and accessory building are permitted uses in the Secondary Agricultural designation. No development is proposed within the Core Greenlands designation.
- Once a dwelling is constructed on the subject property, the existing structure will technically become accessory to the new dwelling and would no longer require a variance. Based on the aforementioned and the proposed conditions, the variance is considered desirable and appropriate.

### **Variance 3: To permit an accessory building to be located in the front yard**

- We would consider the variance minor in terms of impact.
- The subject property is zoned Agricultural (A) and Natural Environment (NE)
- A single detached dwelling and accessory uses are permitted use within the Agricultural (A) Zone.

- The intent of this provision is to ensure that accessory buildings are located in the rear yard or interior side yard. In this case, the irregular shape of the lot creates a large front yard. Given that the structure is existing, it is not practical to locate the building elsewhere. In this case, the front yard is large enough to accommodate the structure without impacting neighbouring properties.
- The property is designated Secondary Agricultural and Core Greenlands (Provincially Significant Wetland and Wetland).
- A single detached dwelling and accessory building are permitted uses in the Secondary Agricultural designation. No development is proposed within the Core Greenlands designation.
- The area of the front yard is large enough to accommodate the accessory building without impacting the neighbouring property. The variance is considered desirable and appropriate.

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act* subject to the conditions listed above. 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 large black rectangular redaction box covers the signature area. A small blue mark is visible above the box, and a small 'P' is visible to the right of the box.

Senior Planner



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

## COMMITTEE OF ADJUSTMENT

### NOTICE OF PUBLIC HEARING

REVISED

### MINOR VARIANCE APPLICATION #D13/EVE

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner(s):** Wayne & Emily Evens

**Location:** 6843 Wellington Road 34  
Part Lot 14, Concession 2  
Township of Puslinch, County of Wellington

**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34

**Date:** 7:00 p.m. Tuesday May 8, 2018

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

Section of By-law	Requirements	Proposed
Section 5.3(e) Agricultural Zone Reduced Lot Requirements, Lot Frontage	The by-law requires a minimum lot frontage of 24.3 metres	Requesting a reduced lot frontage of 8 metres.
Section 3.1(a) General Provisions, Accessory Uses, Accessory Uses Permitted in All Zones.	The by-law requires any building, structure or accessory use to be accessory to a permitted use (a single detached dwelling)	Requesting permission to permit existing accessory buildings to remain on the property where there is no dwelling for a limited time until a dwelling is built.
Section 3.1(d) Accessory Uses, Yard Requirements	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 an accessory building to be located in the front yard.

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours. If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

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

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

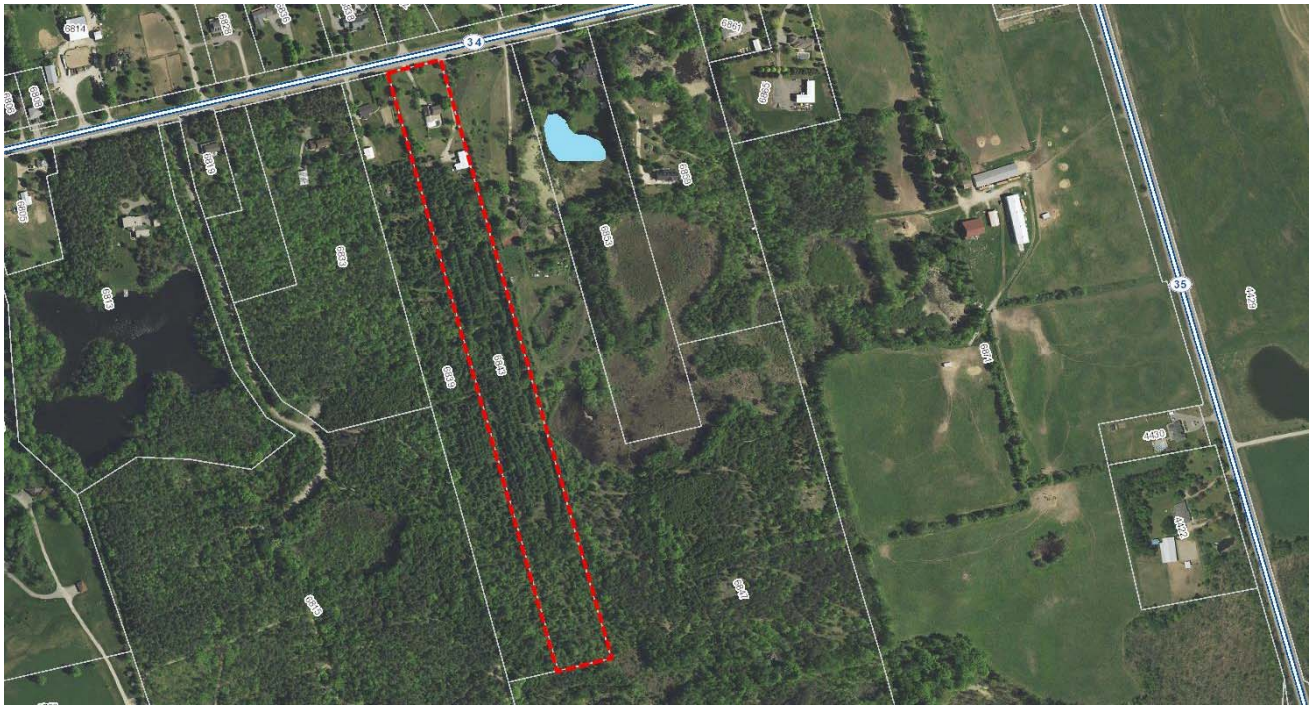
If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Local Planning Appeal Tribunal (LPAT)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

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

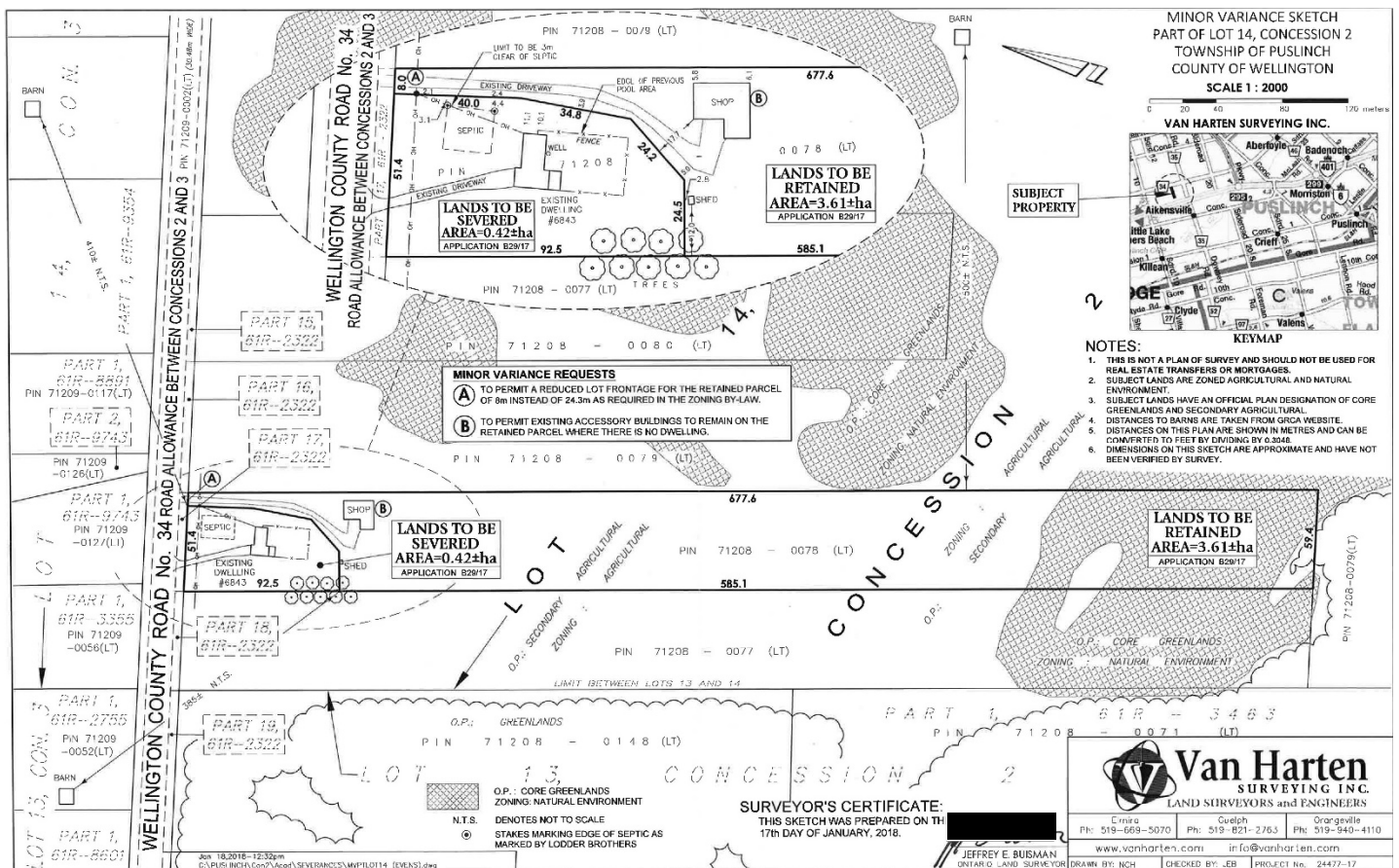
Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

DATED: April 26, 2018  
Copied to: CofA Committee Members, Property owners within 60m, Michelle Innocente, County of Wellington; CBO, Building; M. Roess Fire; P. Costanzo, Roads; GRCA; Bell

**Aerial:** 6843 Wellington Road 34



**Severance Sketch (Lands to be retained):**





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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s): Wayne Keith EVENS & Emily Ann EVENS

[REDACTED] 6843 Wellington Road 34

[REDACTED] Puslinch

[REDACTED] N3C 2V4

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: \_\_\_\_\_

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

Address: 423 Woolwich Street

City: [REDACTED]

Postal Code: [REDACTED]

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.

None

Send correspondence to: Owner: ☐ Agent ☒ Other: \_\_\_\_\_

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

Municipal address: 6843 Wellington Road 34

Concession: 2 Lot: 14

Registered Plan Number: \_\_\_\_\_

Area: 0.36ha ha Depth: 678m m Frontage: 8m m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

Width of road allowance (if known): 30.48m

**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).**

A.To permit a reduced lot frontage of 8m instead of 24.3m as required in Section 5(3)(e) of the Zoning By-law.  
B.To permit an accessory building to be located in the front yard instead of in the interior side yard or rear yard as required in Section 3(1)(d)(i) of the Zoning By-law.  
C.To permit an existing accessory building on the retained parcel where there is no dwelling for a limited time period until a new dwelling is built and occupied. Whereas Section 3(1)(a) of the Zoning By-law requires an accessory building to be accessory to a main building or structure.

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

These requests are being made as a requirement to meet Condition 8 of Severance Application B29/17 which requires Zoning compliance.

Please see covering letter.

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

Official Plan Designation: Secondary Agricultural and Core Greenlands

Zoning Designation: Agricultural & Natural Environment

**7. What is the access to the subject property?**

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☒ (please specify below)

County Road

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

Country Road 34

**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? Rural Residential

The abutting properties? Rural Residential

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

**Existing Buildings**

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	Dwelling on Severed	Shop on Retained	Shed on Retained	
Main Building height	m	ft.	<b>To Be Removed</b>	ft.
*Percentage lot coverage	m	ft.		ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	159 m <sup>2</sup>	208m2 ft <sup>2</sup>	4.7 m <sup>2</sup>	ft <sup>2</sup>

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

	Existing Dwelling	Existing Shop	Existing Shed (To Be Removed)	
Building Details:	Existing:		Proposed:	
Front Yard	39.5 m	96.1m ft.	2.8 m	ft.
Rear Yard	40.5 m	ft.	m	ft.
Side Yards	10.1/21.1 m	5.8/37.7m ft.	12.0 m	ft.

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

Date of acquisition of subject property: November 1995

Date of construction of buildings property: Pending Minor Variance Approval, building permit will be submitted

**16. How long have the existing uses continued on the subject property?** Many years

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

Yes ☐ No ☒

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

N/A
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**Other Related Planning Applications:**

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B29/17	County of Wellington	Lot 14, Con 2	Severance	Approved with Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D13/EVE	Township	Lot 14, Con 2	Minor Variance	Deferred



April 13, 2018

24477-17

Jeff.Buisman@vanharten.com

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

Attention: Kelly Patzer

Dear Ms. Patzer,

**Re: Minor Variance Application & Sketch – D13/EVE  
For Severance Application B29/17  
6843 Wellington Road No. 34  
Part of Lot 14, Concession 2  
PIN 71208-0078  
Township of Puslinch, County of Wellington**

Please find enclosed a REVISED application for minor variance D13/EVE on the above-mentioned property. Included with this submission are copies of the amended minor variance sketch, completed application form, required deed, PIN report and map, Source Water Protection Form, Septic System Maintenance Report & Checklist, letter regarding construction plans and House Plans.

**Proposal:**

A previous Minor Variance application (D13/EVE) was submitted in November 2017; however it was deferred to address specific issues and comments. The minor variances are being requested for the retained parcel to satisfy Condition 8 of approved severance application B29/17. The Minor Variance requests are as follows:

- A. To permit a reduced lot frontage of 8m instead of 24.3m as required in Section 5(3)(e) of the Zoning By-law.**
- B. To permit an accessory building to be located in the front yard instead of in the interior side yard or rear yard as required in Section 3(1)(d)(i) of the Zoning By-law.**
- C. To permit an existing accessory building on the retained parcel where there is no dwelling for a limited time period until a new dwelling is built and occupied. Whereas Section 3(1)(a) of the Zoning By-law requires an accessory building to be accessory to a main building or structure.**

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

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

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

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

**[www.vanharten.com](http://www.vanharten.com)**

R.P. Magahay, B.A.   J.E. Buisman, B.Sc., O.L.S.   R.M. Mak, B.Sc., O.L.S.   J.M. Laws, B.Sc., O.L.S.   J.M. Duffy, P.Eng.

Approval was received for the creation of a 0.4ha severance in the front portion of this parcel of 4.0ha. The new limits of the severance have been configured to incorporate the existing dwelling and yard. The severance was configured to leave ample room for the existing driveway on the retained parcel leading to the existing shop and proposed dwelling. The small shed on the retained parcel is to be removed.

The new limit of the severance also considers the location of the septic system of the existing dwelling. This septic bed was exposed and marked by Lodder Brothers on December 6, 2017. The edge of the septic bed will be 3.1 to 4.4m from the new property line.

The existing shop is in great condition and the owner would like it to remain with the retained parcel.

Our understanding is that there will be an agreement between the Township and the property owner that ensures that a dwelling is constructed within a certain timeframe after the Minor Variance approval or the completion of severance conditions. The agreement will include the following:

- Requirement for a deposit of \$20,000± to the Township of Puslinch to ensure the proposed new dwelling is constructed and an Occupancy Permit is issued within a specific timeframe.
- If the building permit is not received on or before a certain number of months after the Minor Variance No Appeal date, the security deposit will not be refunded and the Township can apply for a Court Order to remove the accessory building at the owner's expense.
- Once the Occupancy Permit for the new dwelling has been issued or if the accessory building is removed, the security deposit will be returned within 10 business days.

The owners, Wayne and Emily Evens are aware of the circumstances and are eager to have a new house built on the retained parcel. The Evens' have provided a letter confirming that they have hired Deterco Builders as the contractor. Construction will commence as soon as the Building Permit is issued and Deterco Builders is estimating Fall 2018 to begin.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



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

cc Wayne Evens

Wayne and Emily Evens

6843 Wellington Rd. 34

Puslinch, ON

To: Michelle Innocente, Senior Planner – Wellington County

Kelly Patzer, Development Coordinator – Township of Puslinch

Cc: Jeff Buisman – Van Harten Surveying

In speaking with Jeff Buisman in regards to the severance application, there seems to be some doubt that I may not build a new home on the retained parcel of land. Also due to an existing building that is on the proposed retained land. I understand there have been problems in the past with this type of circumstance. Please be assured that it is our intent to build a smaller home than our existing house, and retire there. The existing shop building, which I built in 1997, is to be used for our hobbies when we are retired. ( I plan to retire after the new home is completed )


In discussing this with a friend a couple years ago, he recommended Rolf Deter, of Deterco Builders Inc., as a quality builder. He came highly recommended and is a local builder here in Puslinch. We contacted Mr. Deter, and were invited to his home to discuss plans for a new home. My wife and I were quite comfortable in meeting Rolf and his family in their home. Rolf has an impressive reputation for business and quality homes. He arranged for us to visit a local house he had built, and the homeowner was gracious enough to show us his home.

We have chosen Rolf to build our new home as soon as the severance is finalized. He has indicated to me that construction could start in the fall of 2018.

My wife Emily and I are excited to proceed with this plan as soon as possible !

Regards,

Wayne and Emily Evens

  
4/12/18  
(Deterco Builders Inc)  
4/12/18



SEPTIC SYSTEMS

CUSTOMER SERVICE ... EXCELLENCE IN MOTION

500 Mainway Rd. 1  
Guelph, O  
N1L 1G

Cambridge (519) 621-34  
Guelph (519) 836-63  
Kitchener- Waterloo (519) 576-67  
Fax (519) 836-67

# Maintenance Report & Checklist 389

Name & Address: Wayne Evens 6843 Wellington rd. 34 Puslinch

Maintenance Personnel R. Pokocky Date: Dec 6 2017 Time: 1:00 pm

Tertiary Treatment System Make & Model: \_\_\_\_\_

System Configuration: above grade / In-ground, disposal area bed

## Disposal Bed

	YES	NO	N/A	Problem:
1. Surface draining / no ponding	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Water is: Clean <input type="checkbox"/> Septic <input type="checkbox"/>
2. Surface runoff is controlled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		No swales <input type="checkbox"/> Re-graded <input type="checkbox"/>
3. Shallow Pressure Trench: spray height > 60cm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blockage <input type="checkbox"/> Low pressure <input type="checkbox"/>

## Treatment Unit

	YES	NO	N/A
1. Spray nozzles are clear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Foam slime build up is normal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Effluent Sample Taken	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Foam discoloration is: Normal Gray <input type="checkbox"/> Black <input type="checkbox"/> Brown <input type="checkbox"/>			
5. Effluent clarity is: Clear <input type="checkbox"/> Yellowish <input type="checkbox"/> White specs <input type="checkbox"/> Cloudy gray <input type="checkbox"/>			
6. Effluent odor is: None <input type="checkbox"/> Slight ammonia <input type="checkbox"/> septic <input type="checkbox"/>			
7. Access is secure and safe? YES <input type="checkbox"/> NO <input type="checkbox"/>			

## Pump Tank:

	YES	NO
1. Pump operates normally	<input type="checkbox"/>	<input type="checkbox"/>
2. Floats operate normally	<input type="checkbox"/>	<input type="checkbox"/>
3. Tank lid is sealed properly	<input type="checkbox"/>	<input type="checkbox"/>

## Control Panel:

	YES	NO
1. Pumps in automatic mode?	<input type="checkbox"/>	<input type="checkbox"/>
2. Alarm switch at 'normal'?	<input type="checkbox"/>	<input type="checkbox"/>
3. Timer set correctly?	<input type="checkbox"/>	<input type="checkbox"/>

## Septic Tank:

	YES	NO	N/A
1. Effluent filter seated properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Effluent filter normal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Effluent filter was cleaned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Septic tank alive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Scum & sludge layers normal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Tank lid is sealed properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Other Equipment:

	YES	NO
1. Air compressor operating?	<input type="checkbox"/>	<input type="checkbox"/>
2. Air compressor filter cleaned?	<input type="checkbox"/>	<input type="checkbox"/>
3. Trash tank requires pumping?	<input type="checkbox"/>	<input type="checkbox"/>

## Comments, recommendations & diagnosis:

South east corner of the bed is located 46 feet or 14.12m away from wire fence. The North east corner of the bed is 40 feet or 12.19m away from the wire fence on the east side of the driveway

## Solutions, Discription and quoted costs for correction:

Cost

Proceed with work

CUSTOMER X  
SIGNATURE

ADDENDUM

TOTAL

SUBTOTAL

GST

BN# 119338513

TOTAL

CUSTOMER X  
SIGNATURE

I hereby certify that the above information is true and was obtained in person on the above specified date

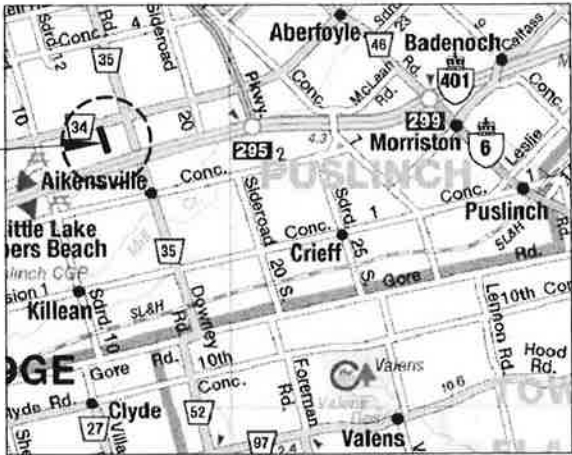
TECHNICIAN X  
SIGNATURE

MINOR VARIANCE SKETCH  
PART OF LOT 14, CONCESSION 2  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 2000

0 20 40 80 120 meters

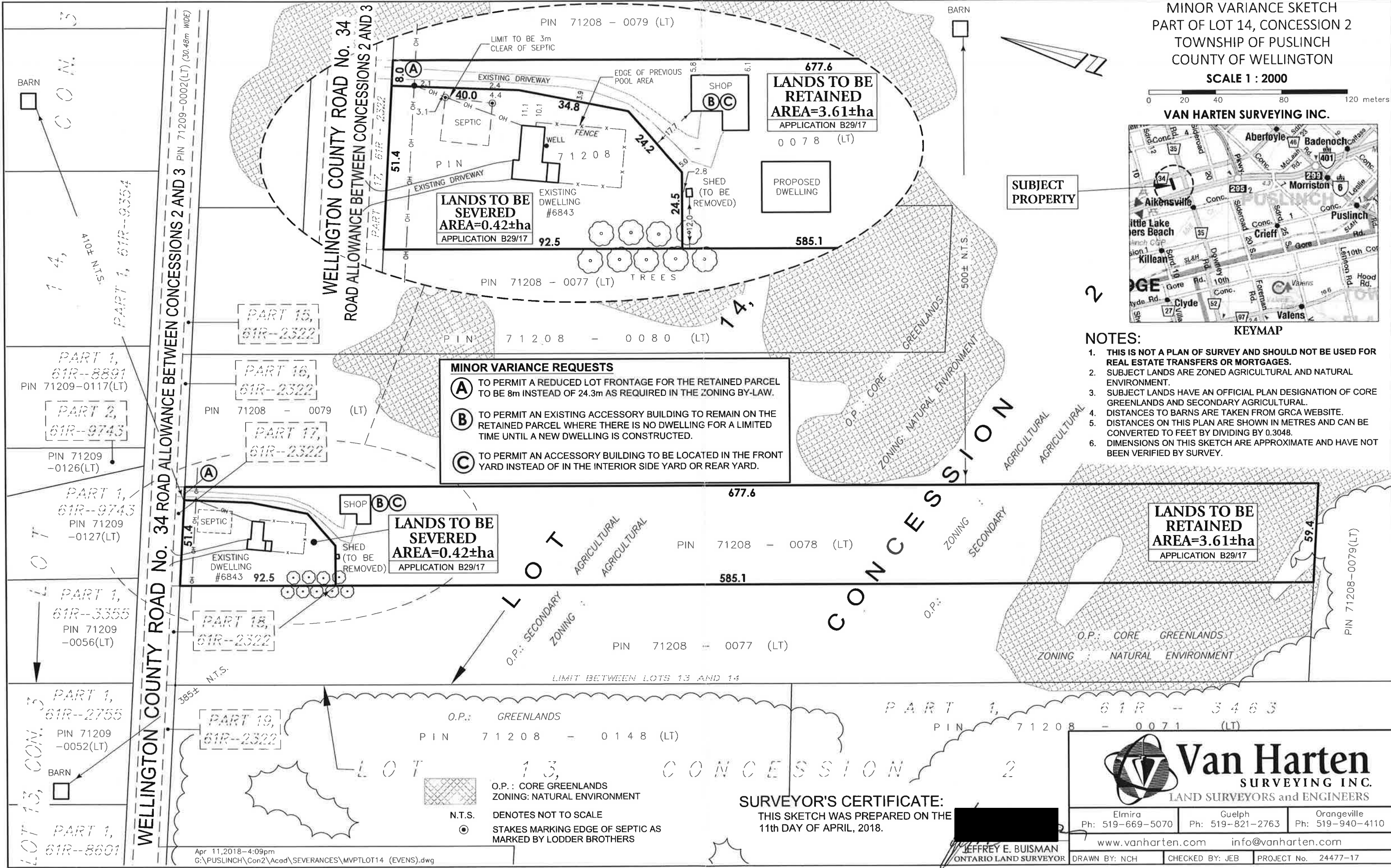
VAN HARTEN SURVEYING INC.



KEYMAP

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS AND SECONDARY AGRICULTURAL.
4. DISTANCES TO BARNS ARE TAKEN FROM GRCA WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.



MINOR VARIANCE REQUESTS

- (A) TO PERMIT A REDUCED LOT FRONTAGE FOR THE RETAINED PARCEL TO BE 8m INSTEAD OF 24.3m AS REQUIRED IN THE ZONING BY-LAW.
- (B) TO PERMIT AN EXISTING ACCESSORY BUILDING TO REMAIN ON THE RETAINED PARCEL WHERE THERE IS NO DWELLING FOR A LIMITED TIME UNTIL A NEW DWELLING IS CONSTRUCTED.
- (C) TO PERMIT AN ACCESSORY BUILDING TO BE LOCATED IN THE FRONT YARD INSTEAD OF IN THE INTERIOR SIDE YARD OR REAR YARD.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE  
11th DAY OF APRIL, 2018.

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: NCH CHECKED BY: JEB PROJECT No. 24477-17



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

**APPLICATION:** D13/RUT  
**OWNER:** Karl Rutherford  
**AGENT:** owner  
**LOCATION:** 18 Olympia Avenue PVT  
**REPORT DATE:** May 4, 2018  
**HEARING DATE:** May 8, 2018 @ 7:00 p.m.

---

**VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:**

1. To permit a 0.83 metre setback from the side yard for a dwelling unit

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

1. That the 0.83 metre side yard setback apply to the south east corner side lot line

**NOTES:**

None

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**TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

**Section 7B – Mini Lakes Zone**

**5(d) SITE SIDE YARD (Minimum)**

Each Dwelling Unit shall have a minimum side yard of 1.2 metres.

**PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW:**

The Mini Lakes Zone has maintained the Site Specific Zoning Provisions of Zoning By-law 19/85.

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from Section 7B.5(d) of the Zoning By-law to allow a side yard setback of 0.83 metres where the required setback is 1.2 metres. The applicants are proposing to place a mobile home on a concrete pad with a reduced side yard setback.

The 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 proposal minor and have no concerns with this application.

**CONSERVATION AUTHORITY (GRCA):**

No comments.

**BUILDING DEPARTMENT:**

No comments

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 3, 2018  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Jessica Wilton, Junior Planner  
Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/RUT (Karl Rutherford)**  
**18 Olympia Avenue PVT, Mini Lakes**  
**Lot 226, Plan 61M203**

We have reviewed the application for minor variance and provide the following comments.

### Planning Opinion

The variance requested would provide relief from Section 7B.5(d) of the Zoning By-law to allow a side yard setback of 0.83 metres where the required setback is 1.2 metres. The applicants are proposing to place a mobile home on a concrete pad with a reduced side yard setback.

The 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 proposal minor and have no concerns with this application.

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

Regulation	By-law Section	Required	Proposed
Section 7B.5(d) Mini Lakes Zone Requirements Interior Side Yard	7B.5(d)	The by-law requires a minimum 1.2 metre side yard setback for a dwelling unit.	Requesting a 0.83 metre setback from the side yard for a dwelling unit.

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 <b>minor</b> in nature	<ul style="list-style-type: none"><li>• We consider the variance for a reduced side yard setback minor in nature.</li></ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"><li>• The subject property is zoned Mini Lakes Zone (ML(h-1)). Mobile homes are permitted within this zone.</li><li>• The intent of a side yard setback is to maintain safe and habitable separation distance from the adjacent property and space for maintenance.</li><li>• A 0.83 metre side yard setback is adequate space for maintenance to the proposed building.</li></ul>

Four Tests	Discussion
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The property is designated PA7-6 Mini Lakes within the County Official Plan.</li> <li>• Mobile homes are permitted within the Mini Lakes policy area designation.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The proposed concrete pad needs to be larger than the mobile home in order to accommodate the structure. Due to the irregular lot shape, the relief is for the rear portion of the proposed building.</li> <li>• The adjacent neighbours building is setback from their property lines which allows for a safe separation between the buildings.</li> <li>• The variance is desirable for the proposed development and use of the land.</li> </ul>

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

Respectfully submitted

County of Wellington Planning and Development Department

Jessica Wilton, Junior Planner

Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/RUT

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner:** Karl Rutherford  
**Agent:** owner  
**Location:** 18 Olympia Avenue PVT, Mini Lakes  
Lot 226, Plan 61M203  
Township of Puslinch, County of Wellington

**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34

**Date:** 7:00 p.m. Tuesday May 8, 2018

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

Section of By-law	Requirements	Proposed
Section 7B.5(d) Hamlet Residential Zone Requirements, Lot Area	The by-law requires a minimum 1.2 metre side yard setback for a dwelling unit.	Requesting a 0.83 metre setback from the side yard for a dwelling unit

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours. **If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: [kpatzer@puslinch.ca](mailto:kpatzer@puslinch.ca). Please be advised that since this is a public process, any written comments will be provided to the applicant.**

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

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

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

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

---

Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

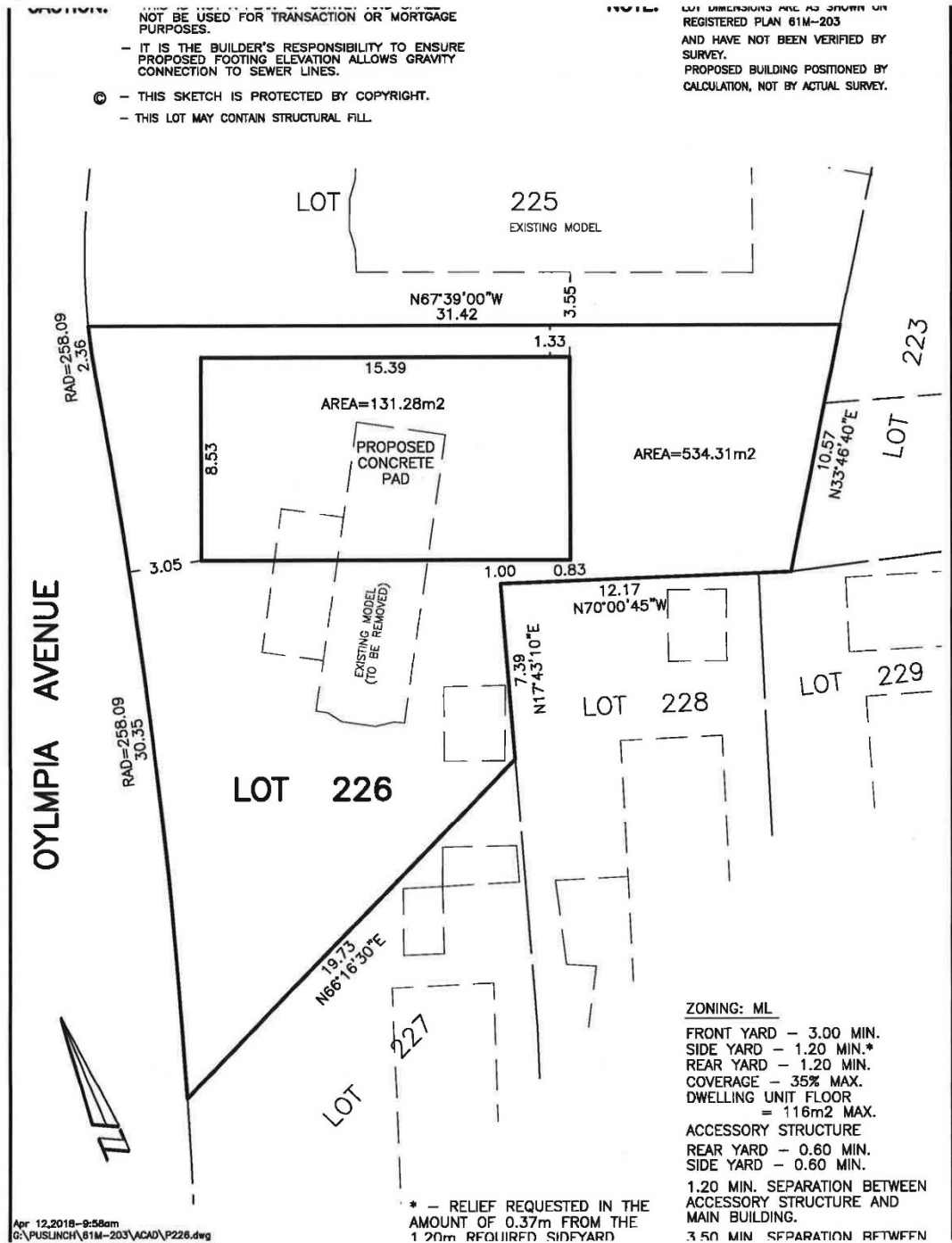
DATED: April 26, 2018

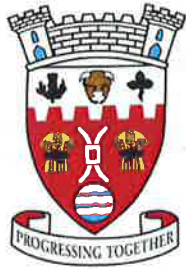
Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Michelle Innocente, County of Wellington, Township CBO, M. Roess, Fire; Bell Canada; GRCA

Aerial: 18 Olympia Avenue PVT



Site Plan:





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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s): Karl Rutherford

Address: 212 Hutton Hill RD

City: Durham

Postal Code: N0G 1R0

E-mail Address:

Telephone Number:

Fax:

Applicant (Agent) Name(s): same

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.

NONE

Send correspondence to: Owner: ☒ Agent: ☐ Other: \_\_\_\_\_

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

Municipal address: \_\_\_\_\_

Concession: Pustina Lot: 226

Registered Plan Number: 61M203

Area: \_\_\_\_\_ ha Depth: \_\_\_\_\_ m Frontage: \_\_\_\_\_ m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

Width of road allowance (if known): \_\_\_\_\_

**Reason for Application:**

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

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

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

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

Section 7B ML Zone 5(b) requires a 1.2m side yard setback.

Requesting:

~~1 foot into the 4'~~  
3 foot set Back for the home

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

the pad needs to be bigger than home  
also the width of home is over 134 10" on  
Back corner

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

Official Plan Designation: PA7-6 Recreational.

Zoning Designation: ML 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?

#18 / OLYMPIA ST  
mini lakes

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? Vacant

The abutting properties? Behind vacant and homes on each side

**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				
Main Building height	m	ft.	m	14' ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				2-
*Number of loading spaces				
Number of floors				1
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	1456 ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>

**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.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: ASAP

Date of construction of buildings property: ASAP

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"/>					

**NOTES:**

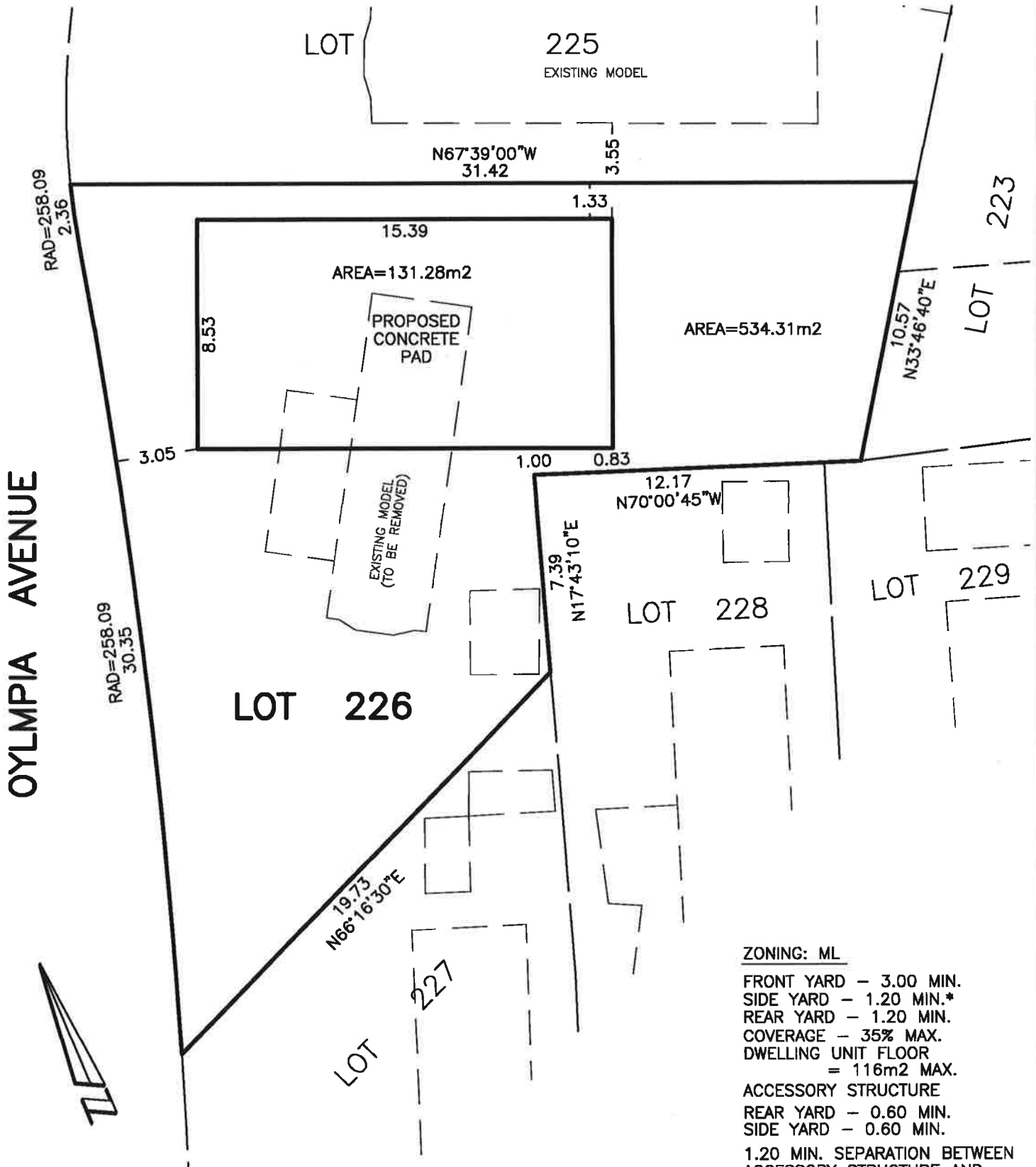
NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.

- © - THIS SKETCH IS PROTECTED BY COPYRIGHT.
- THIS LOT MAY CONTAIN STRUCTURAL FILL.

**NOTE:**

LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-203 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.



**ZONING: ML**

FRONT YARD - 3.00 MIN.  
SIDE YARD - 1.20 MIN.\*  
REAR YARD - 1.20 MIN.  
COVERAGE - 35% MAX.  
DWELLING UNIT FLOOR  
= 116m2 MAX.

ACCESSORY STRUCTURE  
REAR YARD - 0.60 MIN.  
SIDE YARD - 0.60 MIN.

1.20 MIN. SEPARATION BETWEEN  
ACCESSORY STRUCTURE AND  
MAIN BUILDING.

3.50 MIN SEPARATION BETWEEN

\* - RELIEF REQUESTED IN THE  
AMOUNT OF 0.37m FROM THE  
1.20m REQUIRED SIDFYARD





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

**APPLICATION:** D13/BOR  
**OWNER:** Norman & Gwendolyn Boreham  
**AGENT:** Ian Robinson, Black, Shoemaker, Robinson & Donaldson  
**LOCATION:** 801 Watson Road South  
**REPORT DATE:** May 4, 2018  
**HEARING DATE:** May 8, 2018 @ 7:00 p.m.

---

**VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:**

1. To permit a lot area of 1381.7m<sup>2</sup> to accommodate the retained parcel of a proposed severance application.

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

**NOTES:**

None

---

**TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

**Section 6 – Hamlet Residential**

**6.3(a) LOT AREA (Minima)**

- (i) single detached dwelling – 1390 m<sup>2</sup>

**PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW:**

**6.3 Zone Standards – Hamlet residential**

Minimum required lot area = 0.4ha (1 acre)

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from Section 6.3(a) of the Zoning By-law to allow a minimum lot area of 1381.7m<sup>2</sup> where the required lot area is 1390m<sup>2</sup>. This application would satisfy a condition of severance application B46/18, which is currently before the Wellington County Land Division Committee.

The 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 proposal minor and have no concerns with this application..

**CONSERVATION AUTHORITY (GRCA):**

Property not regulated.

**BUILDING DEPARTMENT:**

No objections.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 3, 2018  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Jessica Wilton, Junior Planner  
Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/BOR (Norman & Gwendolyn Boreham)**  
**801 Watson Road South**  
**Part Lot 3, Plan 131 EOBL**

We have reviewed the application for minor variance and provide the following comments.

### Planning Opinion

The variance requested would provide relief from Section 6.3(a) of the Zoning By-law to allow a minimum lot area of 1381.7m<sup>2</sup> where the required lot area is 1390m<sup>2</sup>. This application would satisfy a condition of severance application B46/18, which is currently before the Wellington County Land Division Committee.

The 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 proposal minor and have no concerns with this application.

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

Regulation	By-law Section	Required	Proposed
Section 6.3(a) Hamlet Residential Zone Requirements, Lot Area	6.3(a)	They by-law requires a minimum lot are of 1390 m <sup>2</sup> for single detached dwellings.	Requesting a lot are of 1381.7 m <sup>2</sup> to accommodate the retained parcel of a proposed severance application.


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 <b>minor</b> in nature	<ul style="list-style-type: none"><li>We consider the variance for the reduced lot area minor in nature.</li></ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"><li>The subject property is zoned Hamlet Residential.</li><li>Single detached dwellings are permitted within the Hamlet Residential Zone.</li></ul>

Four Tests	Discussion
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The property is designated Hamlet Area within the County Official Plan.</li> <li>• Hamlet areas will normally accommodate low-density residential development on individual on-site services.</li> <li>• Dwelling units are permitted within the Hamlet Area designation.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The minimum lot area is to ensure that adequate water and septic can be accommodate on the lot and safe setbacks can be met for the proposed development.</li> <li>• The proposed lot area is desirable and appropriate for the use of the land.</li> </ul>

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

Respectfully submitted  
County of Wellington Planning and Development Department

  
Jessica Wilton, Junior Planner

  
Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/BOR

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner:** Norman & Gwendolyn Boreham  
**Agent:** Ian Robinson, Black, Shoemaker, Robinson & Donaldson  
**Location:** 801 Watson Road South  
Part Lot 3, Plan 131 EOBL  
Township of Puslinch, County of Wellington

**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34

**Date:** 7:00 p.m. Tuesday May 8, 2018

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

Section of By-law	Requirements	Proposed
Section 6.3(a) Hamlet Residential Zone Requirements, Lot Area	The by-law requires a minimum lot area of 1390m <sup>2</sup> for single detached dwellings	Requesting a lot area of 1381.7m <sup>2</sup> to accommodate the retained parcel of a proposed severance application

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours. **If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.**

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

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

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

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

---

Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

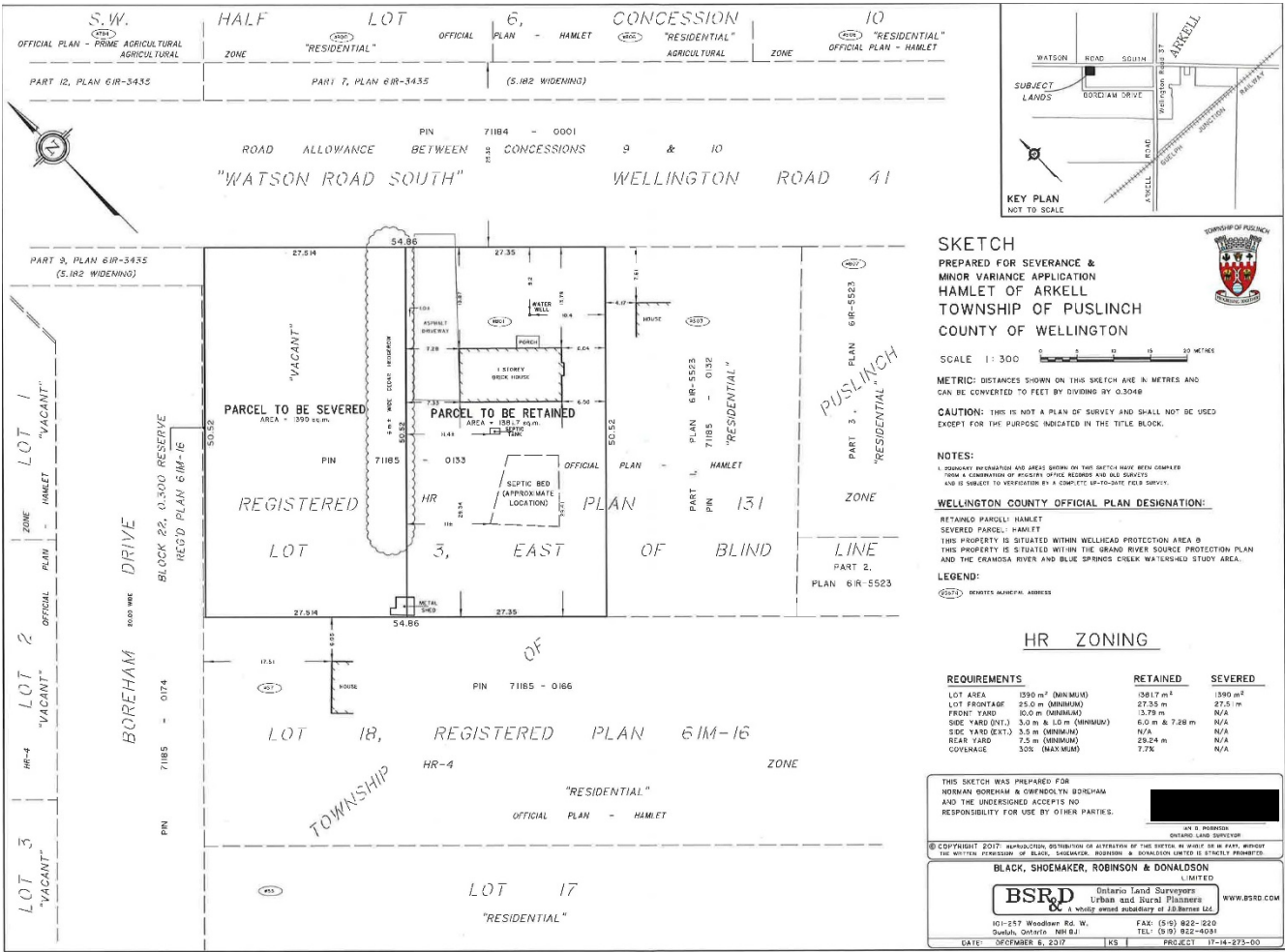
DATED: April 26, 2018

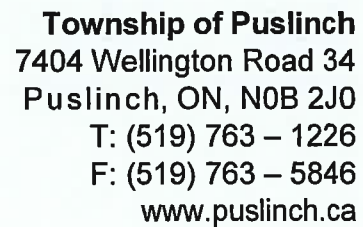
Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Michelle Innocente, County of Wellington, Township CBO, M. Roess, Fire; D. Creed, Roads; Bell Canada

Aerial: 801 Watson



Site Plan:





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

NONE

Send correspondence to: Owner: ☒ Agent ☒ Other: \_\_\_\_\_

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

Municipal address: 801 WATSON ROAD SOUTH, ARKELL

Concession: \_\_\_\_\_ Pt. Lot: 3 EAST OF BLIND LINE

Registered Plan Number: 131

Area: 0.2772 ha \_\_\_\_\_ ac  
Depth: 50.52 m \_\_\_\_\_ ft  
Frontage: 54.864 m \_\_\_\_\_ ft

Width of road allowance (if known): WATSON RD. S. = 25.3m / BOREHAM DR = 20m

**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):** → SEE "ZONING INFO ON RIGHT HAND SIDE OF SKETCH"

- "SEVERED PARCEL" COMPLIES WITH CURRENT HR ZONING.  
- "RETAINED PARCEL" HAS 1381.7m<sup>2</sup> AREA, WHICH IS 8.3m<sup>2</sup> LESS THAN THE MIN. 1390m<sup>2</sup> REQUIRED BY THE CURRENT HR ZONING.

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

THERE IS SLIGHTLY LESS TOTAL LOT AREA ON THE EXISTING PROPERTY TO HAVE BOTH THE "SEVERED" & "RETAINED" PARCELS BOTH COMPLY WITH THE MINIMUM LOT AREA REQUIRED BY THE CURRENT HR ZONING. (WE ARE ONLY 8.3 m<sup>2</sup> SHORT).

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

Official Plan Designation: HAMLET

Zoning Designation: HR (HAMLET RESIDENTIAL)

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?

WATSON ROAD SOUTH & BOREHAM DRIVE

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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

### 11. How is storm drainage provided?

Storm Sewers: ☒ ON WATSON ROAD SOUTH

Ditches: ☒ ON BOREHAM DRIVE

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? SINGLE FAMILY RESIDENTIAL

The abutting properties? SINGLE FAMILY 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	SINGLE FAMILY HOUSE		SINGLE FAMILY HOUSE	
Main Building height	1 STOREY m	ft.	N/A m	ft.
*Percentage lot coverage	7.4 %		N/A	
*Number of parking spaces	2		N/A	
*Number of loading spaces	N/A		N/A	
Number of floors	1 STOREY WITH BASEMENT		N/A	
Total floor area (WITH BASEMENT)	204 m <sup>2</sup>	ft <sup>2</sup>	N/A m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	102 m <sup>2</sup>	ft <sup>2</sup>	N/A m <sup>2</sup>	ft <sup>2</sup>

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

\* SEE SKETCH FOR EXISTING SETBACKS DETAILS

Building Details:	Existing:		Proposed:	
Front Yard	13.79 m	ft.	N/A (UNKNOWN) m	ft.
Rear Yard	29.34 m	ft.	" m	ft.
Side Yards	S.E. 6.00' N.W. 7.28' m	ft.	" m	ft.

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

Date of acquisition of subject property: Nov. 15, 1963

Date of construction of buildings property: c. 1963

**16. How long have the existing uses continued on the subject property?** 55 yrs 1/2

**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"/>	PENDING	COUNTY LDC	801 WATSON RD. SEETH	NEW LOT	LDC HEARING JUNE 14, 2018
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

OTHER THAN SUBJECT APPLICATION



Project 17-14-273-00

April 16, 2018

***HAND DELIVERED***

The Corporation of the Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario  
N0B 2J0

**Attention: Kelly Patzer, Development Coordinator**

Dear Kelly:

**Re: Norman and Gwendolyn Boreham – Minor Variance Application  
801 Watson Road South, Hamlet of Arkell, Township of Puslinch  
Part of Lot 3, East of Blind Line, Registered Plan 131**

---

I am acting for Norman and Gwendolyn Boreham, the owners of the subject property, who recently made an application to the Wellington County Land Division Committee to sever a single family residential infill lot from the property they have owned for many years at the corner of Watson Road South and Boreham Drive. In conjunction with this Severance Application to the County, the proposed “retained parcel” will have an area of 1381.7 square metres which is 8.3 metres less than the minimum 1390 square metres required by the current zoning bylaw. As a result, we are making the attached minor variance application for a slight reduction to the minimum lot area for the proposed retained parcel. In all other respects, the proposed retained and severed parcels meet the basic zoning requirements for size, etc.

It is our understanding that the County Land Division Committee will hear this Severance Application on June 14, 2018 and we are hoping that the attached Minor Variance Application can be processed in approximately the same timeframe. I was very recently made aware that there are some pending changes to the Township zoning bylaw which may impact our current Minor Variance Application. If the pending changes to the bylaw are made and deemed to be effective prior to the minor variance approval, we understand that we may have to amend the attached Minor Variance Application accordingly.

In support of our Minor Variance Application we enclosed the following:

1. A completed Minor Variance Application form.
2. One (1) full-sized Sketch showing the proposed severance and minor variance information.

3. Two (2) reduced copies of the severance and minor variance sketch (11" x 17").
4. A cheque payable to the Township of Puslinch in the amount of \$676.00 to cover the Minor Variance Application fee.

If you have any questions or require additional information, please do not hesitate to contact me directly.

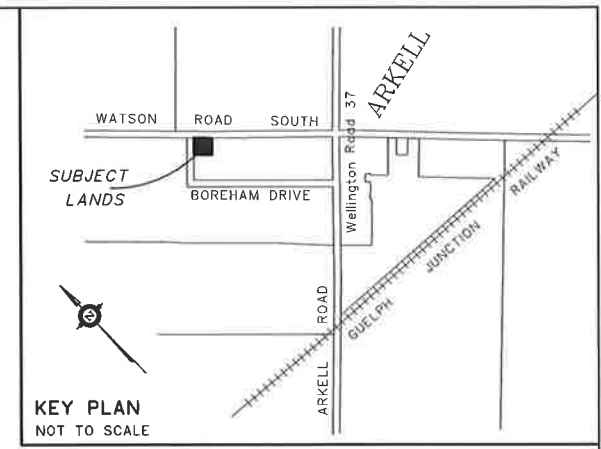
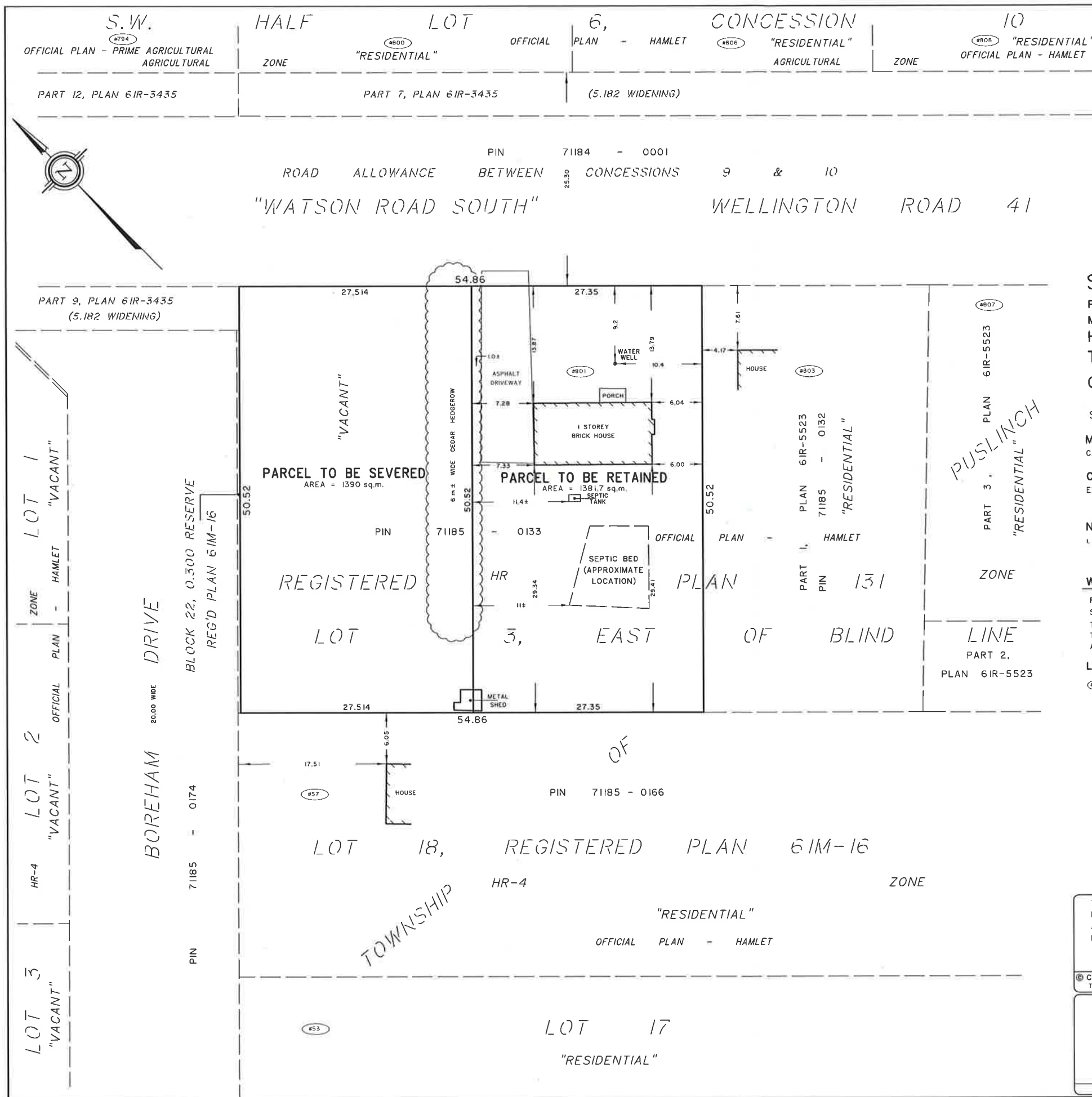
Sincerely,

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

*A wholly owned subsidiary of J. D. Barnes Ltd.*



**Ian Robinson, B.Sc., OLS, OLIP**



SKETCH  
PREPARED FOR SEVERANCE &  
MINOR VARIANCE APPLICATION  
HAMLET OF ARKELL  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1:300

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

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: HAMLET  
SEVERED PARCEL: HAMLET

THIS PROPERTY IS SITUATED WITHIN WELLHEAD PROTECTION AREA B  
THIS PROPERTY IS SITUATED WITHIN THE GRAND RIVER SOURCE PROTECTION PLAN AND THE ERAMOSA RIVER AND BLUE SPRINGS CREEK WATERSHED STUDY AREA.

LEGEND:

#5674 DENOTES MUNICIPAL ADDRESS

HR ZONING

REQUIREMENTS	RETAINED	SEVERED
LOT AREA	1390 m <sup>2</sup> (MINIMUM)	1381.7 m <sup>2</sup>
LOT FRONTAGE	25.0 m (MINIMUM)	27.35 m
FRONT YARD	10.0 m (MINIMUM)	13.79 m
SIDE YARD (INT.)	3.0 m & 1.0 m (MINIMUM)	6.0 m & 7.28 m
SIDE YARD (EXT.)	3.5 m (MINIMUM)	N/A
REAR YARD	7.5 m (MINIMUM)	29.24 m
COVERAGE	30% (MAXIMUM)	7.7%

THIS SKETCH WAS PREPARED FOR  
NORMAN BOREHAM & GWENDOLYN BOREHAM  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

IAN D. ROBINSON  
ONTARIO LAND SURVEYOR

COPYRIGHT 2017: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS SKETCH, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED

BSR&D Ontario Land Surveyors  
Urban and Rural Planners  
A wholly owned subsidiary of J.D.Barnes Ltd.

101-257 Woodlawn Rd. W.  
Guelph, Ontario N1H 8J1

FAX: (519) 822-1220  
TEL: (519) 822-4031

DATE: DECEMBER 6, 2017 KS PROJECT 17-14-273-00



## ATTACHMENT A (d)

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

**APPLICATION:** D13/ONT  
**OWNER:** 2079597 Ontario Inc c/o Glenn Morgan  
**AGENT:** Jeff Buisman  
**LOCATION:** 4063 Highway 6  
**REPORT DATE:** May 8, 2018  
**HEARING DATE:** May 8, 2018 @ 7:00 p.m.

---

#### VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:

1. To permit an accessory building on a parcel that has been severed where there is no dwelling/main use for a limited time period;
2. To permit a home occupation in the accessory building on a main parcel without a dwelling/use for a limited time period;
3. To permit a home occupation using 285m<sup>2</sup> in an accessory building; and
4. To permit an accessory building in the front yard.

#### CONDITIONS RECOMMENDED BY THE TOWNSHIP:

1. The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building with home occupation on the property without a main use;
2. The existing accessory structure shall be removed/demolished within 6 months of the Minor Variance No Appeal date and the home occupation shall cease to exist in the event that a building permit for a new single detached dwelling has not been issued;
3. The existing accessory structure shall be removed/demolished within 18 months of the Minor Variance No Appeal date and the home occupation shall cease to exist in the event that an Occupancy Permit for a new single detached dwelling has not been issued;
4. Any home occupation or home industry shall meet maximum permitted floor area, including all other requirements of the zoning by-law within 7 years from the date of the Minor Variance No Appeal date; and
5. The accessory structure cannot be used for human habitation.

#### NOTES:

Township staff is not in support of severing a parcel that creates a new parcel leaving an accessory building with a business as a main use. An accessory building with a home occupation is not permitted on a parcel without a main use as noted in the Township comments for severance application B141/17.

An agreement has been created and authorized by Council to permit an accessory structure without a main use for the purpose of an owner demolishing a dwelling to

rebuild a new dwelling and to be able to maintain the existing accessory building(s) on the land.

## **TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

### **Section 3 – General Provisions**

#### **1(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.

#### **1(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;

### **9. HOME OCCUPATIONS**

No home occupation shall be permitted anywhere within the zoned area except in accordance with the following provisions:

- a) A home occupation shall be accessory to a single dwelling occupied by the owner or tenant thereof as his principal residence and located within a zone in which a home occupation is specifically listed as a permitted use.
- b) At no time shall any home occupation employ more than one person who does not reside in the dwelling to which such home occupation is accessory.
- c) Not more than 25 per cent of the total dwelling unit area of any dwelling unit shall be used primarily for a home occupation and any area so used shall be over and above the minimum dwelling unit area required hereby for such dwelling unit.
- d) A home occupation may occur within an accessory structure in the Agricultural (A) Zone.
- e) The home occupation shall be clearly incidental and secondary to the main residential use to which it is accessory and shall not change the residential character of the dwelling.
- f) No home occupation shall create or become a public nuisance, particularly with regard to noise, traffic, emissions, parking or radio or television interference.

## **PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW:**

### **Accessory Buildings and Structures:**

No accessory building or structure shall be erected on a lot prior to the erection of the principal building on the lot.

Minimum Front Yard: Equal to the minimum front yard requirement for the principal building (10 metres in the Agricultural Zone).

#### 4.12 HOME INDUSTRIES

- a. The following regulations apply to a home industry where permitted by this By-law:
- i. The home industry shall be clearly incidental and secondary to the principal residential use to which it is accessory and shall not change the residential character of the dwelling;
  - ii. A home industry shall not be permitted to operate or locate in any part of a dwelling unit;
  - iii. The total number of home industries permitted shall be limited to one per lot;
  - iv. No home industry shall create or become a public nuisance, particularly with regard to noise, traffic, emissions, parking or radio or television interference;
  - v. Only two on-site employees, in addition to the permanent residents of the dwelling unit, may be employed by the home industry;
  - vi. The home industry shall meet the same yard provisions as required for the principal use on the lot for the Zone in which it is located;
  - vii. The maximum total floor area dedicated to a home industry on a lot shall not exceed 100 m<sup>2</sup>

#### **COUNTY OF WELLINGTON PLANNING OPINION:**

The variances requested are for a new lot and would provide relief from Section 3.1(a), 3.1 (d), 3.9(a), and 3.9(c) of the Zoning By-law to permit the existing accessory buildings to remain on the property where this is no dwelling for a limited time until a dwelling is built, to allow the accessory building to be located in the front yard, and to permit a home occupation in the accessory building. This application would satisfy a condition of severance application B141/17, which was granted provisional consent January 11, 2018.

Subject to the following conditions, the request for minor variance is considered to 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;

1. The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building on the property without a main use;
2. The existing accessory structure shall be removed/demolished within 6 months of the Minor Variance No Appeal date in the event that a building permit for a new single detached dwelling has not been issued;
3. The accessory structure cannot be used for human habitation;
4. The existing accessory structure shall be removed/demolished within 18 months of the Minor Variance No Appeal date in the event that an Occupancy Permit for a new single detached dwelling has not been issued; and,

5. That the home occupation be permitted for no longer than 7 years from the date of the Minor Variance No Appeal date.

**CONSERVATION AUTHORITY (HALTON CONSERVATION):**

Property not regulated

**BUILDING DEPARTMENT:**

No comments.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

**MTO:**

Minor Variance was circulated but comments were not received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 2, 2018  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 ONT (2079597 Ontario Inc c/o Glenn Morgan)**  
**4063 Highway 6**  
**Part Lots 36 & 37, Concession Gore**

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 are for a new lot and would provide relief from Section 3.1(a), 3.1 (d), 3.9(a), and 3.9(c) of the Zoning By-law to to permit the existing accessory buildings to remain on the property where this is no dwelling for a limited time until a dwelling is built, to allow the accessory building to be located in the front yard, and to permit a home occupation in the accessory building. This application would satisfy a condition of severance application B141/17, which was granted provisional consent January 11, 2018.

Subject to the following conditions, the request for minor variance is considered to 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;

- (1) The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building on the property without a main use;
- (2) The existing accessory structure shall be removed/demolished within 6 months of the Minor Variance No Appeal date in the event that a building permit for a new single detached dwelling has not been issued;
- (3) The accessory structure cannot be used for human habitation;
- (4) The existing accessory structure shall be removed/demolished within 18 months of the Minor Variance No Appeal date in the event that an Occupancy Permit for a new single detached dwelling has not been issued; and,
- (5) That the home occupation be permitted for no longer than 7 years from the date of the Minor Variance No Appeal date.

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

Regulation	By-law Section	Required	Proposed
General Provisions, Accessory Uses, Accessory Uses Permitted in All Zones	3.1(a)	The by-law requires any building, structure or accessory use to be accessory to a main permitted use.	Requesting an accessory building on a parcel that has been severed where there is no dwelling/main use for a limited time period.
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	Requesting an accessory building to be located in the front yard.

		yard, provided that such accessory building or structure is not located closer than two metres to any lot line	
Accessory Uses, Home Occupations	3.9(a)	The by-law states a home occupation shall be accessory to a single dwelling occupied by the owner or tenant thereof as his principal residence and located within a zone in which a home occupation is specifically listed as a permitted use.	To permit a home occupation in the accessory building on a parcel without a main dwelling/use for a limited time period.
Accessory Uses, Home Occupations	3.9(c)	The by-law states not more than 25 per cent of the total dwelling unit area of any dwelling unit shall be used primarily for a home occupation.	To permit a home occupation using 285 m <sup>2</sup> in an accessory building.

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

### Review of Four Tests

#### **Variance 1: To permit existing accessory building to remain on the property where there is no dwelling for a limited time until a dwelling is built**

- We would consider the variance minor in terms of impact given that the request is intended to be temporary.
- The subject property is zoned Agricultural (A).
- A single detached dwelling and accessory uses are permitted use within the Agricultural (A) Zone.
- The intent of this provision is to ensure that accessory buildings are accessory to a main use. In this case, not having a main dwelling is only temporary and subject to the conditions above, the intent of the by-law is considered to be maintained.
- The property is designated Prime Agricultural; a single detached dwelling and accessory building are permitted uses in the designation.
- Once a dwelling is constructed on the subject property, the existing structure will technically become accessory to the new dwelling and would no longer require a variance. Based on the aforementioned and the proposed conditions, the variance is considered desirable and appropriate.

#### **Variance 2: To permit an accessory building to be located in the front yard**

- We would consider the variance minor in terms of impact.
- The subject property is zoned Agricultural (A)
- A single detached dwelling and accessory uses are permitted use within the Agricultural (A) Zone.
- The intent of this provision is to ensure that accessory buildings are located in the rear yard or interior side yard. In this case, the irregular shape of the lot creates a large front yard. Given that the structure is existing, it is not practical to locate the building elsewhere. The front yard is large enough to accommodate the structure without impacting neighbouring properties.
- The area of the front yard is large enough to accommodate the accessory building without impacting the neighbouring property. The variance is considered desirable and appropriate.

**Variance 3: To permit a home occupation in the accessory building on a parcel without a main dwelling use for a limited period.**

- We would consider the variance minor in terms of impact given that the request is intended to be temporary.
- A home occupation within an accessory structure is permitted in the Agricultural (A) zone.
- The intent of this provision is to ensure that a home occupation is accessory to a single dwelling occupied by the owner or tenant of the principal residence. In this case, not having a main dwelling is only temporary and subject to the conditions above, the intent of the by-law is considered to be maintained.
- The property is designated Prime Agricultural; a single detached dwelling and accessory building are permitted uses in the designation.
- Once a dwelling is constructed on the subject property, the existing structure will technically become accessory to the new dwelling and would no longer require a variance. Based on the aforementioned and the proposed conditions, the variance is considered desirable and appropriate.

**Variance 4: To permit a home occupation using 285m<sup>2</sup> in an accessory building**

- We would consider the variance minor in terms of impact.
- A maximum 25% of the dwelling area can be used for a home occupation. The intent of this provision is to ensure that the home occupation is accessory to the main dwelling use.
- In this case there is no dwelling and as a result the variance is to permit a certain area, 285m<sup>2</sup>, within the existing accessory building. Based on the conditions provided above and the proposed temporary period of time the use is to be permitted, we consider the intent of the zoning by-law to be met.
- Given that the proposed use is for a temporary period and that the home occupation will function accessory to a main use, we consider the variance desirable and appropriate.

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act* subject to the conditions listed above. 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 covering the signature area, with some faint blue ink visible above it.

---

Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

**COMMITTEE OF ADJUSTMENT**  
**NOTICE OF PUBLIC HEARING**

**MINOR VARIANCE APPLICATION #D13/ONT**

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner:** 2079597 Ontario Inc c/o Glenn Morgan  
**Agent:** Jeff Buisman, Van Harten Surveying  
**Location:** 4063 Highway 6  
Pt Lots 36 & 37, Concession Gore  
Township of Puslinch, County of Wellington

**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34

**Date:** 7:00 p.m. Tuesday May 8, 2018

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

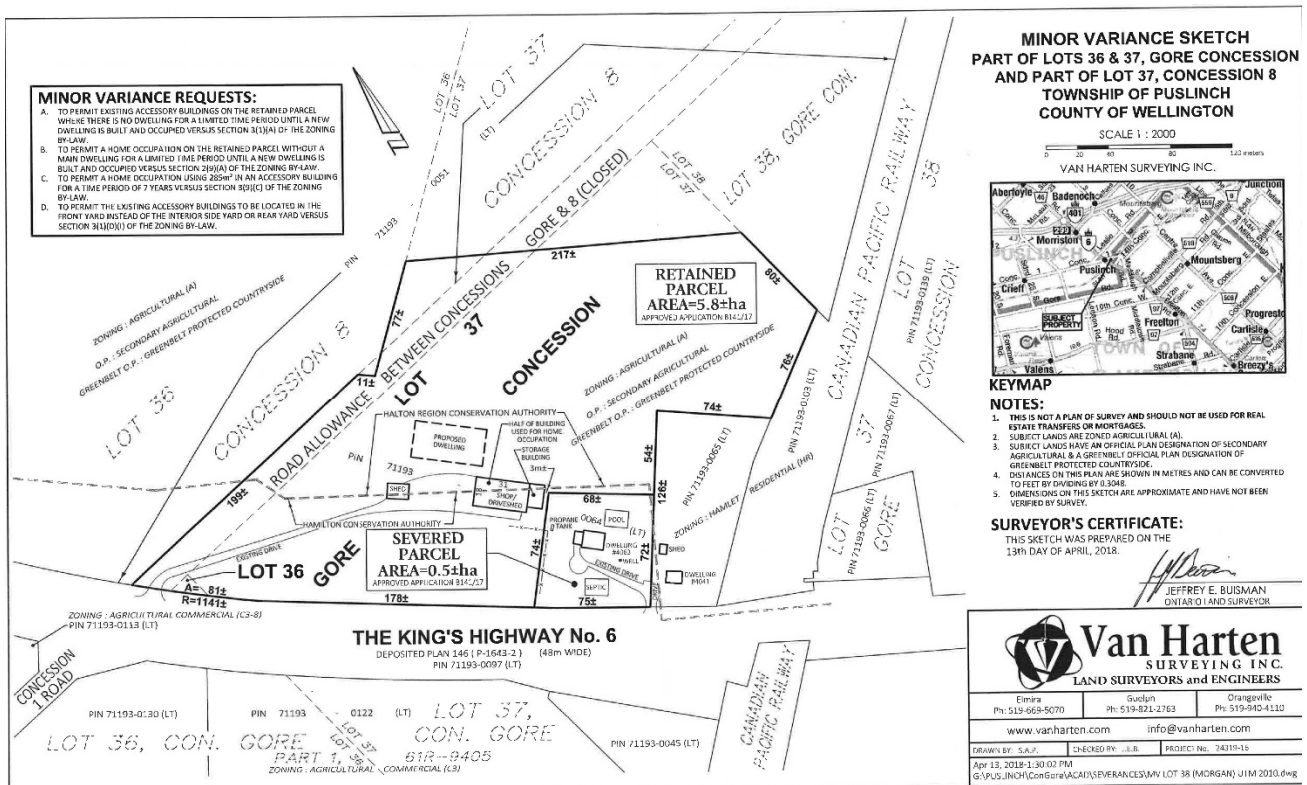
Section of By-law	Requirements	Proposed
Section 3.1(a) Accessory Uses, Accessory Uses Permitted in all Zones	The by-law requires an accessory building to be accessory to a main permitted use.	Requesting an accessory building on a parcel that has been severed where there is no dwelling/main use for a limited time period.
Section 3.9(a) Accessory Uses, Home Occupations	The by-law states a home occupation shall be accessory to a single dwelling occupied by the owner or tenant thereof as his principal residence and located within a zone in which a home occupation is specifically listed as a permitted use.	To permit a home occupation in the accessory building on a parcel without a main dwelling/use for a limited time period.
Section 3.9(c) Accessory Uses, Home Occupations	The by-law states not more than 25 per cent of the total dwelling unit area of any dwelling unit shall be used primarily for a home occupation	To permit a home occupation using 285m <sup>2</sup> in an accessory building.
Section 3.1(d) Accessory Uses, Yard Requirements	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 an accessory building to be located in the front yard.

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours.

**If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.**

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





April 13, 2018

24319-16

Jeff.Buisman@vanharten.com

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

Attention: Kelly Patzer

Dear Ms. Patzer,

**Re: Minor Variance Application & Sketch for Severance Application B141/17  
4063 Highway 6  
Part of Lots 36 & 37, Concession GORE  
Part of Lot 37, Concession 8  
PIN 71193-0064  
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, require deed, PIN report and map, house plans, a letter from the Charleston Homes and a cheque in the amount of \$690 to the Township of Puslinch.

### **Proposal**

Four minor variances are being requested for the retained parcel of Approved Severance Application B141/17. These requests are required to satisfy Condition 5 of the severance application which requires zoning compliance. The Minor Variance requests are as follows:

- A. To permit existing accessory buildings on the retained parcel where there is no dwelling for a limited time period until a new dwelling is built and occupied. Whereas Section 3(1)(a) of the Zoning By-law requires an accessory building to be accessory to a main building or structure.**
- B. To permit a home occupation on the retained parcel without a main dwelling for a limited time period until a new dwelling is built and occupied. Whereas Section 3(9)(a) of the Zoning By-law requires that the home occupation be accessory to a single dwelling.**
- C. To permit a home occupation using 285m<sup>2</sup> in an accessory building for a time period of 7 years whereas Section 3(9)(c) of the Zoning By-law requires not more than 25% of the total dwelling unit area is to be used for a home occupation.**

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

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

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

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

**[www.vanharten.com](http://www.vanharten.com)**

**D. To permit the existing accessory buildings to be located in the front yard instead of in the interior side yard or rear yard as required in Section 3(1)(d)(i) of the Zoning By-law.**

Approval was received for the creation of a severance along Highway 6 with a frontage of 75m, depth of 73m and for an area of 0.5ha. The severed parcel contains an existing dwelling and pool that will remain. The retained parcel has an area of 5.8ha where a shop/driveshed, storage building and shed will continue to exist. The intention is for the owner, Mr. Glenn Morgan to have a new dwelling built for his retirement within a specific timeframe (less than 18 months) after Minor Variance approval and completion of Severance conditions.

Approximately half of the large building on the retained parcel is used as a home occupation for the owner's business as a distributor of food grade oils to local industry, agriculture, food processing, University of Guelph, Cargill, etc. Large containers of food grade oil is delivered to the property about once per month. The oils are repackaged into smaller containers such as drums and 20 litre pails. The smaller containers are shipped by cargo trucks with single-axle trucks about once a day. There is one full time employee, one part-time employee and the owner. The other half of the building is used for storage of farm equipment.

The existing accessory buildings are in great condition and used as part of the owners home occupation and livelihood which is why he would like these to remain with the retained parcel. The seven year time frame requested in variance C is to ensure flexibility for Mr. Morgan's retirement plan.

Our understanding is that there will be an agreement between the Township and the property owner that ensures that a dwelling is constructed within a certain timeframe after the Minor Variance approval or the completion of severance conditions. The agreement will include the following:

- Requirement for a deposit of \$20,000± to the Township of Puslinch to ensure the proposed new dwelling is constructed and an Occupancy Permit is issued within a specific timeframe.
- If the building permit is not received on or before a certain number of months after the Minor Variance No Appeal date, the security deposit will not be refunded and the Township can apply for a Court Order to remove the accessory building at the owner's expense.
- Once the Occupancy Permit for the new dwelling has been issued or if the accessory building is removed, the security deposit will be returned within 10 business days.

Mr. Morgan is aware of the circumstances and is eager to have a new dwelling built on the retained parcel. Mr. Morgan has hired Charleston Homes as the contractor to build the proposed dwelling. Charleston Homes has provided a letter confirming that they will commence the construction of the dwelling as soon as the Building Permit is issued and will complete the house within 12-18 months.



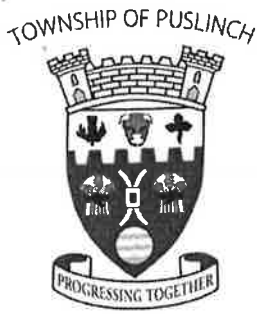
Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



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

cc Glenn Morgan



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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** 2079597 Ontario Inc. & Glenn John MORGAN

**Address:** PO Box 27034

**City:** Guelph

**Postal Code:** N1L 0A0

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:**

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

**Address:** 423 Woolwich Street

**City:** Guelph

**Postal Code:** N1H 3X3

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]

\_\_\_\_\_

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

Concession: GORE & 8 Lot: 36 & 37

Area: 5.8 ha      Depth: 276m m      Frontage: 259m m

         ac               ft               ft

Reason for Application:

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

A. To permit existing accessory buildings on the retained parcel where there is no dwelling for a limited time period until a new dwelling is built versus Section 3(1)(a).  
B. To permit a home occupation on the retained parcel without a main dwelling for a limited time period until a new dwelling is built and occupied versus Section 3(9)(a).  
C. To permit a home occupation using 285m<sup>2</sup> in an accessory building for a time period of 7 years versus Section 3(9)(c).  
D. To permit the existing accessory buildings to be located in the front yard instead of in the interior side yard or rear yard as required in Section 3(1)(d)(i) of the Zoning By-law.

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

These requests are being made as a requirement to meet Condition 5 of Severance Application B141/17 which requires Zoning compliance.

Please see covering letter for more details.

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: Agricultural

**7. What is the access to the subject property?**

Provincial Highway:

☒

Continually maintained municipal road:

☐

Seasonally maintained municipal road:

☐

Other: ☐ (please specify below)

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

Highway 6

**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? Rural Residential / Agricultural

The abutting properties? Agricultural, Commercial, Hamlet

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

**Existing Buildings**

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	Shop/Driveshed	Storage Building	Shed	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	570 m <sup>2</sup>	180 ft <sup>2</sup>	123 m <sup>2</sup>	ft <sup>2</sup>

**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:		Existing:		Existing:		Proposed:	
	Shop/Driveshed	Storage Building	Shed					
Front Yard	60 m	63 ft.	64 m					ft.
Rear Yard	m	ft.	m					ft.
Side Yards	12 m	3m ft.	67 m					ft.

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

Date of acquisition of subject property: July 2012

Date of construction of buildings property: Many years ago

**16. How long have the existing uses continued on the subject property?** Many years

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

Yes ☐ No ☒

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

N/A

**Other Related Planning Applications:**

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B141/17	County of Wellington	Lot 36 & 37, Con GORE	Severance	Approved with Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

### MINOR VARIANCE REQUESTS:

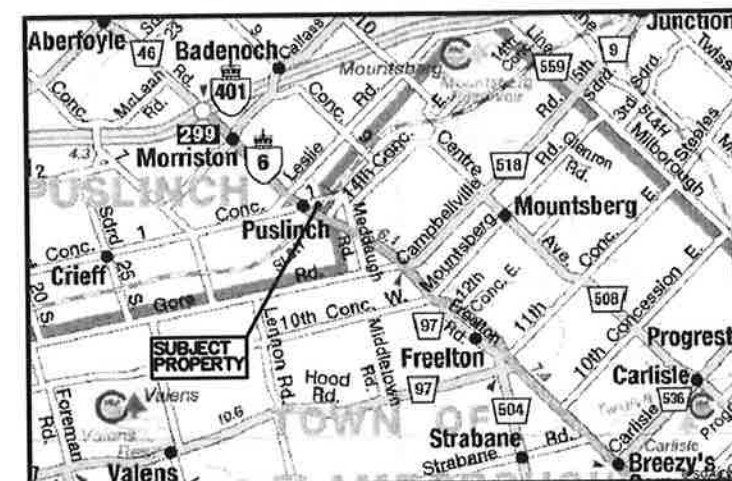
- TO PERMIT EXISTING ACCESSORY BUILDINGS ON THE RETAINED PARCEL WHERE THERE IS NO DWELLING FOR A LIMITED TIME PERIOD UNTIL A NEW DWELLING IS BUILT AND OCCUPIED VERSUS SECTION 3(1)(A) OF THE ZONING BY-LAW.
- TO PERMIT A HOME OCCUPATION ON THE RETAINED PARCEL WITHOUT A MAIN DWELLING FOR A LIMITED TIME PERIOD UNTIL A NEW DWELLING IS BUILT AND OCCUPIED VERSUS SECTION 2(9)(A) OF THE ZONING BY-LAW.
- TO PERMIT A HOME OCCUPATION USING 285m<sup>2</sup> IN AN ACCESSORY BUILDING FOR A TIME PERIOD OF 7 YEARS VERSUS SECTION 3(9)(C) OF THE ZONING BY-LAW.
- TO PERMIT THE EXISTING ACCESSORY BUILDINGS TO BE LOCATED IN THE FRONT YARD INSTEAD OF THE INTERIOR SIDE YARD OR REAR YARD VERSUS SECTION 3(1)(D)(I) OF THE ZONING BY-LAW.

## MINOR VARIANCE SKETCH PART OF LOTS 36 & 37, GORE CONCESSION AND PART OF LOT 37, CONCESSION 8 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 2000

0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.



### KEYMAP

### NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL (A).
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & A GREENBELT OFFICIAL PLAN DESIGNATION OF GREENBELT PROTECTED COUNTRYSIDE.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

### SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE  
13th DAY OF APRIL, 2018.

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



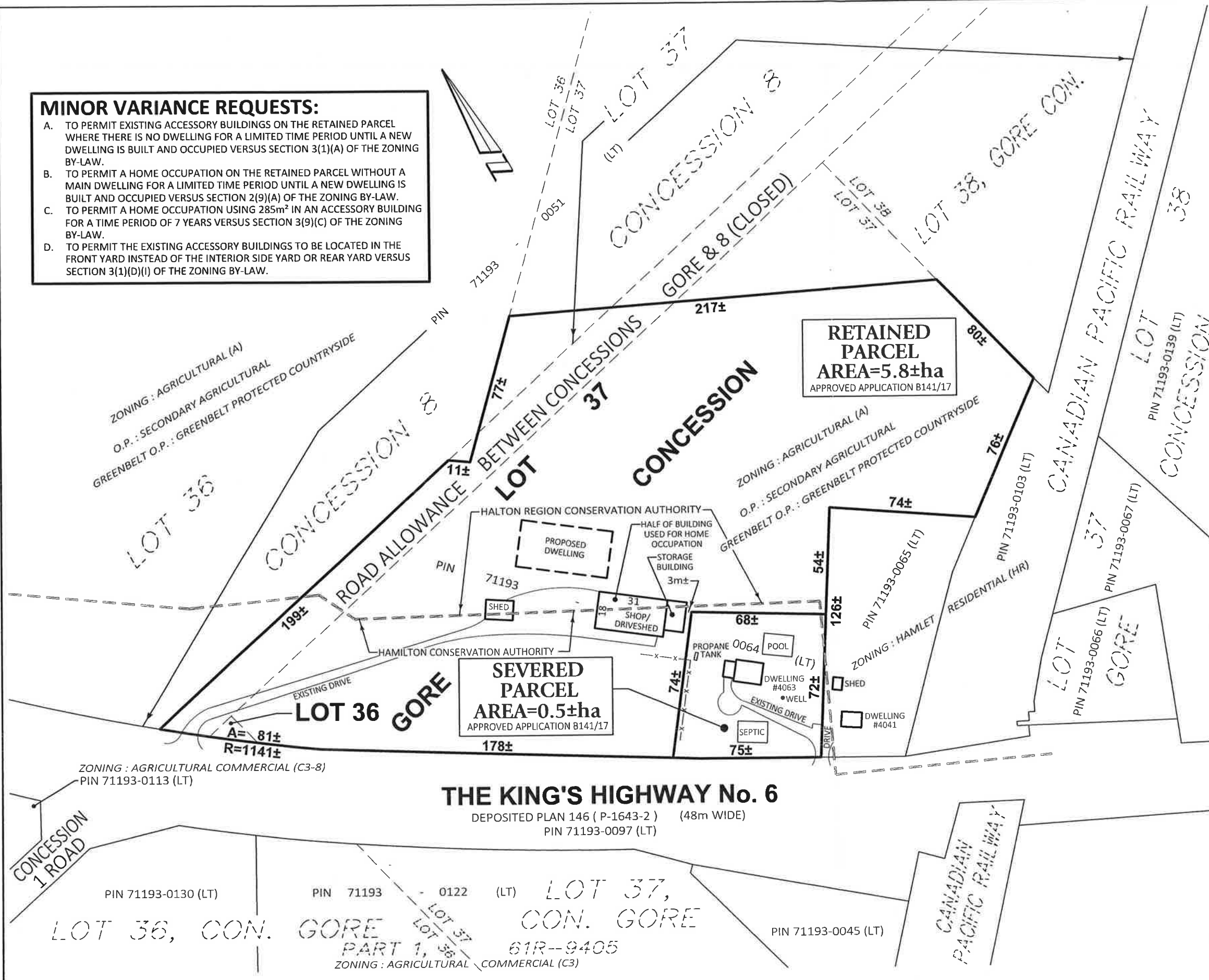
**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. CHECKED BY: J.E.B. PROJECT No. 24319-16

Apr 13, 2018-1:30:02 PM  
G:\PUSLINCH\ConGore\ACAD\SEVERANCES\MV LOT 38 (MORGAN) UTM 2010.dwg





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

**APPLICATION:** D13/PUS  
**OWNER:** Robin Puskas & Sara Bauman  
**AGENT:** Mark Buckley & Jacob Abbott, Peg Architecture  
**LOCATION:** 35 Lake Avenue  
**REPORT DATE:** May 4, 2018  
**HEARING DATE:** May 8, 2018 @ 7:00 p.m.

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**VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:**

1. To permit a lot coverage of 36.6%;
2. To permit a front yard setback of 5.72 metres;
3. To permit a side yard setbacks of 2.42m (west side yard) and 1.02 m (east side yard);
4. a side yard setback of 0.98m on the east side yard for a detached garage/accessory building.

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

**NOTES:**

None

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**TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

**Section 7 – Resort Residential Zone**

7.3(g) LOT COVERAGE (Maximum) – 30%

7.3(c) FRONT YARD (Minimum) – 7.5 metres

7.3(d) INTERIOR SIDE YARD WIDTH (minimum) – three metres on one side and two metres on the other side, except that where a private garage is attached to a single detached dwelling, the minimum interior side yard width on both sides shall be two metres.

**Section 3 – General Provisions**

3.1(d) ACCESSORY USES, Yard Requirements – anywhere in an interior side yard or rear yard provided that such accessory building or structure is not located closer than two metres to any lot line

**PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW:**

**Section 6.3 Zone Standards – Resort Residential**

Maximum permitted lot coverage = 40%

Minimum required front yard = 6m

Minimum required interior side yard = 3m

#### **Section 4.4 – Accessory Buildings and Structures**

Minimum required interior side yard and rear yard = 2m

#### **COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from Section 7.3(c), (d) and (g) of the Zoning By-law to recognize the existing reduced front yard setback of 5.72 m, and side yard setbacks of 2.42m (west side) and 1.03m (east side). The applicants are also requesting permission for an increased lot coverage of 36.6%. The variance is to permit the construction of a two story addition to the rear of the existing dwelling whereas the Zoning By-law permits a minimum front yard setback of 7.5m and side yard setbacks of 3m on one side and 2m on the other side with a maximum lot coverage of 30% for all buildings.

In addition, the variance requested would provide relief from Section 3.1(d) of the Zoning By-law to permit a reduced side yard setback of 0.98m. The applicants are proposing to construction of a detached garage whereas the Zoning By-law permits a minimum interior side yard setback of 2m.

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.

#### **CONSERVATION AUTHORITY (GRCA):**

Development Permit will be required.

#### **BUILDING DEPARTMENT:**

No objections

#### **FIRE DEPARTMENT:**

No concerns.

#### **PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

#### **PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 3, 2018  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Jessica Wilton, Junior Planner  
Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 PUS (Robin Puskas & Sara Bauman)**  
**35 Lake Avenue**  
**Part Lot 7 & 21, Plan 373**

We have reviewed the application for minor variance and provide the following comments.

### Planning Opinion

The variance requested would provide relief from Section 7.3(c), (d) and (g) of the Zoning By-law to recognize the existing reduced front yard setback of 5.72 m, and side yard setbacks of 2.42m (west side) and 1.03m (east side). The applicants are also requesting permission for an increased lot coverage of 36.6%. The variance is to permit the construction of a two story addition to the rear of the existing dwelling whereas the Zoning By-law permits a minimum front yard setback of 7.5m and side yard setbacks of 3m on one side and 2m on the other side with a maximum lot coverage of 30% for all buildings.

In addition, the variance requested would provide relief from Section 3.1(d) of the Zoning By-law to permit a reduced side yard setback of 0.98m. The applicants are proposing to construction of a detached garage whereas the Zoning By-law permits a minimum interior side yard setback of 2m.

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
Section 7.3(g) Resort Residential Zone Requirements, Lot Coverage	7.3(g)	The by-law requires a maximum lot coverage of 30%.	Requesting a lot coverage of 36.6%.
Section 7.3(c) Resort Residential Zone Requirements, Front Yard	7.3(c)	The by-law requires a minimum front yard of 7.5 m. the front yard shall be considered a rear yard when the property abuts a lake or watercourse.	Requesting a front yard setback of 5.72 metres.
Section 7.3(d) Resort Residential Zone Requirements, Interior Side Yard	7.3(d)	The by-law requires three metres on one side and two metres on the other side, except that where a private garage is attached to a single detached	Requesting side yard setbacks of 2.42m (west side) and 1.03m (east side).

Regulation	By-law Section	Required	Proposed
		dwelling, the minimum interior side yard width on both sides of such dwelling shall be two metres.	
Section 3.1(d) Accessory Use, 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 a side yard setback of 0.98m on the east side for the detached garage.

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

Four Tests	Discussion: Dwelling Addition	Discussion: Accessory Building
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>The reduced front and side yard setbacks are existing and the variance is to recognize these setbacks, as the proposed addition does not further reduce these setbacks. We would consider the variance minor in nature.</li> </ul>	<ul style="list-style-type: none"> <li>The relocation of the accessory building is maintaining similar reduced side yard setback which we would consider minor in terms of impact.</li> </ul>
	<ul style="list-style-type: none"> <li>We would consider the variance for lot coverage minor in terms of impact.</li> </ul>	
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>The subject property is zoned Resort Residential (RR)</li> <li>The variance would facilitate a two story addition to the rear of the single dwelling and relocation of an existing garage to accommodate parking on the property.</li> <li>A dwelling unit and accessory building or structure are permitted within the Resort Residential Zone.</li> </ul>	
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>The property is designated Recreational.</li> <li>Single dwellings are permitted year round provided that Building Code, water and sewage disposal, and secure means of access requirements are met for year round use.</li> </ul>	
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>The front and side yard setbacks for the dwelling are being recognized through the variance, as they are existing. The proposed addition does not further reduce the relief required.</li> </ul>	<ul style="list-style-type: none"> <li>The relocation of the accessory building to accommodate for parking on the subject property, is eliminating the rear yard encroachment and is more desirable and appropriate for the use of the land.</li> </ul>
	<ul style="list-style-type: none"> <li>The intent of the maximum lot coverage is to ensure that servicing can be accommodated and a portion of the property is landscaped for proper drainage and setbacks.</li> <li>The proposed lot coverage is desirable and appropriate development for the area and use of the land.</li> </ul>	

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



Jessica Wilton, Junior Planner



Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/PUS

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner:** Robin Puskas & Sara Bauman  
**Agent:** Mark Buckley & Jacob Abbott, Peg Architecture  
**Location:** 35 Lake Avenue  
Part Lot 7 & 21, Plan 373  
Township of Puslinch, County of Wellington

**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34

**Date:** 7:00 p.m. Tuesday May 8, 2018

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

Section of By-law	Requirements	Proposed
Section 7.3(g) Resort Residential Zone Requirements, Lot Coverage	The by-law requires a maximum lot coverage of 30%.	Requesting a lot coverage of 36.6%
Section 7.3(c) Resort Residential Zone Requirements, Front Yard	The by-law requires a minimum front yard of 7.5 m. the front yard shall be considered a rear yard when the property abuts a lake or watercourse.	Requesting a front yard setback of 5.72 metres
Section 7.3(g) Resort Residential Zone Requirements, Interior Side Yard	The by-law requires three metres on one side and two metres on the other side, except that where a private garage is attached to a single detached dwelling, the minimum interior side yard width on both sides of such dwelling shall be two metres.	Requesting side yard setbacks of 2.42m (west side) and 1.02 m (east side)
Section 3.1(d) Accessory Uses, Yard Requirements	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 a side yard setback of 0.98m on the east side for the detached garage.

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours. **If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.**

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

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

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

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

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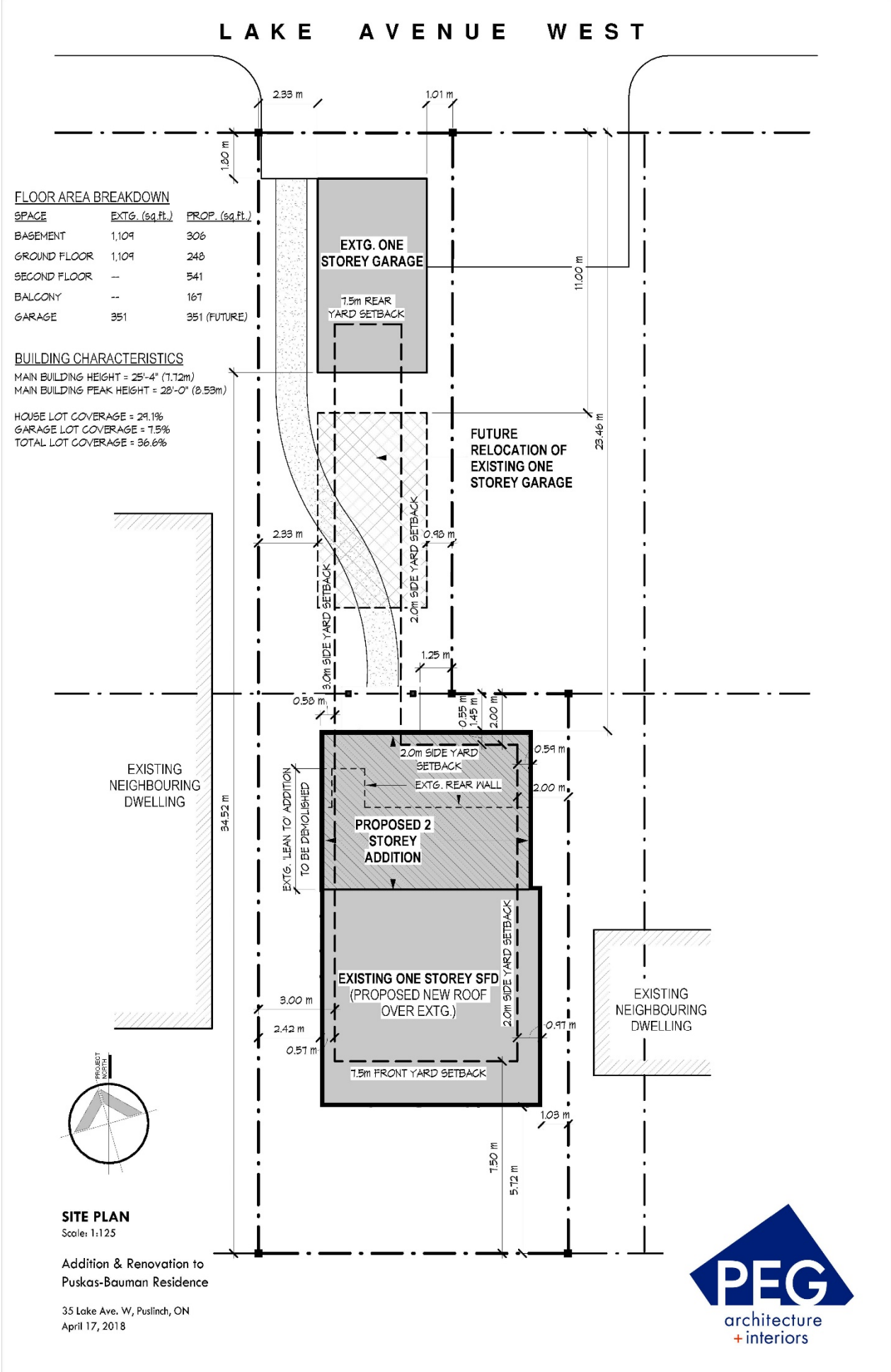
Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

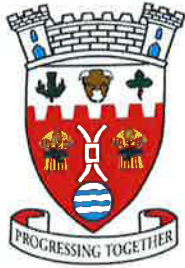
DATED: April 26, 2018  
Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Michelle Innocente, County of Wellington, Township CBO, M. Roess, Fire; Don Creed, Roads; Bell Canada

**Aerial:** 35 Lake Avenue



Site Plan:





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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** Robin Puskas

**Address:** 35 Lake Avenue West

**City:** Puslinch

**Postal Code:** N0B 2J0

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:**

**Applicant (Agent) Name(s):** Mark Buckley & Jacob Abbott

**Address:** 1730 Bishop Street North

**City:** Cambridge

**Postal Code:** N1T 1R1

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]

**RECEIVED**

APR 17 2018

Township of Puslinch

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

Registered owner's mortgage company:

Scotia Bank

1240, 79 Wellington Street West

Toronto, ON M5K 1K7

Send correspondence to: Owner: ☐ Agent ☒ Other: \_\_\_\_\_

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

Municipal address: 35 Lake Avenue West

Concession: \_\_\_\_\_ Lot: Part 7 & 21

Registered Plan Number: 61R-166

Area: 0.0434 ha      Depth: 43.918 m      Frontage: 12.153 m  
0.1072 ac      \_\_\_\_\_ ft      \_\_\_\_\_ ft

Width of road allowance (if known): n/a

**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).**

Lot Coverage of 36.6%, whereas Zoning by-law permits maximum of 30%.

Front Yard Setback of 5.72m, whereas Zoning by-law requires 7.5m.

Side Yard Setback of 2.42m (West) and 1.02m (East), whereas Zoning by-law requires minimum 3.0m on one side and 2.0m on the other side. Site Plan indicates the 3.0m setback on the West and 2.0m setback on the East.

New garage (same footprint as existing) within side yard setbacks. Side yard setback of 2.33m (West) and 0.98m (East), whereas Zoning by-law required minimum 3.0m and 2.0m.

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

Existing building area combined with the existing area of the garage on the property exceeds the allowable lot coverage of 30%. Existing footprint is to be maintained with slight expansion on North side of home. The portions of the building within the front and side yard setbacks are part of the existing building footprint that is to be maintained. Existing garage is currently in close proximity to the street and does not allow for suitable parking adjacent to the garage without being on the street. Relocating the garage (maintaining the same footprint as existing) further South on the property will allow for suitable parking conditions.

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

Official Plan Designation: Resort Residential

Zoning Designation: Zone RR

**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?**

Lake Avenue West

**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? Single family (resort residential RR zone)

The abutting properties? Single family (resort residential RR zone)

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

Type of Building(s)/ structures	House		Garage (Existing - no change) Potential future relocation
Main Building height	7.72 m	25'-4" ft.	m ft.
*Percentage lot coverage	m	29.1% ft.	m 7.5% ft.
*Number of parking spaces		(see garage)	2
*Number of loading spaces		--	--
Number of floors		2	1
Total floor area	m <sup>2</sup>	1,898 ft <sup>2</sup>	m <sup>2</sup> 351 ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	1,357 ft <sup>2</sup>	m <sup>2</sup> 351 ft <sup>2</sup>

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

	House		Garage	
Front Yard	5.72 m	ft.	34.52 m	ft.
Rear Yard	23.46 m	ft.	1.80 m	ft.
Side Yards	2.42 & 1.03 m	ft.	2.33 & 1.01 m	ft.

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

Date of acquisition of subject property: June 2014

Date of construction of buildings property: Existing building construction unknown  
Proposed construction TBD (est. June 2018)

**16. How long have the existing uses continued on the subject property?** since ownership

**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"/>					
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

2 Storey addition  
beyond

2 Storey addition

28'-0"

Second Floor  
10'-2"

Addition Floor  
1'-4"

Existing Main Floor  
0'-0"

South Elevation

New doors &  
windows in existing  
facade

North Elevation

## ELEVATIONS

Scale: 3/16" = 1'-0"

Addition & Renovation to  
Puskas-Bauman Residence

35 Lake Ave. W, Puslinch, ON  
April 17, 2018



## WEST ELEVATION

Scale: 3/16" = 1'-0"

Addition & Renovation to  
Puskas-Bauman Residence

35 Lake Ave. W, Puslinch, ON  
April 17, 2018



## EAST ELEVATION

Scale: 3/16" = 1'-0"

Addition & Renovation to  
Puskas-Bauman Residence

35 Lake Ave. W, Puslinch, ON  
April 17, 2018



## **ATTACHMENT A (f)**

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

**APPLICATION:** D13/MCG  
**OWNER:** Jill McGuinness & Chari Wilkinson  
**AGENT:** Jeff Buisman, Van Harten Surveying  
**LOCATION:** 6660 Wellington Road 34  
**REPORT DATE:** May 4, 2018  
**HEARING DATE:** May 8, 2018 @ 7:00 p.m.

---

#### **VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:**

To permit a lot frontage of 86 metres

#### **CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

#### **NOTES:**

None

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#### **TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

##### **Section 5 – Agricultural Zone**

5.3(b) LOT FRONTAGE (Minimum) – 121.9 m

#### **PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW:**

##### **Section 11.3 Zone Standards – Agricultural**

Minimum required lot frontage = 120 m

#### **COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 86 metres is proposed whereas the by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 hectares.

This application would satisfy a condition of severance application B147/17 to create a new 0.44 hectare rural residential lot in a Secondary Agricultural area. This application was approved by the County of Wellington Land Division Committee at the January 11, 2018 meeting.

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

**CONSERVATION AUTHORITY (GRCA):**

No comments

**BUILDING DEPARTMENT:**

No concerns

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 3, 2018  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 MCG (Jill McGuinness & Chari Wilkinson)**  
**6660 Wellington Road 34**  
**Part Lot 7, Concession 3**

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

### Planning Opinion

The variance requested would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 86 metres is proposed whereas the by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 hectares.


This application would satisfy a condition of severance application **B147/17** to create a new 0.44 hectare rural residential lot in a Secondary Agricultural area. This application was approved by the County of Wellington Land Division Committee at the January 11, 2018 meeting.

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

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	5.3(b)	The by-law requires a minimum lot frontage of 121.9 metres for properties great than 4 hectares	Requesting a lot frontage of 86 metres.

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted  
County of Wellington Planning and Development Department

  
Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/MCG

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner:** Jill McGuinness & Chari Wilkinson  
**Agent:** Jeff Buisman, Van Harten Surveying  
**Location:** 6660 Wellington Road 34  
Part Lot 7, Concession 3  
Township of Puslinch, County of Wellington

**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34

**Date:** 7:00 p.m. Tuesday May 8, 2018

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

Section of By-law	Requirements	Proposed
Section 5.3(b) Agricultural Zone Requirements, Lot Frontage	The by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 ha.	Requesting a lot frontage of 86 metres.

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours.

**If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: [kpatzer@puslinch.ca](mailto:kpatzer@puslinch.ca). Please be advised that since this is a public process, any written comments will be provided to the applicant.**

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

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

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---

Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

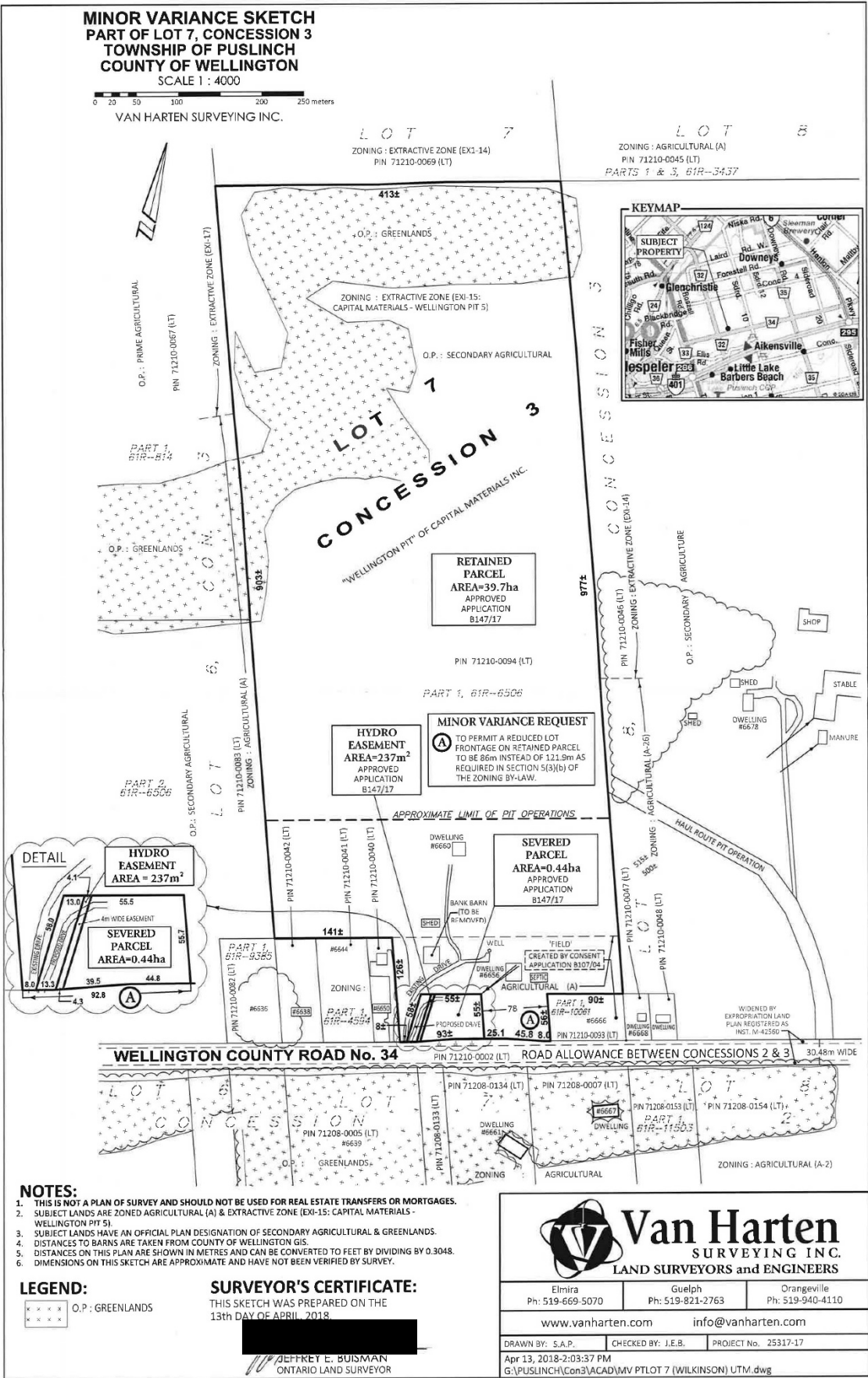
DATED: April 26, 2018

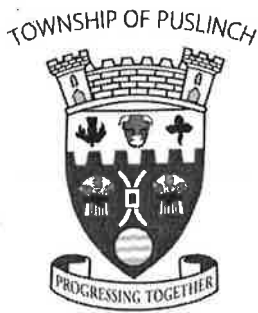
Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Michelle Innocente, County of Wellington, Township CBO, M. Roess, Fire D. P. Costanzo County Roads; Bell Canada

Aerial: 6660 Wellington Road 34



Site Plan:





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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** Jill MCGUINNESS, Stephen MCGUINNESS, Chari WILKINSON & Gary WILKINSON

**Address:** 6656 Wellington Road 34

**City:** Cambridge

**Postal Code:** N3C 2V4

**E-mail Address:** chari.wilkinson@gmail.com

**Telephone Number:** 519-212-1277

**Fax:** \_\_\_\_\_

**Applicant (Agent) Name(s):** [REDACTED]

**Address:** [REDACTED]

**City:** [REDACTED] p [REDACTED]

**Postal Code:** [REDACTED]

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]

2001

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

Concession: 3 Lot: 7

Area: 39.7ha ha      Depth: 1033m m      Frontage: 86m m  
           ac                 ft                 ft

Reason for Application:

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

The Minor Variance request is as follows:

A) To permit a reduced lot frontage for the retained parcel to be 86m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.

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

This request is being made as a requirement to meet Condition 8 of Severance Application B147/17 which requires Zoning compliance.

Please see covering letter for more details.

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

Official Plan Designation: Secondary Agricultural and Greenlands

Zoning Designation: Agricultural & Extractive (EXI-15)

**7. What is the access to the subject property?**

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☒ (please specify below)

County Road

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

County Road 34

**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? Agricultural & Extractive

The abutting properties? Rural Residential/Extractive/Agricultural

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

**Existing Buildings on Retained Parcel**

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	Dwelling #6660	Dwelling #6656	Existing Shed	Existing Barn
Main Building height	m	ft.	m	<b>To Be Removed</b> ft.
*Percentage lot coverage	m	ft.	m	
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	103 m <sup>2</sup>	186m2 ft <sup>2</sup>	36 m <sup>2</sup>	ft <sup>2</sup>

**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 Dwelling #6660		Existing Dwelling #6656		Existing Shed	
	Existing:		Existing:		Proposed:	
Front Yard	220	m	68m	ft.	136	m ft.
Rear Yard		m		ft.		m ft.
Side Yards		m	33m	ft.	37	m ft.

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

Date of acquisition of subject property: September 1994

Date of construction of buildings property: Many years ago

**16. How long have the existing uses continued on the subject property?** Many years

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

Yes ☐ No ☒

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

N/A
-----

**Other Related Planning Applications:**

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B147/17 & B148/17	County of Wellington	Lot 7, Con 3	SEV & EASEMENT	Approved with Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

**Previous consent application B107/04 - Approved.**

MINOR VARIANCE SKETCH  
PART OF LOT 7, CONCESSION 3  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 4000



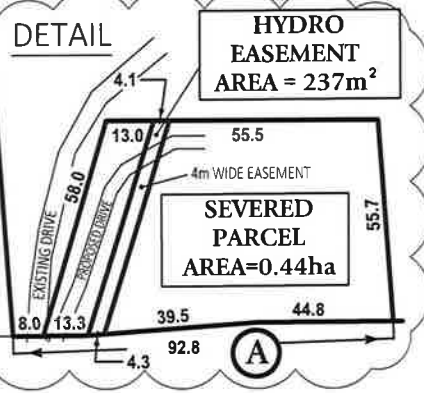
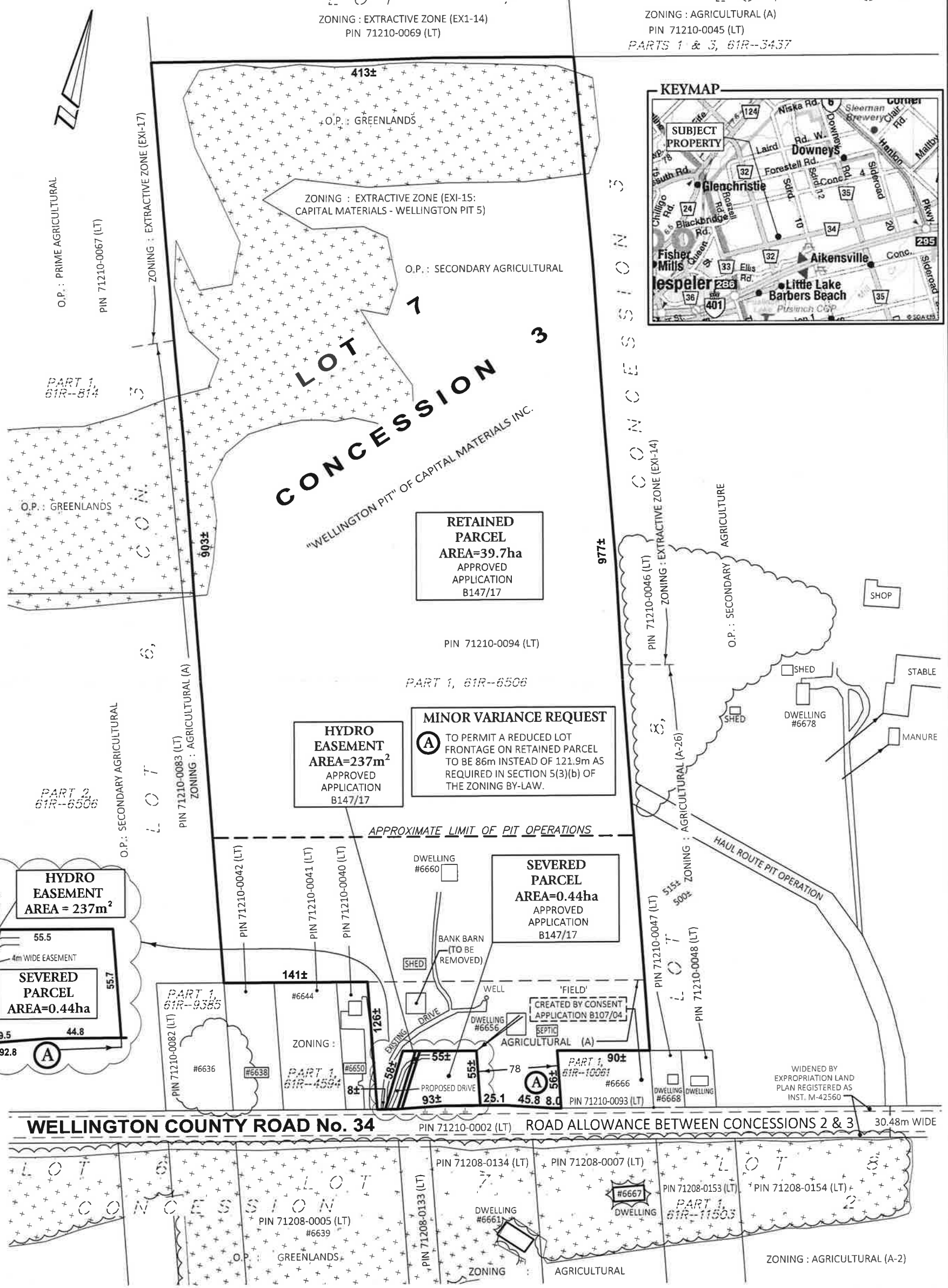
VAN HARTEN SURVEYING INC.

LOT 7

ZONING : EXTRACTIVE ZONE (EXI-14)  
PIN 71210-0069 (LT)

LOT 8

ZONING : AGRICULTURAL (A)  
PIN 71210-0045 (LT)  
PARTS 1 & 3, 61R--3437



- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A) & EXTRACTIVE ZONE (EXI-15: CAPITAL MATERIALS - WELLINGTON PIT 5).
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & GREENLANDS.
  4. DISTANCES TO BARN ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
  5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

**LEGEND:**

x x x x O.P. : GREENLANDS

**SURVEYOR'S CERTIFICATE:**  
THIS SKETCH WAS PREPARED ON THE  
13th DAY OF APRIL, 2018.

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: S.A.P.	CHECKED BY: J.E.B.	PROJECT No. 25317-17
Apr 13, 2018 2:03:37 PM G:\PUSLINCH\Con3\ACAD\MV PTLOT 7 (WILKINSON) UTM.dwg		

April 13, 2018  
25317-17

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

Attention: Kelly Patzer

Dear Ms. Patzer,

**Re: Minor Variance Application & Sketch  
For Severance Application B147/17 & Easement Application B148/17  
6656 Wellington Road No. 34  
Part of Lot 7, Concession 3  
Part 1, 61R-6506  
PIN 71210-0094  
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, require deed, PIN report and map and a cheque in the amount of \$690 to the Township of Puslinch.

**Proposal:**

One minor variance request is being made for the retained parcel of Severance Application B147/17 which is required for Zoning Compliance as requested in Condition 8 of the approved severance. The Minor Variance request is as follows:

- A. To permit a reduced lot frontage of 86m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.** (Please note that this is a sum of 78m on the east of the severance and 8m on the west side)

Approval for the severance and easement were received for the creation of a new rural residential parcel along Wellington Road 34 with a frontage of 93m and depth of 55m for an area of 0.44ha. The severed land is a vacant unused field which is ideal for a new rural residential dwelling.

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

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

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

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

[www.vanharten.com](http://www.vanharten.com)



The retained parcel will have an area of approximately 39.7ha where an aggregate operation currently exists to the rear and two dwellings and a shed exist off of County Road 34. The existing bank barn is to be removed as a condition of the severance for MDS compliance to be achieved.

The configuration of the severed parcel was based around the existing entrance on the retained and where a new, safe entrance was possible. There is a fairly significant drop in grade from Wellington Road No. 34 to the front yard of the proposed severance. We considered driveway options and felt that the most practical would be to construct the driveway for the severed parcel near and parallel to the existing driveway to the retained parcel. The driveway would then have a reasonable slope to the severed parcel. Due to this, the frontage of the retained parcel is 86m and a variance is required.

We provide the opinion that the minor variance requests meet the four tests for a minor variance.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



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

cc Chari Wilkinson  
cc Jill McGuinness



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

**APPLICATION:** D13/MCL  
**OWNER:** Sheena and Duncan McLeod  
**AGENT:** Jeff Buisman, Van Harten Surveying  
**LOCATION:** 70 Gilmour Road  
**REPORT DATE:** May 4, 2018  
**HEARING DATE:** May 8, 2018 @ 7:00 p.m.

---

**VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:**

To permit a lot frontage of 71 metres

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

**NOTES:**

None

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**TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

**Section 5 – Agricultural Zone**

5.3(b) LOT FRONTAGE (Minimum) – 121.9 m

**PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW:**

**Section 11.3 Zone Standards – Agricultural**

Minimum required lot frontage = 120 m

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 71 metres is proposed whereas the by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 hectares.

This application would satisfy a condition of severance application B154/17 to create a new 0.4 hectare rural residential lot in a Secondary Agricultural area. This application was approved by the County of Wellington Land Division Committee at the January 11, 2018 meeting.

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

**CONSERVATION AUTHORITY (GRCA):**

No comments

**BUILDING DEPARTMENT:**

No concerns

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 3, 2018  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 MCL (Sheena and Duncan McLeod)**  
**70 Gilmour Road**  
**Part Lot 23, Concession 8**

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

### Planning Opinion

The variance requested would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 71 metres is proposed whereas the by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 hectares.


This application would satisfy a condition of severance application **B154/17** to create a new 0.4 hectare rural residential lot in a Secondary Agricultural area. This application was approved by the County of Wellington Land Division Committee at the January 11, 2018 meeting.

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

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	5.3(b)	The by-law requires a minimum lot frontage of 121.9 metres for properties great than 4 hectares	Requesting a lot frontage of 71 metres.

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted  
County of Wellington Planning and Development Department

  
Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/MCL

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner:** Sheena and Duncan McLeod  
**Agent:** Jeff Buisman, Van Harten Surveying  
**Location:** 70 Gilmour Road  
Part Lot 23, Concession 8  
Township of Puslinch, County of Wellington

**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34

**Date:** 7:00 p.m. Tuesday May 8, 2018

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

Section of By-law	Requirements	Proposed
Section 5.3(b) Agricultural Zone Requirements, Lot Frontage	The by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 ha.	Requesting a lot frontage of 71 metres.

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours. **If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: [kpatzer@puslinch.ca](mailto:kpatzer@puslinch.ca). Please be advised that since this is a public process, any written comments will be provided to the applicant.**

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

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

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

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

---

Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

DATED: April 26, 2018

Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Michelle Innocente, County of Wellington, Township CBO, M. Roess, Fire D. Creed Roads; Bell Canada

**MINOR VARIANCE REQUEST**

TO PERMIT A REDUCED LOT FRONTAGE ON THE RETAINED PARCEL TO BE 71m INSTEAD OF 171.9m AS REQUIRED IN SECTION 53(8) OF THE ZONING BY-LAW.

**SEVERED LANDS APPROVED APPLICATION B154/12 AREA=0.45ha**

**RETAINED LANDS APPROVED APPLICATION B154/12 AREA=12.25ha**

**CONCESSION 8**

**LOT 23**

**LOT 22**

**LOT 24**

**CONCESSION 8**

**KEYMAP**

**LEGEND:**

O.P.: GREENLANDS

O.P.: CORE GREENLANDS

O.P.: SECONDARY AGRICULTURAL ZONING: AGRICULTURAL (A)

**SURVEYOR'S CERTIFICATE:**

THIS SKETCH WAS PREPARED ON THE 13TH DAY OF APRIL, 2018.

**JEFFREY E. RUISMAN**  
ONTARIO LAND SURVEYOR

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS AND ENGINEERS

Elmira Ph: 519-663-5070 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P./S.R.N. CHECKED BY: J.E.B. PROJECT NO: 25320-17  
Apr 13, 2018 2:08:12 PM  
G:\P\INC\CON\8\LOT23\Acad\SEV #FLUT 23 (MtdLRD) UTM.dwg



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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** Sheena McLeod & Duncan McLeod having Power of Attorney for Ruth and Bruce McLeod

**Address:** 70 Gilmour Road

**City:** Puslinch

**Postal Code:** N0B 2K0

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:**

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

**Address:** 423 Woolwich Street

**City:** Guelph

**Postal Code:** N1H 3X3

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]

\_\_\_\_\_

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

Registered Plan Number: \_\_\_\_\_

Width of road allowance (if known): 12.19m

A) To permit a reduced lot frontage for the retained parcel to be 71m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.

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

This request is being made as a requirement to meet Condition 7 of Severance Application B154/17 which requires Zoning compliance.

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural, Core Greenlands & Greenlands

Zoning Designation: Agricultural & Natural Environment

**7. What is the access to the subject property?**

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

---

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

Gilmour Road

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

N/A

## Existing and Proposed Service:

### 10. Indicate the applicable water supply and sewage disposal:

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

### 11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)

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

**12. What is the existing use of:**

The subject property? Rural Residential / Agricultural

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	Workshop	Dwelling		
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	286 m <sup>2</sup>	425m2 ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>

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

**Workshop Dwelling**

Building Details:	Existing:		Proposed:	
Front Yard	108 m	120m ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	15 m	23m/82m ft.	m	ft.

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

Date of acquisition of subject property: August 1986

Date of construction of buildings property: Many years ago

**16. How long have the existing uses continued on the subject property?** Many years

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

Yes ☐ No ☒

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

N/A
-----

**Other Related Planning Applications:**

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B154/17	County of Wellington	Lot 23, Con 8	Severance	Approved with Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

April 13, 2018  
25320-17

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

Attention: Kelly Patzer

Dear Ms. Patzer,

**Re: Minor Variance Application & Sketch for Severance Application B154/17**  
**70 Gilmour Road**  
**Part of Lot 23, Concession 8**  
**PIN 71195-0019**  
**Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, require deed, PIN report and map and a cheque in the amount of \$690 to the Township of Puslinch.

### **Proposal**

One minor variance request is being made for the retained parcel of Severance Application B154/17 which is required for Zoning Compliance as requested in Condition 7 of the approved severance. The Minor Variance request is as follows:

**A. To permit a reduced lot frontage of 71m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.**

Severance application B154/17 was to create a new rural residential parcel with a frontage of 58±m and depth of 73±m for an area of 0.4±ha. The existing space is part of a large yard/rough grass area in front of the existing dwelling. The retained parcel has an existing dwelling and shop with a frontage of 71m and an area of 12.2ha and will continue to be used as it has been for many years.

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

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

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

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

**[www.vanharten.com](http://www.vanharten.com)**



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

We provide the opinion that the minor variance requests meet the four tests for a minor variance.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



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

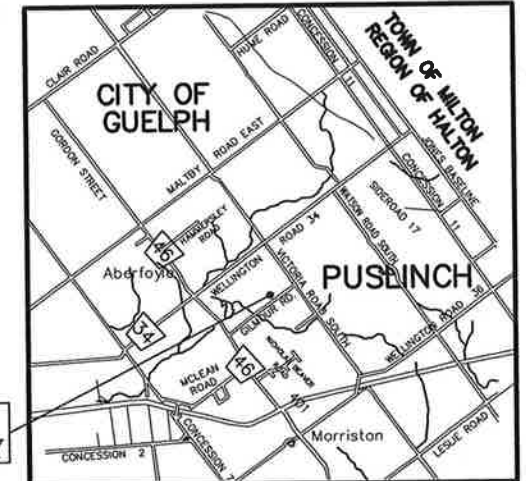
cc: Sheena McLeod  
cc: Duncan McLeod  
cc: Diane Squires of Smith Valeriotte Law Firm

SCALE 1 : 3000



0 50 100 150 200 meters

## KEYMAP



## SUBJECT PROPERTY

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

 O.P : GREENLANDS
  ZONING : NATURAL ENVIRONMENT (NE)  
O.P. : CORE GREENLANDS

THIS SKETCH WAS PREPARED ON THE  
13th DAY OF APRIL, 2018

ONTARIO LAND SURVEYOR



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira  
Ph: 519-669-5070

Guelph  
Ph: 519-821-2763

Orangeville  
Ph: 519-940-4110

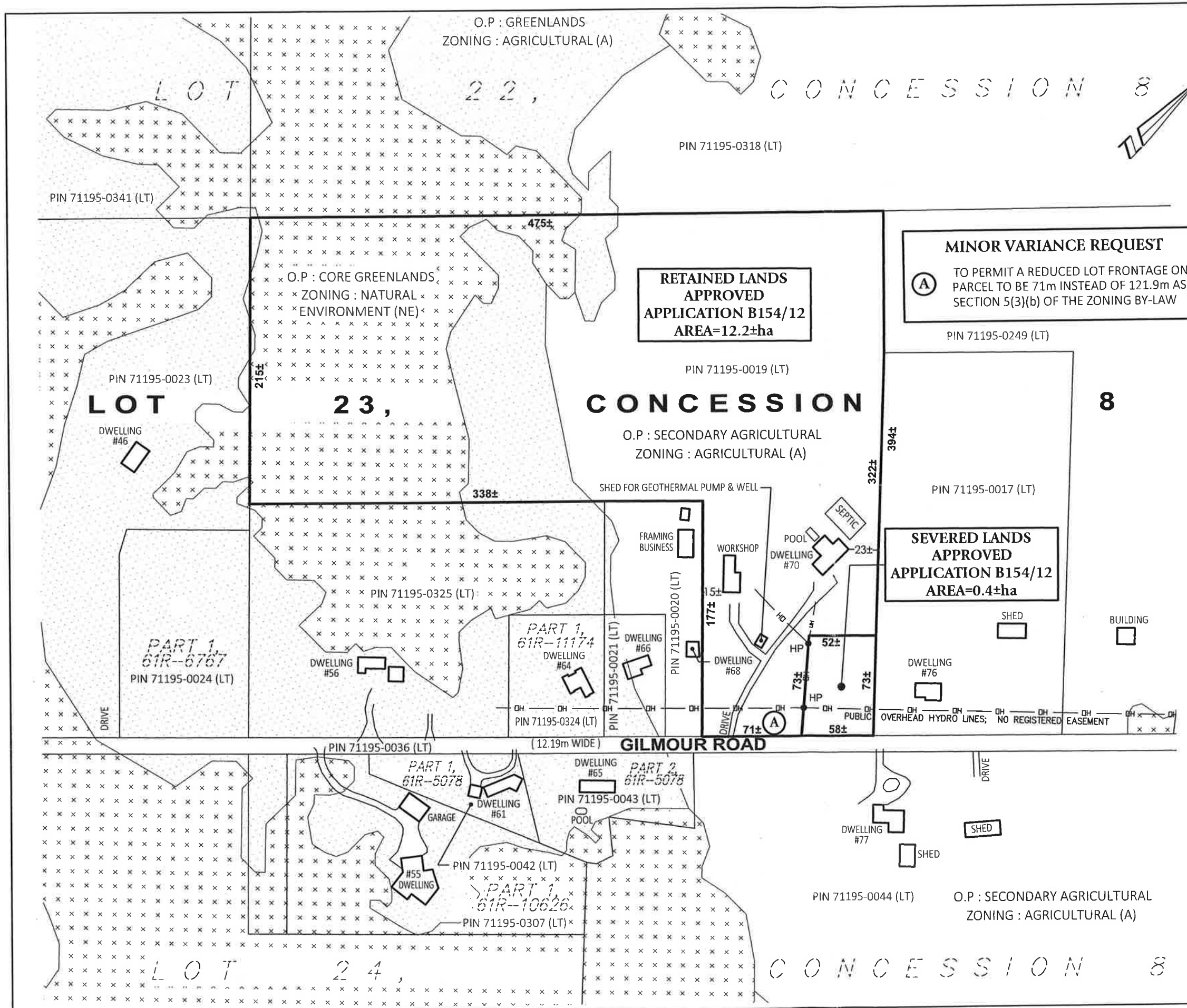
[www.vanharten.com](http://www.vanharten.com)

info@vanharten.com

DRAWN BY: S.A.P./A.R.N.	CHECKED BY: J.E.B.	PROJECT No. 25320-17
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**MINUTES****MEMBERS PRESENT:**

Councillor John Sepulis, Chair  
Dan Kennedy  
Deep Basi  
Dianne Paron  
Dennis O'Connor

**MEMBERS ABSENT:****OTHERS IN ATTENDANCE:**

Kelly Patzer, Development & Legislative Coordinator  
Michelle Innocente, County Planning

**1 - 5. COMMITTEE OF ADJUSTMENT**

- No matters

**DEVELOPMENT APPLICATIONS****6. OPENING REMARKS**

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

**7. DISCLOSURE OF PECUNIARY INTEREST**

- None

**8. APPROVAL OF MINUTES**

Moved by Dianne Paron and Dan Kennedy

- That the minutes of the Planning & Development Advisory Committee Meeting held Tuesday March 13<sup>th</sup>, 2018 be adopted, as amended.

CARRIED

**9. APPLICATIONS FOR SITE PLAN APPROVAL**

- None

**10. ZONING BY-LAW AMENDMENTS****10 (a) D14/ODE – O'Dell Engineering, Part Lot 15, Concession Gore, municipally known as 6615 Concession1 Road.**

The application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural to an Agricultural (A-\_\_\_) Site Specific Zone to permit a professional office in the existing dwelling and a storage building.

Moved by Dan Kennedy, Seconded by Dennis O'Connor that the Planning & Development Advisory Committee provides the following comments towards rezoning application D14/ODE:

- Scope any proposed expansion of the business
- Determine if there will be an increase in employees
- Will the existing septic be adequate in size for the proposed building or will a new septic be required?

- Do the new provincial policies impact the December 2017 Planning Report rationale?
- Confirm parking requirements for conference room in the accessory building
- What is the frequency and size of trucks coming and going from the property
- Ensure the proposed building is adequately screened with landscaping
- What will the maximum size of the proposed building be – there is a note that it could be added to in the future
- What materials will be used for driveway improvements?
- If firearms are stored within the accessory building/warehouse is the building code classification correct and is fire suppression required?

CARRIED

#### **11. LAND DIVISION**

- None

#### **12. OTHER MATTERS**

- No matters

#### **13. CLOSED MEETING**

- No matters

#### **14. FUTURE MEETINGS**

- Next Regular Meeting Tuesday May 8<sup>th</sup> @ 7:00 p.m.

#### **15. ADJOURNMENT**

Moved by Deep Basi and Seconded by Dianne Paron,

- That the Planning & Development Advisory Committee adjourns at 7:30 p.m.

CARRIED

County of Wellington Planning and Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street, Guelph ON N1H 3T9

April 13, 2018

**NOTICE OF AN APPLICATION FOR CONSENT**

**Ontario Planning Act, Section 53(4)**

**The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.**

**APPLICATION SUBMITTED ON: April 3, 2018**

**FILE NO. B 38/18**

**APPLICANT**

David & Barbara Paterson  
127 Carter Road  
Puslinch, Ontario N0B 2J0

**LOCATION OF SUBJECT LANDS:**

PUSLINCH TOWNSHIP  
Part Lot 6, EOBL  
Concession 9, Reg. Plan 131

Proposed severance is 1.79 ha, 24.31m fr, proposed rural residential use, existing small barn to be removed.

Retained parcel is 1.68 ha, 51.69m fr, existing and proposed residential with house.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,  
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

**May 23, 2018**

**Please note** that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

**Please also be advised** that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

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**INFORMATION REGARDING THE APPLICATION** is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

**MAILED TO:**

Local Municipality Puslinch Twp. County Planning Conservation Authority - GRCA

Neighbouring Municipality City of Guelph

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

## APPLICATION FOR CONSENT

Ontario Planning Act

## 1. Approval Authority:

County of Wellington Planning and Land Division Committee  
County of Wellington Administration Centre  
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$1,100.00

Fee Received: April 3, 2018

File No.

B38/18

Accepted as Complete on:

Apr 11/18

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) DAVID AND BARBARA PATERSONAddress 127 CARTER ROADPUSLINCH, ONT. N0B 2J0Phone No. [REDACTED]

## (b) Name and Address of Applicant (as authorized by Owner)

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

## (c) Name and Address of Owner's Authorized Agent:

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

(d) All Communication to be directed to:REGISTERED OWNER ☒APPLICANT ☐AGENT ☐

## (e) Notice Cards Posted by:

REGISTERED OWNER ☒APPLICANT ☐AGENT ☐

## 3. Type and Purpose of Proposed Transaction: (Check off appropriate box &amp; provide short explanation)

RURAL RESIDENTIAL ☒ AGRICULTURAL ☐ URBAN RESIDENTIAL ☐ COMMERCIAL/INDUSTRIAL ☐OREASEMENT ☐ RIGHT OF WAY ☐ CORRECTION OF TITLE ☐ LEASE ☐

## (a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

4. (a) Location of Land in the County of Wellington:

Local Municipality: PUSLINCH  
Concession 9 Lot No. 6 EAST OF BLIND LINE  
Registered Plan No. 131 Lot No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_  
Civic Address 127 CARTER ROAD PUSLINCH ONT. NOB 270

(b) When was property acquired: 1968 Registered Instrument No. 774375

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 24.384 AREA 1.79 ha.

Depth 253.26 Existing Use(s) RECREATIONAL

Existing Buildings or structures: SMALL BARN - NO LIVESTOCK - TO BE TAKEN DOWN

Proposed Uses (s): RESIDENTIAL

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial Highway                               | <input type="checkbox"/> Right-of-way      |
| <input type="checkbox"/> County Road                                      | <input type="checkbox"/> Private road      |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained            | <input type="checkbox"/> Water access      |
| <input type="checkbox"/> Easement   | <input type="checkbox"/> Other             |

Type of water supply - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated piped water system  
☒ Well ☒ individual ☐ communal  
☐ Lake  
☐ Other \_\_\_\_\_

Type of sewage disposal - Existing ☐ Proposed ☐ (check appropriate space)

- ☐ Municipally owned and operated sanitary sewers  
☒ Septic Tank (specify whether individual or communal): INDIVIDUAL  
☐ Pit Privy  
☐ Other (Specify): \_\_\_\_\_

6. Description of Land intended to be RETAINED: Metric ☒ Imperial ☐

Frontage/Width 51.69 AREA 1.68 ha.

Depth 253.08 Existing Use(s) ORCHARD, XMAS TREES, VEG. GARDEN

Existing Buildings or structures: HOUSE

Proposed Uses (s): SAME AS ABOVE, RECREATIONAL

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

Type of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): INDIVIDUAL

☐ Pit Privy

☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☐ NO ☒

\*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES ☐ NO ☒

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☐ NO ☒

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☐ NO ☒

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☐ NO ☒

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☐ NO ☒

15. Is there a noxious industrial use within 500 meters [1640']? YES ☐ NO ☒

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640]? YES ☒ NO ☐

Name of Rail Line Company: GUELPH JUNCTION RAILWAY

17. Is there an airport or aircraft landing strip nearby? YES ☐ NO ☒

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES ☐ NO ☒

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES ☐ NO ☒ UNKNOWN ☐

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES ☐ NO ☒ UNKNOWN ☐

If YES, specify the use and type of fuel(s) \_\_\_\_\_

20. Is this a resubmission of a previous application? YES ☐ NO ☒

If YES, is it identical ☐ or changed ☐ Provide previous File Number \_\_\_\_\_

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES ☒ NO ☐ ?

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

B39/17 LLA TO DEACON PART 2 61R21000

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES ☐ NO ☒ UNKNOWN ☐

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES ☐ NO ☒

24. Is the application consistent with the Provincial Policy Statement? YES ☒ NO ☐

25. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan ☐ Places to Grow ☐ Other ☐ \_\_\_\_\_

If YES, does the application conform with the applicable Provincial Plan(s) YES ☐ NO ☒

26. Is the subject land a proposed surplus farm dwelling?\* YES [ ] NO [X]  
\*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

27. a) What is the existing Local Official Plan designation(s) of the subject land? (severed and retained)  
PRIME AGRICULTURAL PA7-4

b) What is the existing County Official Plan designation(s) of the subject land? (severed and retained)  
N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).  
Amendment Number(s): File Number(s):

28. What is the zoning of the subject lands? AGRICULTURAL

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO [ ]  
If NO, a) has an application been made for re-zoning?  
YES [ ] NO [ ] File Number  
b) has an application been made for a minor variance?  
YES [ ] NO [ ] File Number

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [ ] NO [X]  
If the answer is YES, please provide a copy of the relevant instrument.  
For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands:  
Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

Severed Width Length Area Use  
Width Length Area Use  
Retained Width Length Area Use  
Width Length Area Use

33. Manure Storage Facilities on these lands:

DRY		SEMI-SOLID		LIQUID	
Open Pile [ ]		Open Pile [ ]		Covered Tank [ ]	
Covered Pile [ ]		Storage with Buck Walls [ ]		Aboveground Uncovered Tank [ ]	
				Belowground Uncovered Tank [ ]	
				Open Earth-sided Pit [ ]	

34. Are there any drainage systems on the retained and severed lands? YES [ ] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain [ ]		Owner's Lands [ ]
Field Drain [ ]		Neighbours Lands [ ]
		River/Stream [ ]

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES [X] NO [ ]

If YES, please complete the Source Water Protection Plan and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [X] NO [ ]

If yes, please indicate the person you have met/spoken to: JESSICA WILTON  
MICHELLE INNOCENTE

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

PLEASE SEE ATTACHED NOTE

NOTES:

- 1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- 2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- 3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- 4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- 5. Generally, regular severance application forms are also available at the local municipal office.
- 6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

## Further Information to be Considered

There are four properties on our side of Carter Road that have the same depth and similar size (1.63 ha., 1.63 ha., 1.95 ha., 1.99 ha.) as the proposed lots. Two of them are adjacent to our current property.

The greater portion of the boundary line separating the two proposed lots follows a row of mature spruce trees.

The proposed new lot consists of grass and planted trees and has not been cultivated for over twenty years.

Our children and grandchildren regularly visit us for Sunday dinner and other occasions and enjoy the extent of the land behind us for recreation, as do our dogs for exercise.

The lines of sight for an entrance to the proposed new lot meet the Township's requirements.

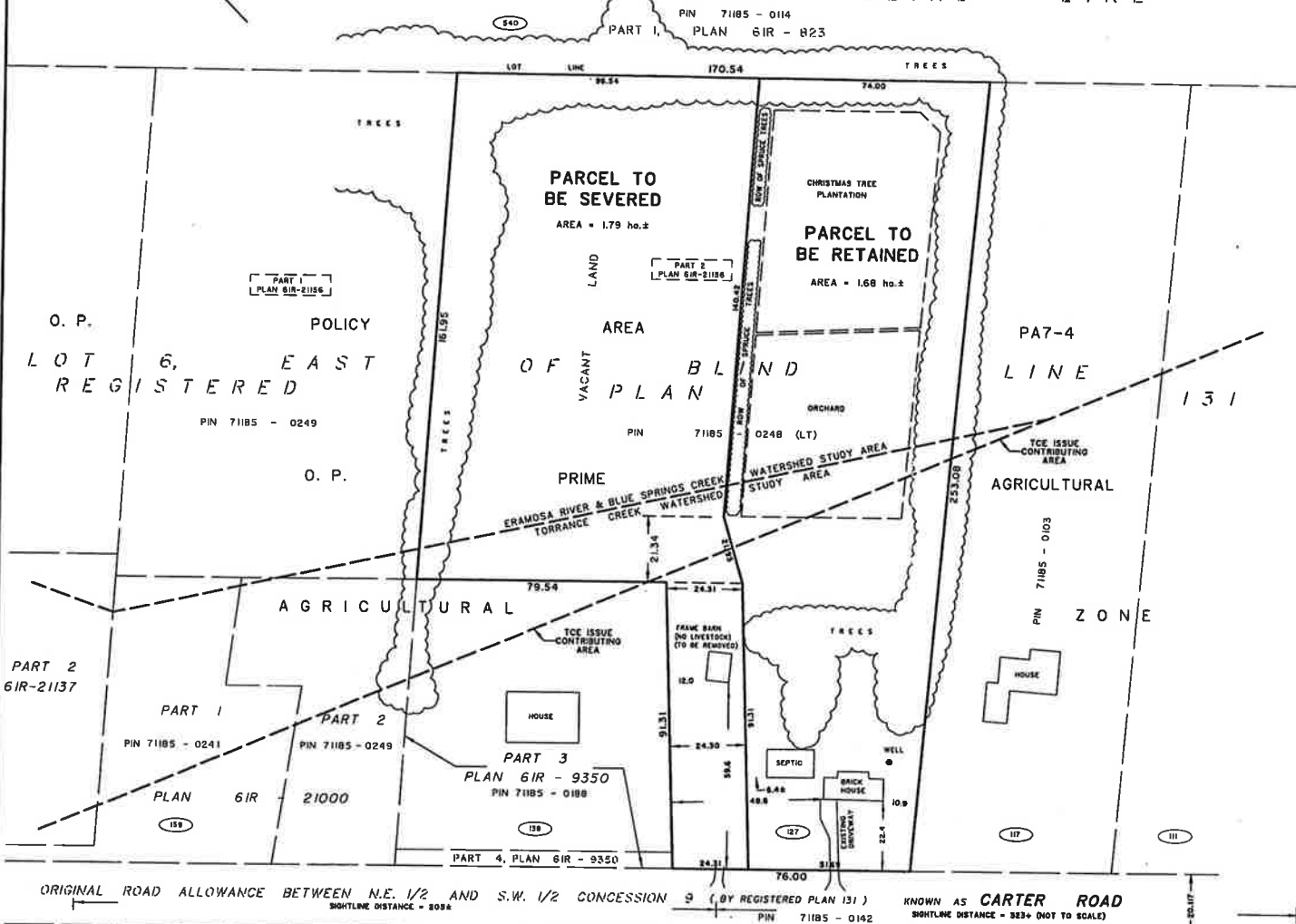


AGRICULTURAL

ZONE

O. P. PRIME AGRICULTURAL  
O. P. MINERAL AGGREGATE AREA

LOT 5, EAST OF BLIND LINE



KEY PLAN  
NOT TO SCALE

## SKETCH

PREPARED FOR CONSENT APPLICATION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1:1000

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

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

### NOTES:

- BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED  
FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS  
AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.
- SIGHTLINE DISTANCES DETERMINED USING SPECIFICATIONS SUPPLIED BY  
PUSLINCH TOWNSHIP STAFF.

### WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: PRIME AGRICULTURAL (POLICY AREA PA7-4)  
SEVERED PARCEL: PRIME AGRICULTURAL (POLICY AREA PA7-4)  
THIS PROPERTY IS SITUATED WITHIN WELLHEAD PROTECTION AREA B  
THIS PROPERTY IS SITUATED WITHIN THE GRAND RIVER SOURCE PROTECTION PLAN  
THIS PROPERTY IS PARTIALLY SITUATED WITHIN A TCE ISSUE CONTRIBUTING AREA

### TOWNSHIP ZONING DESIGNATION:

RETAINED PARCEL: AGRICULTURAL (A)  
SEVERED PARCEL: AGRICULTURAL (A)

### LEGEND:

- 5874 DENOTES MUNICIPAL ADDRESS
- Wavy line DENOTES APPROXIMATE EDGE OF TREE CANOPY

THIS SKETCH WAS PREPARED FOR  
DAVID & BARBARA PATERSON  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

IAN D. ROBINSON  
ONTARIO LAND SURVEYOR

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THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED

BSR&D Ontario Land Surveyors  
Urban and Rural Planners  
A wholly owned subsidiary of J.D. Barnes Ltd.

WWW.BSR&D.COM

101-257 Woodlawn Rd. W.  
Guelph, Ontario N1H 8J1

FAX: (519) 822-1220  
TEL: (519) 822-4031

DATE: MARCH 29, 2018

KS

PROJECT 18-14-665-00A

County of Wellington Planning and Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street, Guelph ON N1H 3T9

April 13, 2018

**NOTICE OF AN APPLICATION FOR CONSENT**

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

**APPLICATION SUBMITTED ON:** April 4, 2018

**FILE NO.** B 41/18

**APPLICANT**

Nathan Reid Holdings Ltd.  
c/o Nathan Reid  
2781 Townline Road, R. R. #21  
CAMBRIDGE, ON N3C 2V3

**LOCATION OF SUBJECT LANDS:**

PUSLINCH TOWNSHIP  
Part Lot 13  
Concession 1

Proposed is a lot line adjustment of 0.11 ha, 7m fr – add to abutting residential parcel along fenced area of Bryan and Brittany Little.

Retained land is 42 ha, 252 + 24m frontage, bush with existing cabin – no utilities.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,  
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

**May 23, 2018**

**Please note** that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

**Please also be advised** that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

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**MAILED TO:**

Local Municipality Puslinch Twp County Planning Conservation Authority - GRCA  
Bell Canada County Clerk Roads/Solid Waste Civic Addressing  
Neighbour - as per list verified by local municipality and filed by applicant with this application

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

County of Wellington Planning and Land Division Committee  
County of Wellington Administration Centre  
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

**SECTION A**

Fee Received: Apr 4/18

File No. B41/18

Accepted as Complete on: Apr 4/18

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**

**SECTION A: Parcel to which land is being added.**

**2. (a) Name of Registered Owner(s) Bryan Matthew LITTLE & Brittany Kyla LITTLE**

Address 6800 Concession 1, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

**(b) Name and Address of Applicant (as authorized by Owner)** \_\_\_\_\_

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

**(c) Name and Address of Owner's Authorized Agent:** \_\_\_\_\_

Jeff Buisman of VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

Email: [REDACTED]

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**3. Location of Land in the County of Wellington:**

Local Municipality: Township of Puslinch

Concession 1

Lot No. Part of Lot 13

Registered Plan No.

Lot No.

Reference Plan No. 61R-20007 & 61R-20466

Part No. 1 & 2

Civic Address 6800 Concession Road 1

**(b) When was property acquired: June 2016**

Registered Instrument No. WC470621

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

County of Wellington Planning and Land Division Committee  
County of Wellington Administration Centre  
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

**SECTION B**

Required Fee: \$1,100.00  
Fee Received: April 4, 2018

File No. B41/18

Accepted as Complete on: Apr 4, 2018

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**

**SECTION B: Parcel from which land is being transferred**

**2(a) Name of Registered Owner(s)** Nathan Reid Holdings Ltd. c/o Nathan REID

**Address** 2781 Townline Road, R.R#21, Cambridge, ON, N3C 2V3

**Phone No.** [REDACTED]

**Email:** [REDACTED]

**(b) Name and Address of Applicant (as authorized by Owner)** \_\_\_\_\_

**Phone No.** \_\_\_\_\_

**Email:** \_\_\_\_\_

**(c) Name and Address of Owner's Authorized Agent:** \_\_\_\_\_

Jeff Buisman of VanHarten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

**Phone No.** [REDACTED]

**Email:** [REDACTED]@m

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**3 (a) Type and Purpose of Proposed Transaction:** (Check off appropriate box & provide short explanation)

☒ **Conveyance to effect an addition to a lot**

☐ **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

**(b) Provide legal description of the lands to which the parcel will be added:**

Part of Lot 13, Concession 1, Part 1, 61R-2007 & Part 2, 61R-20466, Township of Puslinch (PIN 71205-0078)

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 1

Lot No. Part of Lot 13

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address Concession Road 1

(b) When was property acquired: April 2013

Registered Instrument No. WC370409

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial [ ]

Frontage/Width 7 / 74 ±

AREA

0.11 ha ±

Depth 93 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: Fence

Proposed Uses (s): To be added to 6800 Concession 1 as part of rural residential property

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

Existing entrance on lands to be added to.

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[X] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[ ] Easement

[ ] Other

Type of water supply - Existing [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other (specify): Private well exists on lands to be added to

Type of sewage disposal - Existing [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated sanitary sewers

[X] Septic Tank [X] individual [ ] communal

[ ] Pit Privy

[ ] Other (specify): Septic exists on lands to be added to

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial [ ]

Frontage/Width 252 / 425 ±

AREA

42 ha ±

Depth 1030 ±

Existing Use(s)

Bush

Existing Buildings or structures: Cabin with no utilities

Proposed Uses (s): No Change

**Type of access** (Check appropriate space)

**Existing** [X]

**Proposed** [ ]

- [ ] Provincial Highway  
[ ] County Road  
[X] Municipal road, maintained year round  
[ ] Municipal road, seasonally maintained  
[ ] Easement

- [ ] Right-of-way  
[ ] Private road  
[ ] Crown access road  
[ ] Water access  
[ ] Other (specify) \_\_\_\_\_

**Type of water supply - Existing** [ ] **Proposed** [ ] (check appropriate space)

- [ ] Municipally owned and operated piped water system  
[ ] Well [ ] individual [ ] communal  
[ ] Lake  
[X] Other (specify): Not required at this time

**Type of sewage disposal - Existing** [ ] **Proposed** [ ] (check appropriate space)

- [ ] Municipally owned and operated sanitary sewers  
[ ] Septic Tank [ ] individual [ ] communal  
[ ] Pit Privy  
[X] Other (specify): Not required at this time

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [X] NO [ ]  
\*If yes, see sketch requirements and the application must be accompanied by a:  
MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES [ ] NO [X]

9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [ ] NO [X]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO [ ]

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [X] NO [ ]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [ ] NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [ ] NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [ ] NO [X]

15. Is there a noxious industrial use within 500 meters [1640']? YES [ ] NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [ ] NO [X]

Name of Rail Line Company: \_\_\_\_\_

17. Is there an airport or aircraft landing strip nearby? YES [ ] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [ ] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [ ] NO [X] UNKNOWN [ ]

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [ ] NO [X] UNKNOWN [ ]

If YES, specify the use and type of fuel(s)

20. Is this a resubmission of a previous application? YES [ ] NO [X]

If YES, is it identical [ ] or changed [ ] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [X] NO [ ]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

- Severance Application B37/12 approved April 2013 for Rural Residential purposes by INST. WC370408
- Lot Line Adjustment Application B62/14 approved March 2015 for Rural Residential purposes by INST. WC429769

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [ ] NO [X] UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [ ] NO [X]

24. Is the application consistent with the Provincial Policy Statement? YES [X] NO [ ]

25. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan [ ] Places to Grow [X] Other [ ]

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO [ ]

26. a) What is the existing County Official Plan designation of the subject land? (severed and retained)  
Core Greenlands & Greenlands

b) What is the existing Local Official Plan (if any) designation of the subject land? (severed and retained)

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

27. What is the zoning of the subject lands? **Agricultural and Natural Environment**

28. Does the proposal for the subject lands conform to the existing zoning? **YES ☒ NO ☐**

If NO, a) has an application been made for re-zoning?  
**YES ☐ NO ☐ File Number \_\_\_\_\_**

b) has an application been made for a minor variance?  
**YES ☐ NO ☐ File Number \_\_\_\_\_**

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? **YES ☒ NO ☐**

If the answer is YES, please provide a copy of the relevant instrument.  
For mortgages, provide complete name and address of Mortgagee \_\_\_\_\_

- **Lands to be Severed: Mortgage as in Instrument No. WC370411 with Darrencroft Homes Ltd. located at 4803 Pioneer Trail, RR#6, Guelph, ON, N1H 6J3**
- **Lands to be Added to: Mortgage as in Instrument No. WC470622 with the Toronto-Dominion Bank located at 4720 Tahoe Boulevard, 5<sup>th</sup> Floor, Mississauga, ON, L4W 5P2**

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

30. **Type of Farm Operation** conducted on these subject lands: **None**

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

31. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width <b><u>9±m</u></b>	Length <b><u>11±m</u></b>	Area <b><u>99±m<sup>2</sup></u></b>	Use <b><u>Cabin</u></b>
	Width	Length	Area	Use

32. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>

33. Are there any drainage systems on the retained and severed lands? **YES ☐ NO ☒**

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

**34. Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source Protection Plan** in effect? YES [ ] NO [X]

If YES, please complete the Source Water Protection Form and submit with your application.

**35.** Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [ ] NO [X]

If yes, please indicate the person you have met/spoken to:

**36.** If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

**None**

**37.** If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

**Please see covering letter**

**NOTES:**

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.**
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

April 4, 2018

24132-16

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee  
74 Woolwich Street  
GUELPH, Ontario  
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Lot Line Adjustment Application and Sketch  
6800 Concession 1  
Part of Lot 13, Concession 1  
PIN: 71205-0078 & PIN: 71205-0076  
Township of Puslinch**

**RECEIVED**

APR - 4 2018

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Please find enclosed an application for a lot line adjustment severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN report and map, the required deed, addresses of neighbouring properties, a cheque to the GRCA for \$400 and a cheque to Wellington County for \$1,100.

**Proposal:**

The proposal of the lot line adjustment is to increase the property owned by Brittany and Bryan Little at 6800 Concession 1 (PIN 71205-0078) by acquiring a portion of land to the north and east from the surrounding vacant parcel owned by Nathan Reid Holdings Ltd. (PIN 71205-0076). This additional land reflects the location of fences that were understood to be the property boundaries and currently lived up to. The expanded parcel will be 0.94ha and the retained parcel will be 42ha.

The parcel is designated Greenlands with an underlying designation of Secondary Agricultural in the Wellington County Official Plan. Section 10.2.1 of the Official Plan, which addresses lot creation in lands designated Greenlands, states that a new lot can be created if:

- b) the lot provides a minor boundary adjustment or correction of title and does not require any activity which would impair Greenland features or functions; and*
- d) there will be no negative impacts on natural features or their ecological functions.*

Negative impacts are defined in the Official Plan as activities that harm or threaten natural heritage features. An Environmental Impact Study was completed by Natural Resource Solutions Inc. for the previous severance and lot line adjustment that created the subject property. It was determined that the development was unlikely to affect the ecological function of the significant woodlands and the proposed severance is well removed from the flagged wetland boundary at approximately 40m. We provide the opinion that the proposed lot line adjustment and continued rural residential use of the lot will not harm or threaten natural heritage features.

This type of severance follows Section 10.4.6 of the Wellington County Official Plan for Lot Line Adjustments on lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted for boundary adjustments as long as no adverse effect on agriculture will occur.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.

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

cc Brittany Little

⑨ PIN 71205-0012 (LT)

⑧ PIN 71205 - 0055 (LT)

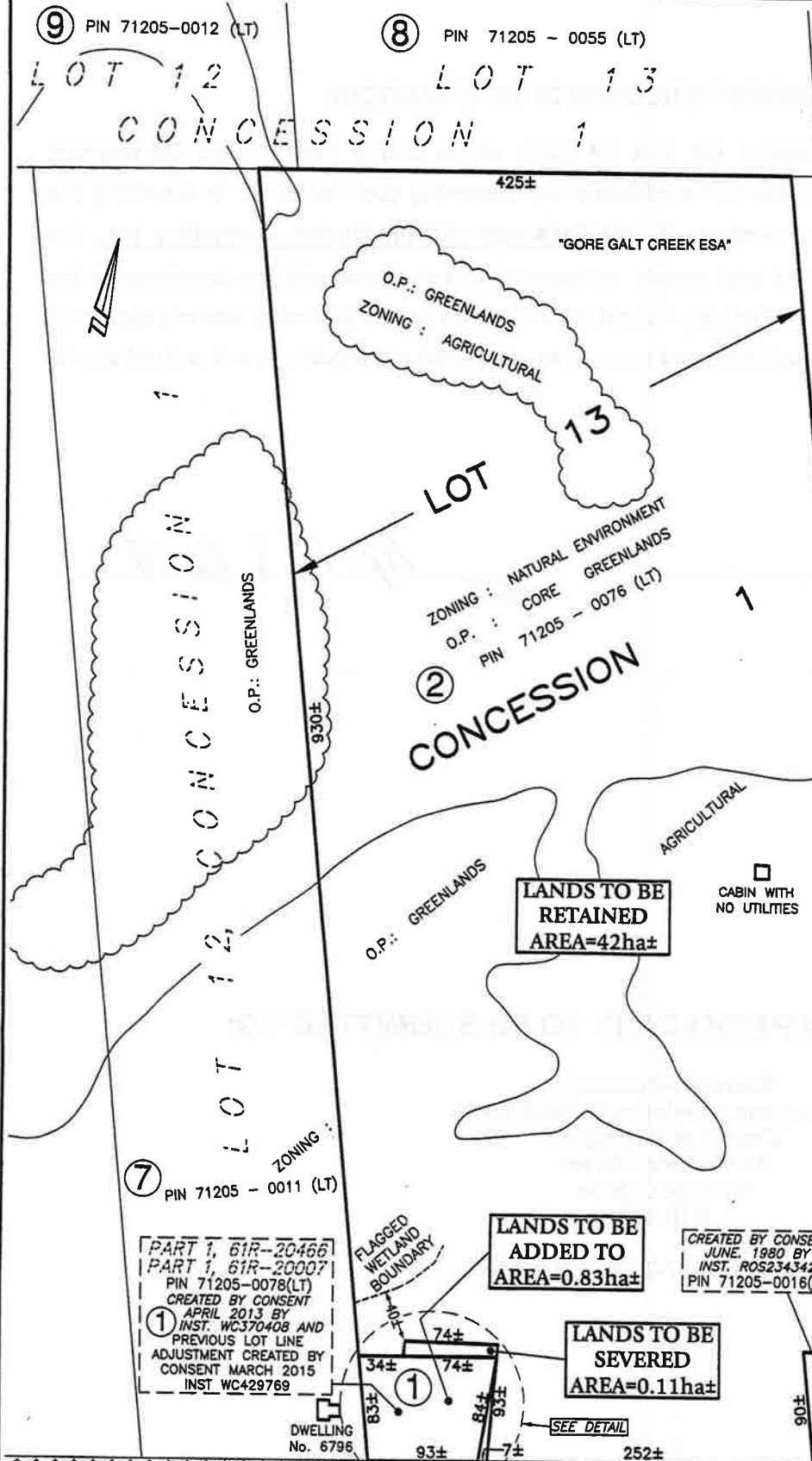
## LOT LINE ADJUSTMENT SKETCH

PART OF LOT 13,  
CONCESSION 1  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 4000

0 40 80 160 240 meters

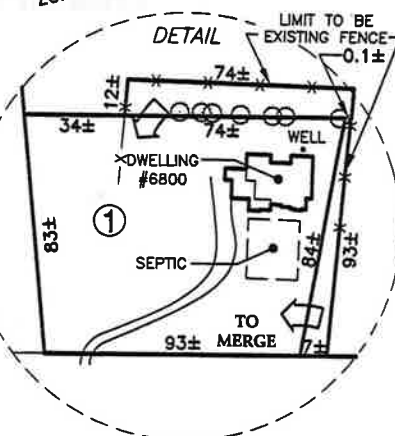
VAN HARTEN SURVEYING INC.



O.P.: CORE GREENLANDS  
ZONING : NATURAL ENVIRONMENT

④ PIN 71205 - 0017 (LT)  
O.P.: SECONDARY AGRICULTURAL

ZONING : AGRICULTURAL



PART 1, 61R-20466  
PART 1, 61R-20007  
PIN 71205-0078(LT)  
CREATED BY CONSENT  
① APRIL 2013 BY  
INST. WC370408 AND  
PREVIOUS LOT LINE  
ADJUSTMENT CREATED BY  
CONSENT MARCH 2015  
INST. WC429769

LANDS TO BE  
ADDED TO  
AREA=0.83ha±

CREATED BY CONSENT  
JUNE, 1980 BY  
INST. ROS234342  
PIN 71205-0016(LT)

LANDS TO BE  
SEVERED  
AREA=0.11ha±

DWELLING  
No. 6796

③  
No. 6824

LOT 12 LOT 13 LOT 14

⑥ PIN 71205 - 0059 (LT)

⑤ PIN 71205 - 0060 (LT) ⑩

PIN 71205 - 0062 (LT)

MANURE  
BARN  
No. 6783

ZONING: AGRICULTURAL  
O.P.: PRIME AGRICULTURAL

BARN  
No. 6815

THIS SKETCH WAS PREPARED  
ON THE 4th DAY OF APRIL 2018

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

### NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GREENLANDS AND CORE GREENLANDS.
4. DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS MAPPING WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. N.T.S. DENOTES NOT TO SCALE.



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira  
Ph: 519-669-5070

Guelph  
Ph: 519-821-2763

Orangeville  
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: NCH/ARN

CHECKED BY: JEB

PROJECT No. 24132-16

Apr 04, 2018-8:36am

G:\PUSLINCH\Con1\ACAD\LLA\_SEVPTLOT13 (LITTLE).dwg

24/18

County of Wellington Planning and Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street, Guelph ON N1H 3T9

April 13, 2018

**NOTICE OF AN APPLICATION FOR CONSENT**

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

**APPLICATION SUBMITTED ON:**

**FILE NO. B 46/18**

**APPLICANT**

Norman & Gwendolyn Boreham  
801 Watson Road South  
ARKELL, ON N0B 1C0

**LOCATION OF SUBJECT LANDS:**

PUSLINCH TOWNSHIP (Arkell)  
Part Lot 3, EOBL  
Reg Plan 131; 801 Watson Road Sut

Proposal to sever a lot 27.514m fr x 50.52m – 1390 sq.m, vacant, proposed urban residential lot.

Retained urban residential lot is 27.35m fr x 50.52m = 1381.7 sq.m, existing house and shed.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,  
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

**May 23, 2018**

**Please note** that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

**Please also be advised** that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public

**INFORMATION REGARDING THE APPLICATION** is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

**MAILED TO:**

Local Municipality Puslinch Twp County Planning Conservation Authority - GRCA

County Engineering Source Water

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

## APPLICATION FOR CONSENT

Ontario Planning Act

## 1. Approval Authority:

County of Wellington Planning and Land Division Committee  
County of Wellington Administration Centre  
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$1,100

Fee Received: April 6/18

File No. B46/18

Accepted as Complete on: Apr 11/18

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) NORMAN & GWENDOLYN BOREHAMAddress 801 WATSON ROAD SOUTHARKELL ONTARIO NOBICO

Phone No. [REDACTED]

Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) BLACK, SHOEMAKER, ROBINSON  
& DONALDSON LIMITED (ATTN: IAN D. ROBINSON), 257 WOODLAWN  
RD. WEST, UNIT 101, GUELPH N1H 8J1

Phone No. 519-822-4031

Email: \_\_\_\_\_

(c) Name and Address of Owner's Authorized Agent: \_\_\_\_\_

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

(d) All Communication to be directed to:REGISTERED OWNER ☒APPLICANT ☒AGENT ☐

(e) Notice Cards Posted by:

REGISTERED OWNER ☐APPLICANT ☒AGENT ☐

## 3. Type and Purpose of Proposed Transaction: (Check off appropriate box &amp; provide short explanation)

RURAL RESIDENTIAL ☐ AGRICULTURAL ☐ URBAN RESIDENTIAL ☒ COMMERCIAL/INDUSTRIAL ☐SEVERANCE FOR NEW LOT

OR

EASEMENT ☐ RIGHT OF WAY ☐ CORRECTION OF TITLE ☐ LEASE ☐

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

UNKNOWN AT THIS TIME

4. (a) Location of Land in the County of Wellington:

Local Municipality: HAMLET OF ARKELL (PUSLINCH TWP.)  
 Concession \_\_\_\_\_ Lot No. \_\_\_\_\_  
 Registered Plan No. 131 R. Lot No. 3 EAST OF BLIND LINE  
 Reference Plan No. N/A Part No. \_\_\_\_\_  
 Civic Address 801 WATSON ROAD SOUTH

(b) When was property acquired: 1963 Registered Instrument No. M-35934

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 27.514 AREA 1390 SQ. M.  
 Depth 50.520 Existing Use(s) VACANT  
 Existing Buildings or structures: NONE  
 Proposed Uses (s): SINGLE FAMILY RESIDENTIAL

Type of access (Check appropriate space)

Existing ☒ Proposed ☐

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial Highway                               | <input type="checkbox"/> Right-of-way      |
| <input checked="" type="checkbox"/> County Road                           | <input type="checkbox"/> Private road      |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained            | <input type="checkbox"/> Water access      |
| <input type="checkbox"/> Easement   | <input type="checkbox"/> Other             |

Type of water supply - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated piped water system  
☒ Well ☒ individual ☐ communal  
☐ Lake  
☐ Other \_\_\_\_\_

Type of sewage disposal - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated sanitary sewers  
☒ Septic Tank (specify whether individual or communal): INDIVIDUAL  
☐ Pit Privy  
☐ Other (Specify): \_\_\_\_\_

6. Description of Land intended to be RETAINED:Metric ☒Imperial ☐Frontage/Width 27.35AREA 1381.7 Sq. M.Depth 50.520Existing Use(s) SINGLE FAMILY RESIDENTIALExisting Buildings or structures: HOUSE & SHEDProposed Uses (s): SAME AS EXISTING

Type of access (Check appropriate space)

Existing ☒Proposed ☐☐ Provincial Highway☒ County Road☐ Municipal road, maintained year round☐ Municipal road, seasonally maintained☐ Easement☐ Right-of-way☐ Private road☐ Crown access road☐ Water access☐ OtherType of water supply - Existing ☒ Proposed ☐ (check appropriate space)☐ Municipally owned and operated piped water system☒ Well ☒ individual ☐ communal☐ Lake☐ OtherType of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)☐ Municipally owned and operated sanitary sewers☒ Septic Tank (specify whether individual or communal): INDIVIDUAL☐ Pit Privy☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☐ NO ☐

\*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM. - NOT IN HAMLET

8. Is there a landfill within 500 metres [1640 feet]? YES ☐ NO ☒

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☐ NO ☒

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☐ NO ☒

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☐ NO ☒

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☐ NO ☒

15. Is there a noxious industrial use within 500 meters [1640']? YES ☐ NO ☒

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☒ NO ☐

Name of Rail Line Company: GUELPH JUNCTION RAILWAY  
(ABOUT 470m AWAY)

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised April 2018

17. Is there an airport or aircraft landing strip nearby? YES [ ] NO ☒

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [ ] NO ☒

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [ ] NO ☒ UNKNOWN [ ]

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [ ] NO ☒ UNKNOWN [ ]

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [ ] NO ☒ UNKNOWN [ ]

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [ ] NO ☒ UNKNOWN [ ]

If YES, specify the use and type of fuel(s)

20. Is this a resubmission of a previous application? YES [ ] NO ☒

If YES, is it identical [ ] or changed [ ] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [ ] NO ☒

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [ ] NO ☒ UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [ ] NO ☒

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

- IT IS WITHIN A DESIGNATED GROWTH AREA (HAMLET)  
- APPLICATION FOR SEVERANCE IS FOR AN INFILL TYPE LOT (RESIDENTIAL INTENSIFICATION)

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans. NOT WITHIN "GREENBELT PLAN"

26. a) Indicate the existing County Official Plan designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

DESIGNATED "H" (HAMLET AREA) - LOW DENSITY SINGLE FAMILY UNITS ARE A PERMITTED USE UNDER SECTION 7.4.1

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

N/A c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

27. Is the subject land a proposed surplus farm dwelling?\* YES [ ] NO ☒

\*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? HR (HAMLET RESIDENTIAL)

29. Does the proposal for the subject lands conform to the existing zoning? YES [ ] NO ☒

If NO, a) has an application been made for re-zoning?

YES [ ] NO [ ]

File Number \_\_\_\_\_

"SEVERED" COMPLETES  
"RETAINED" NEEDS MIN. VARIANCE

b) has an application been made for a minor variance?

IN PROCESS OF APPLYING YES ☒ NO [ ]

File Number \_\_\_\_\_

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [ ] NO ☒

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. Type of Farm Operation conducted on these subject lands:

N/A Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]

N/A 32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

Severed Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Retained Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

N/A 33. Manure Storage Facilities on these lands:

DRY		SEMI-SOLID		LIQUID	
Open Pile [ ]		Open Pile [ ]		Covered Tank [ ]	
Covered Pile [ ]		Storage with Buck Walls [ ]		Aboveground Uncovered Tank [ ]	
				Belowground Uncovered Tank [ ]	
				Open Earth-sided Pit [ ]	

N/A

34. Are there any drainage systems on the retained and severed lands?

YES [ ] NO [ ]

Type	Drain Name & Area	Outlet Location
Municipal Drain [ ]		Owner's Lands [ ]
Field Drain [ ]		Neighbours Lands [ ]
		River/Stream [ ]

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect?

YES ☒ NO [ ]

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES ☒ NO [ ]

If yes, please indicate the person you have met/spoken to: MICHELLE INNOCENTIS

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

SEE COVER LETTER

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

Project 17-14-273-00

April 6, 2018

**HAND DELIVERED**

The Corporation of the County of Wellington  
Land Division  
74 Woolwich Street  
Administration Centre, 3<sup>rd</sup> Floor  
Guelph, Ontario  
N1H 3T9

**Attention: Deborah Turchet and Jana Poechman**

Dear Deborah and Jana:

**Re: Norman and Gwendolyn Boreham - Severance Application  
801 Watson Road South, Hamlet of Arkell, Township of Puslinch  
Part of Lot 3, East of Blind Line, Registered Plan 131**

---

I am acting for Norman and Gwendolyn Boreham, the Owners of the subject property, who wish to sever a single family residential infill lot from the property they have owned for many years. The property is located at the corner of Watson Road South and Boreham Drive, with the "Severed Parcel" and the "Retained Parcel" containing the Boreham's existing residence, driveway, septic and well.

The property is designated "Hamlet" in the County Official Plan and is zoned "Hamlet Residential" in the Township's Zoning Bylaw. The current Zoning Bylaw requires a Lot area of 1390 sq. m and the Retained Parcel is slightly under that at 1381.7 sq.m., so a Minor Variance is in the process of being submitted to the Township to cover that minor discrepancy in lot area. Other than the slight reduction in lot area, this proposal complies with the current Township Zoning Bylaw. I just found out that the Township is currently considering some changes to the Zoning Bylaw and if these changes take effect before a decision is rendered on our Severance Application, we may have to modify our Minor Variance Application to the Township to comply with the updated Zoning Bylaw.

I understand that the original submission deadline for the next Land Division Committee Meeting was extended from April 4, 2018 to today, so we understand that this Application will be placed on the Agenda for the June 14<sup>th</sup>, 2018, LDC Meeting. It would be appreciated if you would confirm this when you have a chance.

...2

**Surveying | Mapping | GIS**  
Unit 101 – 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1  
T: [519] 822-4031 | F: [519] 822-1220  
www.jdbarnes.com

In support of the above Application, the following items are enclosed:

- 1) Completed and Signed Severance Application Form.
- 2) Completed and Signed Source Water Protection Form.
- 3) Cheque payable to the Treasurer of Wellington County, for the Severance Application Fee, in the amount of \$1,050.00 (2017 Fee) **plus** \$50.00 cash (to upgrade to 2018 Fee). I apologize for the payment arrangement, as the Boreham's put their project on temporary hold after the cheques were written.
- 4) Cheque payable to the Grand River Conservation Authority to cover the Conservation Review Fee in the amount of \$390.00 (old 2017 fee) **plus** \$10.00 cash (to upgrade to 2018 Fee). Payment arrangements for the same reason as noted in the previous item.
- 5) Two 11" x 17" reduced copies of the Severance Sketch.
- 6) Ten full-sized copies of the Severance Sketch.
- 7) Copy of the current Deed Registered as Instrument #M-35934.
- 8) List of surrounding neighbours for Notification was requested from the Township on April 3<sup>rd</sup> and is pending (per email to Kelley Patzer and cc to yourself).

If you have any questions or require additional information, please do not hesitate to call me directly.

Yours very truly,

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

*A wholly owned subsidiary of J. D. Barnes Ltd.*

**Ian D. Robinson, B.Sc., O.L.I.P., O.L.S.**

IDR:ly

Encls.

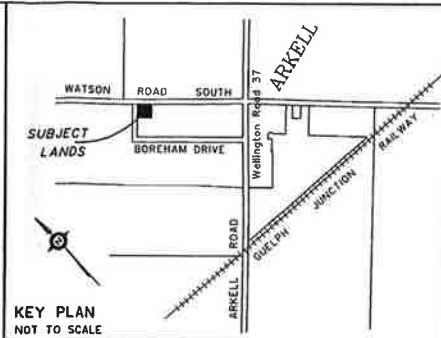
**Surveying | Mapping | GIS**

Unit 101 – 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1

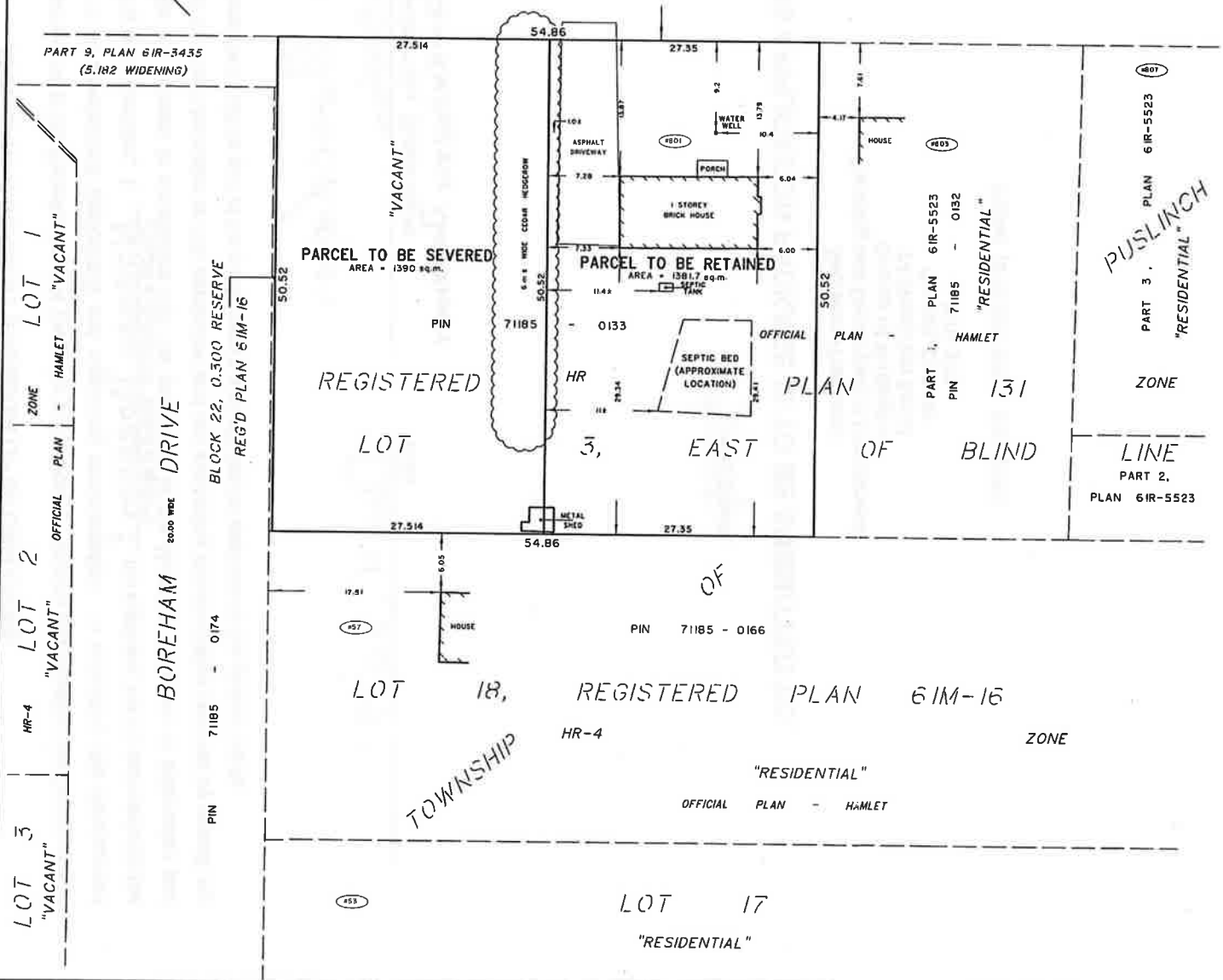
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S.W. HALF LOT 6, CONCESSION 10  
 OFFICIAL PLAN - PRIME AGRICULTURAL AGRICULTURAL ZONE "RESIDENTIAL" OFFICIAL PLAN - HAMLET "RESIDENTIAL" AGRICULTURAL ZONE  
 PART 12, PLAN 61R-3435 PART 7, PLAN 61R-3435 (5.182 WIDENING)



PIN 71184 - 0001  
 ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10  
 "WATSON ROAD SOUTH" WELLINGTON ROAD 41



**SKETCH**  
 PREPARED FOR SEVERANCE &  
 MINOR VARIANCE APPLICATION  
 HAMLET OF ARKELL  
 TOWNSHIP OF PUSLINCH  
 COUNTY OF WELLINGTON

SCALE 1:300  
 METRIC: DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
 CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

**NOTES:**  
 1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.  
**WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:**  
 RETAINED PARCEL: HAMLET  
 SEVERED PARCEL: HAMLET  
 THIS PROPERTY IS SITUATED WITHIN WELLHEAD PROTECTION AREA B  
 THIS PROPERTY IS SITUATED WITHIN THE GRAND RIVER SOURCE PROTECTION PLAN AND THE ERAMOSA RIVER AND BLUE SPRINGS CREEK WATERSHED STUDY AREA.  
**LEGEND:**  
 #5674 DENOTES MUNICIPAL ADDRESS

### HR ZONING

REQUIREMENTS	RETAINED	SEVERED
LOT AREA	1390 m <sup>2</sup> (MINIMUM)	1381.7 m <sup>2</sup>
LOT FRONTAGE	25.0 m (MINIMUM)	27.51 m
FRONT YARD	10.0 m (MINIMUM)	N/A
SIDE YARD (INT.)	3.0 m & 1.0 m (MINIMUM)	6.0 m & 7.28 m
SIDE YARD (EXT.)	3.5 m (MINIMUM)	N/A
REAR YARD	7.5 m (MINIMUM)	29.24 m
COVERAGE	30% (MAXIMUM)	7.7%

THIS SKETCH WAS PREPARED FOR  
 NORMAN BOREHAM & GWENDOLYN BOREHAM  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

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**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**  
 Ontario Land Surveyors  
 Urban and Rural Planners  
 A wholly owned subsidiary of J.D.Barnes Ltd.  
 101-257 Woodown Rd. W.  
 Guelph, Ontario N1H 6J1  
 TEL: (519) 822-1220  
 FAX: (519) 822-4031  
 DATE: DECEMBER 6, 2017 KS PROJECT 17-14-273-00