



## AGENDA

### COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held September 13<sup>th</sup>, 2016 be adopted

4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date: (See Attachment B)

- 4(a) **Minor Variance Application D13/FLA – Jim and Jackie Flanagan** – Property described as Lots 11-12, Plan 395, 37 Swastika Trail, Township of Puslinch.

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

1. permit a 5.5 metre rear yard setback
2. permit a 7.0 metre front yard setback
3. permit a sundeck to encroach 3 metres into the front (lakeside) yard;

To accommodate a proposed new dwelling.

- 4(b) **Minor Variance Application D13/GSB – GSB Properties Ltd.** – Property described as Part Lot 55, Concession 7, 7294 Mason Road, Township of Puslinch.

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

1. permit a 11.86m setback from the centerline of a highway for an existing metal quonset building A 12 metre height for an accessory building
2. Permit a 11.34m setback from the centerline of a highway for an existing metal clad building.

- 4(c) **Minor Variance Application D13/JOW – Marc & Helen Jowett** – Property described as Part Lot 2, Plan 380, 2 Lakeside Drive, Township of Puslinch.

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

1. maintain a pool with equipment and deck on the property while demolishing a dwelling, then building a new dwelling
2. install pool pump/filter/heater 0.3m from the north side yard property line.

5. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

### 6. OPENING REMARKS

### 7. DISCLOSURE OF PECUNIARY INTEREST

### 8. APPROVAL OF MINUTES (See Attachment C)

Planning & Development Advisory Committee meeting minutes held Tuesday September 13, 2016 be adopted.

### 9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW

- None

### 10. ZONING BY-LAW AMENDMENT

- None

### 11. LAND DIVISION (See Attachment D)

#### 11(a) Severance Application B72/16 (D10/CUM – Charles Cummings, Part Lot 12&13, Concession 5, municipally located on Pioneer Trail.

Proposed severance is 0.8 hectares with 68.5m frontage, vacant land for rural residential use.

Retained parcel is 1.2 hectares with 91.6m frontage, existing and proposed vacant land.

#### 11(b) Severance B77/16 (D10/DOU) – David & Charlene Doughty, Part Lot 24&25, Concession 2, municipally known as 7129 Smith Road.

Proposed severance is 0.8 hectares with 81m frontage on Smith Road and 91m frontage on Concession 7, vacant land for proposed rural residential use.

Retained parcel is 5.1 hectares with 129m frontage, existing and proposed rural residential use with existing dwelling & shed.

#### 11(c) Severance Application B80/16 (D10/PIC) –Denyse Pichette, Part Lot 32, Concession Gore, municipally known as 7329 Concession 1.

Proposed severance is 64m fr x 63m = 0.4hecatres, existing agricultural use for proposed rural residential use.

Retained parcel is 37 hectares with 2015m frontage, existing and proposed

agricultural and rural residential use with existing dwelling and shed.

**11(d) Severance Application B81/16 (D10/PIC) –Denyse Pichette, Part Lot 32**  
Concession Gore, municipally located on Concession 1.

Proposed severance is 64m fr x 63m = 0.4 hectares existing agricultural use for proposed rural residential use.

Retained parcel is 64m fr x 63m = 0.4 hectares, existing and proposed agricultural use..

**12. OTHER MATTERS**

- no matters

**13. CLOSED MEETING**

- no matters

**14. NEXT MEETING Tuesday November 8 @ 7:00 p.m.**

**15. ADJOURNMENT**



## **MINUTES**

### **MEMBERS PRESENT:**

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

### **OTHERS IN ATTENDANCE:**

Kelly Patzer – Development Coordinator	Cindy McMillan
Sarah Wilhelm – County of Wellington	Ted VanDinther
Wanda & Dwayne Highton	Phil O'Dell
Jeff Charbonneau	John Cox
Evan Pearlman	

### **1. OPENING REMARKS**

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

### **2. DISCLOSURE OF PECUNIARY INTEREST**

- None

### **3. APPROVAL OF MINUTES**

Moved by Dianne Paron and Seconded by Dennis O'Connor,

That the minutes of the Committee of Adjustment meeting held Tuesday August 9, 2016 be adopted.

CARRIED

### **4(a) Minor Variance Application D13/CHA – Jeffrey & Maria Charbonneau – Property described as Part Lot 7, Concession Gore, 6648 Gore Road, Township of Puslinch.**

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced Minimum Distance Separation I (MDS I) setback requirement from a livestock facility to the southwest to permit the severance of a new residential lot.

- Kelly Patzer summarized the application and circulation for the minor variance as submitted and stated no objections were received from commenting staff or agencies. No comments were provided from the Township of North Dumfries or Waterloo Region.
- Jeffrey Charbonneau of 6648 Gore Road, Puslinch, indicated that he purchased the property in 2005 to build a house and to sever a portion of the land in future. He was unable to sever his property until the Official Plan was amended and then adopted in 2015. During that time the province had increased the setback distances for MDS 1 and a severance was no longer possible due to the MDS setback requirement from the veal farm operation across the road increasing to a greater distance than what is able to be provided. A severance could not be applied for because MDS was not met, until the Township included MDS in the

Zoning By-law, to permit it to be reduced with a minor variance application if permitted.

- Dennis O'Connor questioned what happens if the livestock facility wants to expand if market conditions became more favourable for certain livestock .
- Sarah Wilhelm stated for any expansion of a livestock facility, MDS 2 would apply and the calculation would be done to the nearest lot. The proposed severance is farther than the closest existing parcel.
- Dennis O'Connor asked what happens if the MDS is reduced and then a neighbour complains because they don't like a future farm use that went to the Right to Farm Board for conflict resolution. Is the Township setting a standard by reducing MDS?
- John Sepulis noted a precedent has already been set with the lot that was created closer to the livestock operation.
- Jeffrey Charbonneau remarked that the Township should be able to make a decision based on circumstances and the spirit of MDS is to keep people protected from odour.
- John Sepulis indicated there are three other houses in the area.
- Sarah Wilhelm revealed that the province is updating MDS again and are creating guideline questions for committees when considering requests for reduced setbacks from MDS, such as are there similar land uses in the area.
- Dennis O'Connor remarked that when an acceptance to MDS is made, what effect does this have on municipal role in conflict resolution if neighbour complains about an agricultural operation starting back up in barn?
- Sarah Wilhelm noted she has no experience with the Right To Farm Board.
- Dennis O'Connor noted a new farming operation could be introduced with increased odours.
- Jeffrey Charbonneau remarked that the farm owner has indicated the site does need remediation.
- Ken Roth asked if MDS 2 applies to start a livestock operation again, without increasing any existing farm buildings.
- Sarah Wilhelm indicated that MDS 2 only applies if the farm operation was to expand, such as applying for a building permit.
- There were no further questions or comments.

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

Relief of the Minimum Distance Separation I (MDSI) setback requirements from a livestock facility in the Agricultural (A) Zone to permit a reduced separation setback of 160 m to a proposed residential-use parcel; whereas, Zoning By-law 19-85, Section 3.13(a), states no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.

The Committee voted in favour and the request is hereby **Approved**.

CARRIED

- 4(b) Minor Variance Application D13/HIG – Dwayne & Wanda Highton** – Property described as Part Lot 14, Concession 4, 6590 Forestell Road, Township of Puslinch. Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

1. a rear yard setback of 1 foot to permit a pool
  2. a 5 foot setback to the rear lot line for an accessory building containing pool equipment
- Kelly Patzer summarized the application and circulation for the minor variance as submitted and stated no objections were received from the public. Building Department commented that the reduced setback to the pool equipment shed causes no concern for the building department, but pool setbacks are established for safety and the proposed setback distance compromises the goal the zoning by-law is trying to achieve with the setback to a pool wall.
  - Dwayne Highton indicated he purchased a small lot and attempted to purchase a portion of Preston Sand & Gravel property but a new licence would need to be applied for the extraction operation of the lot lines were adjusted. Verbal permission was given for use of the lands behind the residential property.
  - Dianne Paron asked Kelly for clarification of Building comments
  - Kelly Patzer indicated it could be the setback distance to the lot line/adjacent properties for the pool structure or the fact that a fence would need to be abutting the pool for it to remain on the property and if climbed an individual could fall in the pool.
  - John Sepulis asked what type of fence is being proposed and the depth of the pool.
  - Dwayne Highton indicated either tempered glass or wrought iron fencing would be installed and the pool will be 6 feet.
  - John Sepulis is concerned if Preston Sand & Gravel sells the property and someone wants to build on the adjacent property.
  - Dwayne Highton stated that there is a river and wetlands behind the property and there would not be any future building opportunities on the property.

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

1. A rear yard setback of one (1) foot to permit a pool; whereas, Section 3.20(a(ii)) General Provisions, Swimming Pools, Private Open Swimming Pools, states no interior wall surface of any open swimming pool, nor any related structure other than a fence, shall be located closer than 1.5 m to any lot line.
2. A five (5) foot setback to the rear lot line for an accessory building containing pool equipment; whereas, Section 3.20(a(iii)) General Provisions, Swimming Pools, Private Open Swimming Pools, states no water circulating or treatment equipment such as pumps or filters or any accessory building or structure containing such equipment, shall be located closer than 3 m to any lot line.

The Committee voted in favour and the request is hereby **Approved**.

CARRIED

## 5. ADJOURNMENT

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

The Committee of Adjustment meeting adjourned at 7:32 p.m.

CARRIED



## ATTACHMENT 'B' (a)

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

**APPLICATION:** D13/FLA  
**OWNER:** Jim & Jackie Flanagan  
**AGENT:** owner  
**LOCATION:** 37 Swastika Trail  
**REPORT DATE:** October 6, 2016  
**HEARING DATE:** October 11, 2016 @ 7:00 p.m.

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

1. To permit a 5.5 metre rear yard depth; whereas, Zoning By-law 19-85, Section 7.3(f).requires a 7.5 metre rear yard depth.
2. To permit a 7.0 metre front yard; whereas, Zoning By-law 19-85, Section 7.3(c).requires a 7.5 metre front yard.
3. To permit a sundeck to project 3 metres into the front yard; whereas, Zoning By-law 19-85, Section 3.23(iv) states stoops, sun decks, porches, verandahs, and exterior steps providing access to finished grade and either the basement or the first storey of a building shall project no more than 1.5 metres into a required front yard.

#### CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

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

##### Section 3 – General Provisions

##### 3.23(a) YARD ENCROACHMENTS AND OBSTRUCTIONS, PROJECTION INTO REQUIRED YARDS

(iv) stoops, sun decks, porches, verandahs, balconies on top or porches or verandahs, uncovered terraces and exterior steps providing access between finished grade and either the basement or the first storey of a building, where such structures project no more than 1.5 metres into a required front yard, a required rear yard or a required exterior side yard;

##### Section 7 – Resort Residential Zone

##### 7.3 ZONE REQUIREMENTS

- (c) Front yard (minimum) - 7.5 m  
(f) Rear yard depth (minimum) - 7.5 m

The front yard is considered a rear yard when the property abuts a lake.

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from rear and front yard requirements of the zoning by-law to construct a single detached dwelling and sundeck. The minimum front and rear yard setback of the Resort Residential Zone is 7.5 metres, whereas the applicant has proposed a 5.5 metre rear yard setback and 7.0 metre front yard setback. Additional relief is required for a sundeck to encroach 3 metres into the front yard. It should be noted that in the Rural Residential Zone, where a lot abuts a lake, the front yard is considered the rear yard.

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

**GRAND RIVER CONSERVATION AUTHORITY (GRCA):**

No Comments

**BUILDING DEPARTMENT:**

There is a concern with the available space on the lot for the installation of an acceptable sewage system.

**FIRE DEPARTMENT:**

No Concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No Comments or Concerns.

**PUBLIC COMMENTS:**

Two comments have been received from the circulated public:

- concerned about the impact on the view to the lake view if a variance is granted that might make the building more obstructive to the view than the previously existing cottage on that lot
- support of the application and have no objections to the proposed variance

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





## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** October 6, 2016  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Elizabeth Martelluzzi, Junior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 FLA (Flanagan)**  
**37 Swastika Trail**  
**Lots 11-12, Plan 395, Puslinch**

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

### Planning Opinion

The variance requested would provide relief from rear and front yard requirements of the zoning by-law to construct a single detached dwelling and sundeck. The minimum front and rear yard setback of the Resort Residential Zone is 7.5 metres, whereas the applicant has proposed a 5.5 metre rear yard setback and 7.0 metre front yard setback. Additional relief is required for a sundeck to encroach 3 metres into the front yard. It should be noted that in the Rural Residential Zone, where a lot abuts a lake, the front yard is considered the rear yard.

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
Resort Residential Zone Requirements (RR)	7.3(c)	<i>*within the RR zone, the front yard shall be considered a rear yard when the property abuts a lake or watercourse</i> (c) Minimum front yard: 7.5 m	7.0 m (lakeside)
	7.3(f)	(f) Minimum rear yard depth: 7.5m	5.5m
General Provisions, Yard Encroachments and Obstructions	3.23(iv)	Stoops, sun decks, porches, verandahs, and exterior steps providing access to finished grade and either the basement or the first storey of a building shall project no more than 1.5 metres into a required front yard.	Proposed sundeck to encroach 3 metres into the front (lakeside ) yard.

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 would consider both variances minor</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) and Natural Environment (NE)</li><li>• A single detached dwelling is permitted within the RR 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, Core Greenlands and Policy 9.8.2 (Puslinch Lake Area). The Core Greenlands represents a flood plain at the southern portion of the subject lands.</li><li>• Low density residential and recreational uses are permitted in the Puslinch Lake area (9.8.2). The location of residential, recreational, agricultural and conservation uses shall be established by the Zoning By-law</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 variances requested are desirable and appropriate development 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



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Elizabeth Martelluzzi  
Junior Planner



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## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** Jim and Jackie Flanagan

**Address:** 15 Chandos

**City:** Kitchener

**Postal Code:** N2A 3C2

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

**Telephone Number:** [REDACTED]

**Fax:** NA

**Applicant (Agent) Name(s):** Jim and Jackie Flanagan

**Address:** same as above

**City:** same as above

**Postal Code:** same as above

**E-mail Address:** same as above

**Telephone Number:** same as above

**Fax:** NA

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

Jim and Jackie Flanagan  
15 Chandos Dr Kitchener ON N2A 3C2

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

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

Municipal address: 37 Swastika Trail

Concession: \_\_\_\_\_ Lot: 11

Registered Plan Number: 395

Area: 0.06 ha      Depth: 30.48 m      Frontage: 12.18 m  
\_\_\_\_\_ ac      \_\_\_\_\_ ft      \_\_\_\_\_ ft

Width of road allowance (if known): NA

**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).**

- Relief from Zoning By-Law 7(3)(f) where a 7.5 m setback is required for the front and rear yard. The footprint of the proposed building encroaches on this setback by 2 m in northwest corner and 0.5 m Southeast corner.  
- Relief is requested from Zoning By-Law 3(23)(iv) where structures (i.e. sundecks, porches etc.) are permitted to extend no more than 1.5 m into the front or rear yard. The proposed sundeck will extend 3.0 m into the front (lakeside) yard.

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

With respect to the 7.5 setback, space restrictions and the orientation of the Lot lines compared to the proposed building resulted in the setback encroachments. Also, the building footprint was positioned slightly more to the north so that the septic holding tank could meet the Building Code setback requirement from the property line. With respect to the sundeck, it will extend 3.0 m instead of 1.5 m to ensure adequate recreational space on the deck.

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

Official Plan Designation: 9.8.2 Postlinch Lake Area  
Zoning Designation: RR Zone - Resort Residential Zone

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

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☒ (please specify below)

Seasonally maintained private road

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

Swastika Trail

**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.**

not applicable

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

Date of acquisition of subject property: November, 2015

Date of construction of buildings property: September, 2016

**16. How long have the existing uses continued on the subject property?** 40 yrs

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

Yes ☐ No ☒

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

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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 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"/>					

# SWASTIKA TRAIL

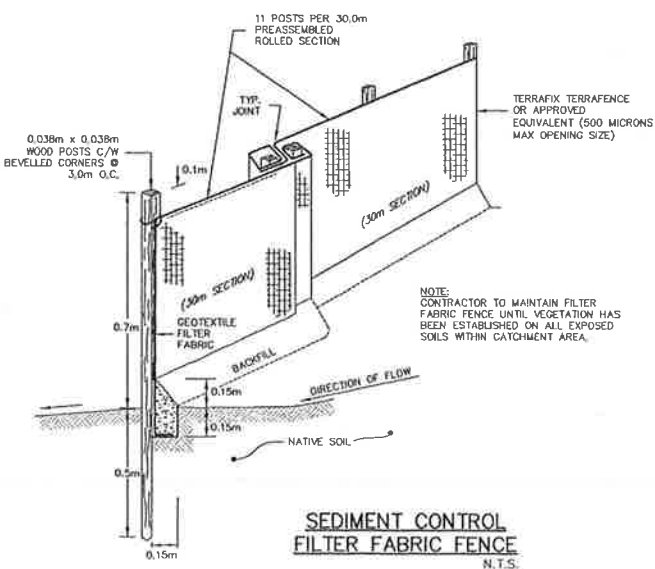


## LEGEND

- SITE BOUNDARY
- EXISTING CONTOURS
- APPROXIMATE EXISTING FLOODLINE LIMIT ELEV. = 305.00
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING RIP RAP
- EXISTING MAN DOOR
- EXISTING DOWNSPOUT
- PROPOSED BUILDING (SEE DETAIL)
- SEDIMENT CONTROL FENCE (SEE DETAIL)
- PROPOSED WELL
- PROPOSED SPOT ELEVATIONS  
EX = MAINTAIN EXISTING  
FFE = FINISHED FLOOR ELEVATION
- DIRECTION OF DRAINAGE/SWALE
- DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED)
- ARMOUR STONE RETAINING WALL

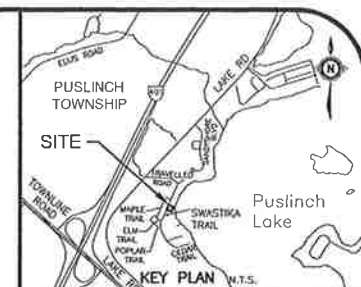
## SITE STATISTICS

ZONING = RESIDENTIAL			
SITE DATA	METRIC (m <sup>2</sup> )	IMPERIAL (ft <sup>2</sup> )	PERCENT (%)
SITE AREA	616.0	6828.2	100.0
BUILDING FOOTPRINT	172.0	1850.7	27.9
GRAVEL AREA	84.5	909.2	13.7
TOTAL IMPERVIOUS AREA	256.5	2759.9	41.6
LANDSCAPED AREA	359.5	3868.2	58.4
TOTAL PERMEABLE AREA	359.5	3868.2	58.4



## CONSTRUCTION NOTES AND SPECIFICATIONS

- GENERAL
- THESE PLANS NOT FOR CONSTRUCTION UNTIL SEALED BY ENGINEER AND APPROVED BY THE TOWNSHIP OF PUSLINC.
- THESE PLANS ARE TO BE USED FOR GRADING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
- NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE ENGINEER.
- THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MTE CONSULTANTS INC. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
- 1.4.1. CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
- 1.4.2. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
- 1.4.3. VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
- 1.4.4. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
- 1.5. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
- 1.6. ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WILL BE INSTALLED BY MUNICIPALITY UPON APPLICATION BY OWNER AT OWNER'S EXPENSE OR OWNER'S CONTRACTOR MAY INSTALL WORKS IN RIGHT OF WAY UPON APPLICATION AND APPROPRIATE PAYMENT TO CITY. THE CONTRACTOR IS TO MAKE CONNECTION TO THE SERVICES AND RESTORE ALL AFFECTED PROPERTY TO ORIGINAL CONDITION.
- 1.7. ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING) THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND THE REQUIREMENTS OF THE TOWNSHIP OF PUSLINC AND THE REGIONAL MUNICIPALITY OF WATERLOO, WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
- 1.8. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
- 1.9. PLAN TO BE READ IN CONJUNCTION WITH MTE DRAWING C1.1.
- 1.15. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM PLAN PREPARED BY MTE CONSULTANTS INC, DATED APRIL 1, 2016.
- 1.16. EXISTING LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY MACDONALD TAMBLYN SURVEYING, DATED SEPTEMBER 5TH.
- 1.17. RETAINING WALLS TO BE DESIGNED BY OTHERS. FOR WALLS EXCEEDING 1.0m IN HEIGHT, SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW AND APPROVAL AND BUILDING PERMIT MUST BE OBTAINED. WALLS IN HEIGHT REQUIRE GUARDS. HIGH SIDE OF RETAINING WALLS TO BE BACKFILLED WITH FREE DRAINING MATERIAL.
- 1.18. FILTER FABRIC TO BE TERRAFIX 200R OR APPROVED EQUIVALENT.
- 1.19. MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 ARE NOT PERMITTED.
- 1.20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE LOCAL MUNICIPALITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 1.21. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. EROSION AND SEDIMENT CONTROL
- 2.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED. EROSION CONTROL WORKS TO BE INSPECTED BY THE TOWNSHIP OF PUSLINC PRIOR TO RELEASE OF BUILDING PERMIT.
- 2.2. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
- 2.3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES.
- 2.4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- 2.5. EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.
- 2.6. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE TOWNSHIP OF PUSLINC DEPARTMENT OF PUBLIC WORKS.
- 2.7. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
- 2.8. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.
3. MAINTENANCE RECOMMENDATIONS
- 3.1. REMOVE SEDIMENT AND CONTAMINANTS ANNUALLY AND REINSTATE STORM WATER MANAGEMENT FACILITY ACCORDING TO THE DESIGN OUTLINED ON THIS PLAN.
- 3.2. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
- 3.3. OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.



GEODETIC BM ELEV. = m  
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CANNET VRS SYSTEM USING THE GEOID MODEL

SITE BENCHMARK ELEV. = 308.863m  
TOP OF B IS LOCATED ON THE NE CORNER OF THE PROPERTY ADJACENT TO HYDRO POLE, MTE POINT # 9003

NOTE TO CONTRACTOR :  
DO NOT SCALE DRAWINGS.  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.  
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.  
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT MTE CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY MTE CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

NO.	REVISION	DATE
1.	ISSUED FOR APPROVAL	JUL 29/16
2.	Site statistics table added	SEP 16/16



Ph. 519-743-6500 www.mte85.com



CUSTOMER

JIM FLANAGAN

15 CHANDOS DRIVE KITCHENER

PROJECT

37 SWASTIKA TRAIL GRADING

PUSLINC ONTARIO

DRAWING

LOT GRADING PLAN

Project Manager J.B. FLANAGAN Project No. 41279-100

Design By CAH Checked By RCK

Drawn By SCG Checked By CAH

Surveyed By KPW/ASF Drawing No.

Date Apr. 08/16

Scale 1:100

C2.1

Sheet 2 of 2



## **ATTACHMENT 'B' (b)**

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

**APPLICATION:** D13/GSB  
**OWNER:** GSB Properties Ltd.  
**AGENT:** Brian Beatty, BSRD  
**LOCATION:** 7294 Mason Road  
**REPORT DATE:** October 6, 2016  
**HEARING DATE:** October 11, 2016 @ 7:00 p.m.

---

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

1. To permit a 11.86m setback from the centerline of a highway for an existing metal Quonset building; whereas, Zoning By-law 19-85, Section 3.18(a) states no person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centerline of a highway under the jurisdiction of the Township of Puslinch.
2. To permit a 11.34m setback from the centerline of a highway for an existing metal clad building; whereas, Zoning By-law 19-85, Section 3.18(a) states no person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centerline of a highway under the jurisdiction of the Township of Puslinch.

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

1. Site Plan Approval for the property shall be finalized by December 31, 2017 or the variance will no longer be in effect.
- 

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

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

##### **3.18(a) REQUIRED SETBACKS:**

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

The property is zoned Agricultural Commercial Special (C3-9) Zone that permits an existing single detached dwelling and a transport terminal with associated truck sales and service.

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

The variance requested would provide relief from the required setback from the centerline of a Township road to permit an existing metal quonset building and metal clad building. The Zoning By-law requires a building or structure to be a minimum of 27



metres to the centerline of a highway, whereas the structures are 11.86m and 11.34m away from the centerline, respectively.

The subject property received minor variance approval for the structures in 2014 which has since lapsed. We would recommend that approval of the minor variance be conditional on site plan approval and that the site plan be submitted in a suitable time period to the satisfaction of the Committee. Further, that the existing zoning regulations do not appear to be met and should also be addressed through the site plan approval.

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 have no further concerns.

**GRAND RIVER CONSERVATION AUTHORITY (GRCA):**

No comments.

**BUILDING DEPARTMENT:**

No concerns.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments or concerns.

**MINISTRY OF TRANSPORTATION:**

Site Plan review comments:

MTO have no concern with the location of the proposed trailer location, or existing buildings.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** October 6, 2016  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Elizabeth Martelluzzi, Junior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 GSB (GSB Properties Ltd)**  
**7294 Mason Road**  
**Part Lot 25, Con 7, Puslinch**

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

### Planning Opinion

The variance requested would provide relief from the required setback from the centerline of a Township road to permit an existing metal quonset building and metal clad building. The Zoning By-law requires a building or structure to be a minimum of 27 metres to the centerline of a highway, whereas the structures are 11.86m and 11.34m away from the centerline, respectively.

The subject property received minor variance approval for the structures in 2014 which has since lapsed. We would recommend that approval of the minor variance be conditional on site plan approval and that the site plan be submitted in a suitable time period to the satisfaction of the Committee. Further, that the existing zoning regulations do not appear to be met and should also be addressed through the site plan approval.

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 have no further concerns.

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

Regulation	By-law Section	Required	Proposed
General Provisions, required setbacks	3.18(a)	No person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch, County of Wellington or City of Guelph.	11.86 m setback from centerline of a highway to an existing metal Quonset building.
General Provisions, required setbacks	3.18(a)	No person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch, County of Wellington or City of Guelph.	11.34 m setback from centerline of a highway to an existing metal clad building.

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 would consider both variances minor.</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 Agricultural Commercial, Special Provision C3-9, in which an “existing single detached dwelling” and a “transport terminal with associate truck sales and service” are the permitted uses</li><li>• The centreline setbacks should be satisfactory to the township’s Public Works supervisor.</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 Secondary Agricultural</li><li>• The purpose and intent of the Official Plan is maintained</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 property is adjacent (across Mason road) from a similar transport terminal business, is bound by Highway 401 to the north and an extractive site to the southwest</li><li>• The proposed development is appropriate for the 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



---

Elizabeth Martelluzzi  
Junior Planner



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

September 15, 2016

Project No.: 16-0336

Township of Puslinch  
7404 Wellington Road 34,  
Guelph, Ontario N1H 6H9

Attn: Ms. Kelly Patzer, Development Coordinator  
Township of Puslinch

Dear Ms. Patzer

Re: Proposed Minor Variance Application, Load Solution Inc. Truck Terminal  
Facility, 7294 Mason Road, Puslinch, Part Lot 25, Concession 7, Township of  
Puslinch, County of Wellington

---

We represent the interests of GSB Properties Ltd., c/o Inderpal Grewal in matters pertaining to a proposed Minor Variance Application for relief from General Provisions Section 3(18)(a) of the By-law. The relief involves two buildings situated closer than 27 meters to the centerline of a highway on property at the above referenced location. This proposal represents a re-submittal of the previous application (File Number: A2/14 & D13/GSB) which lapsed on December 31, 2014.

With this letter we are providing you with the following:

- (1) A copy of the application;
- (2) A copy of the Sketch Plan; and
- (3) A cheque in the amount of the application fee.

Should you require further information or clarification on any matter, please do not hesitate to contact the writer. We understand the Committee of Adjustment meeting date to be Tuesday, October 11, 2016.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD

[Redacted signature block]

Brian Beatty, Planner, BAA, MURPL

Cc: encl. Inderpal Grewal, GSB Properties Ltd.



**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): GSB PROPERTIES LTD. % INDERPAL GREWAL

Address: 7294 MASON ROAD

City: PUSLINCH, ONTARIO

Postal Code: N3C 2V4

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

Applicant (Agent) Name(s): BRIAN BEATTY & BSRD LIMITED

Address: 351 SPEEDVALE AVE. W.,

City: GUELPH, ONTARIO

Postal Code: N1H 1C6

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

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

BANK OF MONTREAL, B-1 LEVEL, FIRST CANADIAN PLACE,  
100 KING STREET WEST  
TORONTO, ONTARIO M5X 1A1, % VINAY BHUTTER

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

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

Municipal address: 7294 MASON ROAD POSLINCH ON N3C 2V4

Concession: 7 PT. Lot: 25

Registered Plan Number: AS DESCRIBED IN INSTRUMENT #799741

Area: 1.117 ha Depth: 137 m Frontage: 122 m  
2.78 ac 449.5 ft 400.26 ft

Width of road allowance (if known): 20.12 m (66 Ft.)

**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).**

TO ALLOW AN EXISTING BUILDING REFERRED TO AS A "METAL QUONSET BUILDING" AS IDENTIFIED ON A SKETCH PREPARED BY BSRD LIMITED DATED AUGUST 26, 2016 TO PERMIT A REDUCED SETBACK FROM THE CENTRELINE OF A HIGHWAY FROM 27m. TO 11.86 m; AND TO ALLOW AN EXISTING BUILDING REFERRED TO AS A "METAL CLAD BUILDING" AS IDENTIFIED ON A SKETCH PREPARED BY BSRD LIMITED DATED AUGUST 26, 2016 TO PERMIT A REDUCED SETBACK FROM THE CENTRELINE OF A HIGHWAY FROM 27 m. TO 11.34 m.

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

THE REQUIRED SETBACK OF 27 m. FROM THE CENTRE LINE OF A HIGHWAY (SPECIAL PROVISIONS SECTION 3(18)(a)) IS NOT ABLE TO BE MET BY THESE EXISTING STRUCTURES ON THE PROPERTY. SEE SKETCH.

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

Official Plan Designation: SECONDARY AGRICULTURAL

Zoning Designation: AGRICULTURAL COMMERCIAL (C3-9)

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?

MASON 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:** A TRUCKING DISPATCH TERMINAL

The subject property? WITH ASSOCIATED STORAGE & SERVICE.

The abutting properties? TRUCK TERMINAL PARKING & STORAGE

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

(SEE ATTACHED 11"X17" SHEET)

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures				
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)	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: JUNE 1, 2007

Date of construction of buildings property: NOT KNOWN

**16. How long have the existing uses continued on the subject property?** SEVERAL 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:

MINOR VARIANCES FOR REDUCED BUILDING SETBACKS  
\*A-2/2014 - 4513 PROPERTIES LTD; FILE LAPSED

**Other Related Planning Applications:**

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

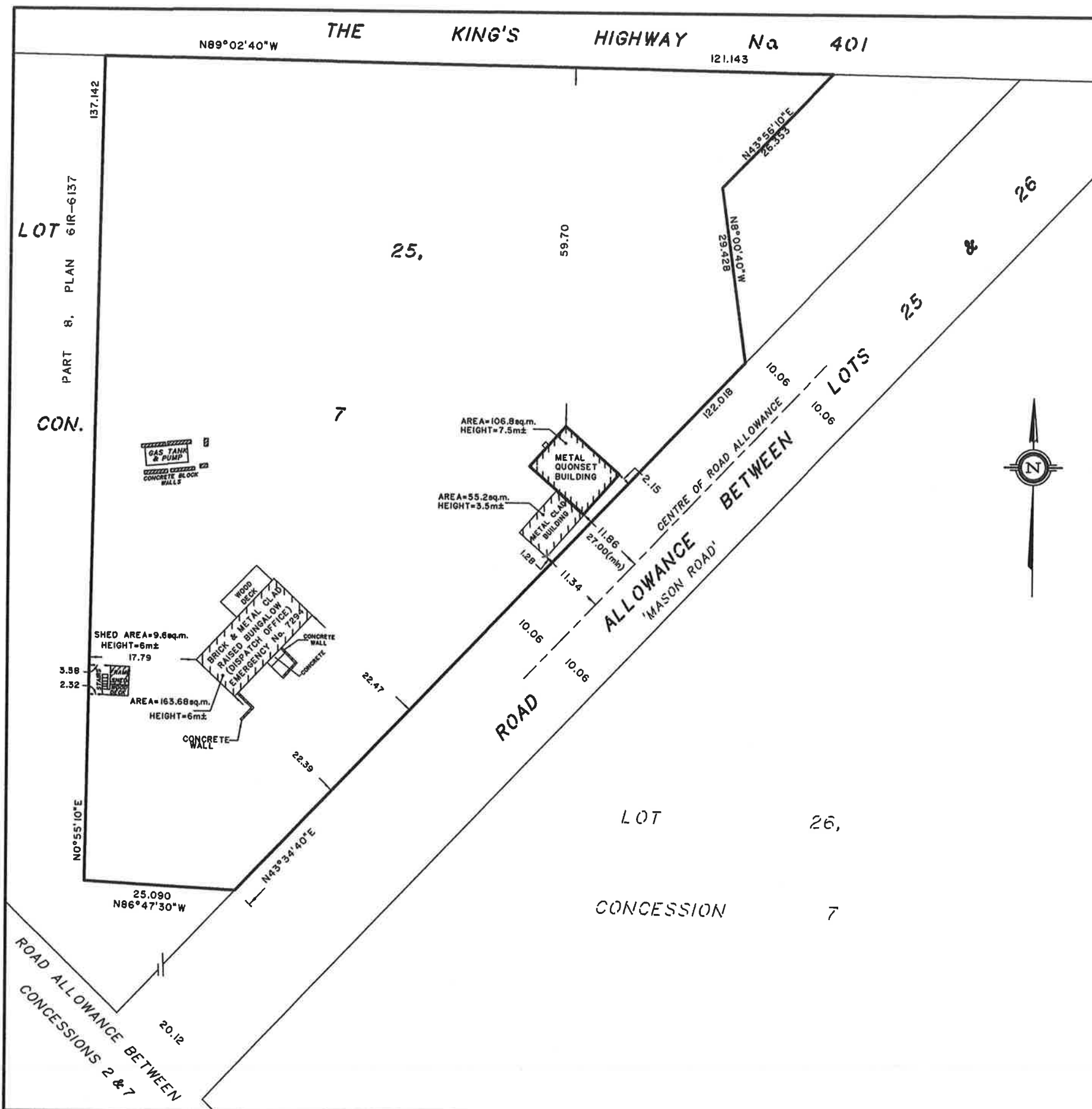
Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input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

Provide all the following details for all buildings or structures on the subject land:

Existing			Proposed	
Type of buildings or structure(s):	STEEL JOINT SET		TRAILER	
	METAL FRAME			
	BRICK BUNGALOW			
Date of Construction:	2012		N/A	
	N/A			
	1970±			
Accessibility Building Height:	N/A		N/A	
Building Height:	7.5 ±	25 ±	N/A m	ft.
	3.5 ± m	11.5 ± ft.		
	6.0 ±	20 ±		
Number of Floors:	1		1	
	1			
	1			
Total Floor Area:	106.8	1150	73.1 sq.m	787 sq.ft
	55.2	594		
	163.7 sq.m	1762 sq.ft		
Ground Floor Area:	106.8	1150	73.1 sq.m	787 sq.ft
	55.2	594		
	163.7 sq.m	1762 sq.ft		

Distance from the building/structure to the:

Existing			Proposed	
Front lot line:	1.80	5.9	31.0 m	101.7 ft.
	1.28 m	4.2 ft.		
	22.39	73.4		
Side lot line:	N/A m	ft.	N/A m	ft.
Side lot line:	N/A m	ft.	N/A m	ft.
Rear lot line:	59.7		17.9 m	58.7 ft.
	m	ft.		
Total Floor Area:	N/A		N/A	
Percent of lot coverage:	3%		.06%	
Percentage of Lot Covered by Landscape Area:	39% ±			
Percentage of Lot Covered by Open Work Yard	N/A			
Percentage of Lot Covered by Outside Storage or Display Area:	N/A			
Number of Light Standards and Height:	N/A			
Classification of all Buildings Pursuant to OBC s 3.2.2.	N/A			
Type of Building Materials (i.e. combustible)	N/A			
Number of parking spaces:				
	25			
Number of loading spaces:	2			



SKETCH  
PREPARED FOR MINOR VARIANCE  
APPLICATION  
OF PART OF  
LOT 25, CONCESSION 7  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 750 0 25 50 75 METRES

**METRIC:** DISTANCES SHOWN ON THIS PLAN 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.

THIS SKETCH WAS PREPARED FOR GSB PROPERTIES LTD.  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

ROAD NAME REVISED  
SEPT.14/16

*Kerry F. Hillis*  
KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED

**BSR&D**

Ontario Land Surveyors  
Urban and Rural Planners

351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

TEL: (519) 822-4031 WWW.BSRD.COM  
FAX: (519) 822-1220

DATE: AUGUST 26, 2016

BW/DM

PROJECT 16-0336-1



## **ATTACHMENT 'B' (c)**

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

**APPLICATION:** D13/JOW  
**OWNER:** Mark & Helen Jowett  
**AGENT:** owner  
**LOCATION:** 2 Lakeside Drive  
**REPORT DATE:** October 5, 2016  
**HEARING DATE:** October 11, 2016 @ 7:00 p.m.

---

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

1. To maintain a pool with equipment and deck on the property while demolishing a dwelling, then building a new dwelling., whereas Zoning By-law 19-85 Section 3.1(a) requires any building, structure or accessory use to be accessory to a permitted use (a single detached dwelling).
2. To install pool pump/filter/heater 0.3m from the north side yard property line; whereas, Zoning By-law 19-85 Section 3.20(a(iii)) states no water circulating or treatment equipment such as pumps or filters or any accessory building or structure containing such equipment shall be located closer than 3 m to any lot line.

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

None

Recommend that an enclosure for pool equipment be included in any decision to permit a 0.3 metre setback from the side yard lot line for pool pump/filter/heater.

---

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

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

##### **3.1 Accessory Uses**

###### **(a) ACCESSORY USES PERMITTED IN ALL ZONES**

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

##### **3.20 Swimming Pools**

###### **(a) PRIVATE OPEN SWIMMING POOLS**

No water circulating or treatment equipment such as pumps or filters or any accessory building or structure containing such equipment, shall be located closer than 3 m to any lot line.

The property is zoned Resort Residential (RR) Zone which permits single family dwellings.

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from rear yard requirements of the zoning by-law to maintain a pool with equipment and deck on property while demolishing and constructing a new dwelling, and to install a pump/filter/heater 0.3 metres (1 foot) from the north property line, whereas the by-law requires a minimum of 3.0 metres (10 feet).

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. The Committee should be satisfied that the reduced setback between the property line and the swimming pool pump/filter/heater would not impede the ability to maintain the facilities nor cause a nuisance to the neighbouring property.

**GRAND RIVER CONSERVATION AUTHORITY (GRCA):**

No comments.

**BUILDING DEPARTMENT:**

No concerns with the proposed pool and deck remaining while a new house is constructed.

Concern however is raised about the proximity of the noise producing, pool pump and equipment to the property lines. Consideration should be given to mitigating the potential noise generation of such equipment.

**FIRE DEPARTMENT:**

No Concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No Comment.

**PUBLIC COMMENTS:**

None received to-date.

**NOTES:**

An agreement between the owner and the Township with required securities will be a requirement prior to the demolition of the dwelling.

Pool Permit and deck permit has been issued for the property.

Minor Variance D13/JOW was granted July 12, 2016 for a 0m setback to the lake/property line.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** October 6 , 2016  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Elizabeth Martelluzzi, Junior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 JOW (Jowett)**  
**2 Lakeside Drive**  
**Part Lot 2, Plan 380, Puslinch**

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

### Planning Opinion

The variance requested would provide relief from rear yard requirements of the zoning by-law to maintain a pool with equipment and deck on property while demolishing and constructing a new dwelling, and to install a pump/filter/heater 0.3 metres (1 foot) from the north property line, whereas the by-law requires a minimum of 3.0 metres (10 feet).

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. The Committee should be satisfied that the reduced setback between the property line and the swimming pool pump/filter/heater would not impede the ability to maintain the facilities nor cause a nuisance to the neighbouring property.

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

Regulation	By-law Section	Required	Proposed
General Provisions, Accessory Uses	3.1(a)	That any building, structure or use shall be accessory to a permitted use (single detached dwelling)	Requesting to maintain a pool with equipment and deck on property while demolishing and constructing a new dwelling.
General Provisions, Swimming Pools, Private Open Swimming Pools	3.20(a(iii))	No water circulating or treatment equipment such as pumps or filters or any accessory building or structure containing such equipment, shall be located closer than 3m to any lot line	Requesting to install pump/ filter/heater 0.3m (1 foot) from north property line.

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

Four Tests	Discussion
That the requested	<ul style="list-style-type: none"><li>We would consider both variances minor.</li></ul>



variance is <b>minor</b> in nature	
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) and Natural Environment (NE)</li> <li>• A single detached dwelling and accessory uses are permitted within the RR Zone</li> <li>• Provided a new dwelling is constructed as the main use, the intent of the Zoning by-law is maintained to allow the swimming pool to remain</li> <li>• The pump/filter to be used for the pool maintains the intent of the Zoning By-law provided that the 0.3m setback is sufficient space to allow for maintenance.</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 Secondary Agricultural, Core Greenlands and Policy 9.8.2 (Puslinch Lake Area)</li> <li>• Low density residential and recreational uses are permitted in the Puslinch Lake area. The location of residential, recreational, agricultural and conservation uses shall be established by the Zoning By-law</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>• We have no concerns with the pool remaining during construction.</li> <li>• Provided the reduced setback for the pool pump and filter does not have a negative audible or visual impact on the neighbouring property, the variance is considered desirable and appropriate.</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




---

Elizabeth Martelluzzi  
Junior Planner



**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): MARC JOWETT  
Address: 2 LAKESIDE DRIVE  
City: PUSLINCH  
Postal Code: N0B 2J0

E-mail Address:

Telephone Number:

Fax:

Applicant (Agent) Name(s):

Address:

City:

Postal Code:

E-mail Address:

Telephone Number:

Fax:

MARC JOWETT  
2 LAKESIDE  
PUSLINCH  
SAME  
SAME  
SAME

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

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

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

Municipal address: 2 LAKESIDE Drive

Concession: 1 Lot: 2/3

Registered Plan Number: 380 - 61R-10177

Area: \_\_\_\_\_ ha Depth: 61.4 m Frontage: 25.292 m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

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

**Reason for Application:**

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

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

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

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

— DEMOLITION OF EXISTING HOUSE  
WHILE LEAVING EXISTING POOL AND DECK  
ON PROPERTY — RELIEF 3(1)(a)

— INSTALL POOL PUMP/FILTER/HEATER .3m  
IN FROM NORTH SIDE PROPERTY LINE  
REF 20(a)(iii)

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

- EXISTING POOL AND DECK CANNOT BE REMOVED DUE TO FUTURE USE
- POOL EQUIPMENT TO BE KEPT CLOSE TO POOL OUT OF MIDDLE OF YARD BETWEEN POOL AND PROPERTY LINE

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

Official Plan Designation: 9.8.2

Zoning Designation: RESIDENTIAL RR

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

CONCESSION 1

Seasonally maintained municipal road:

☐

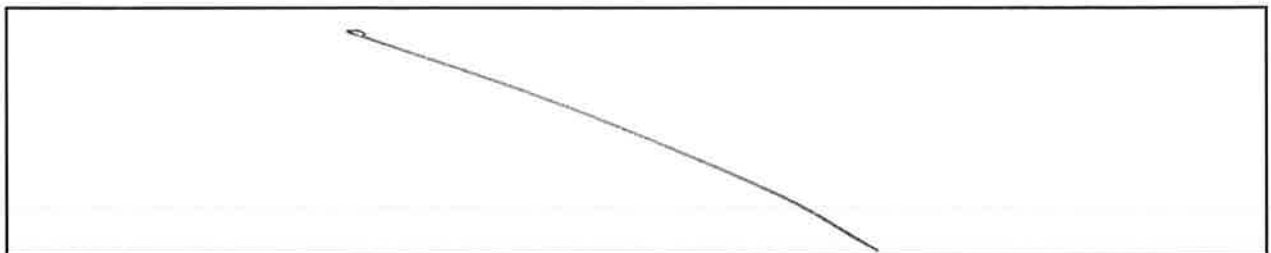
Other: ☒ (please specify below)

PRIVATE LANE - Mc CORMICKS LANE

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

LAKE ROAD - Mc CORMICKS POINT

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



## Existing and Proposed Service:

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

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

### 11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☒

Other means: ☐ (explain below)

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

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

The subject property? RESIDENTIAL

The abutting properties? RESIDENTIAL + LAKE

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	COTTAGE			
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	15% m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors	1			
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	1100 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: CURRENTLY OWNED,

Date of construction of buildings property: 1930

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:

D13-JOH - TO PERMIT DECK WITH  
0m SETBACK

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"/>					

TOPOGRAPHIC AND PRELIMINARY SITE PLAN  
OF  
LOT 3  
AND PART OF  
LAKESIDE DRIVE (BEING PART 1, PLAN 61R-10177)  
AND PART OF  
LOT 2  
REGISTERED PLAN 380  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON  
IAN D. ROBINSON - ONTARIO LAND SURVEYOR  
SCALE 1:150

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED  
ON THE 11th DAY OF AUGUST, 2016.

AUGUST 31, 2016  
DATE

IAN D. ROBINSON  
ONTARIO LAND SURVEYOR

BEARINGS

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY  
LIMIT OF PART 1, PLAN 61R-10177 AS BEING N21°57'50"W

NOTES:

- ELEVATIONS HEREON ARE GEODETIC AND ARE DERIVED FROM  
GPS OBSERVATIONS.
- THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND  
OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT  
NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF  
THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.  
BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE  
EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL  
ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- SEE BSR & D PROJECT 16-0331 FOR BOUNDARY SURVEY.

LEGEND:

- HM DENOTES HYDRO METER
- DS DENOTES DOOR SILL
- SP DENOTES SIGN POST
- UP DENOTES UTILITY POLE
- LS DENOTES LIGHT STANDARD
- TF DENOTES TOP OF FOUNDATION
- FF DENOTES FINISHED FLOOR
- (Tree symbol) DENOTES DECIDUOUS TREE (CANOPY TO SCALE - CALIPER AS NOTED IN cm.)
- (Star symbol) DENOTES CONIFEROUS TREE (CANOPY TO SCALE - CALIPER AS NOTED IN cm.)
- +306.86 DENOTES EXISTING ELEVATION
- +307.00 DENOTES PROPOSED ELEVATION
- +306.85 SW DENOTES PROPOSED SWALE ELEVATION
- EX DENOTES EXISTING GRADE TO REMAIN

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

BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED

BSR & D

Ontario Land Surveyors  
Urban and Rural Planners

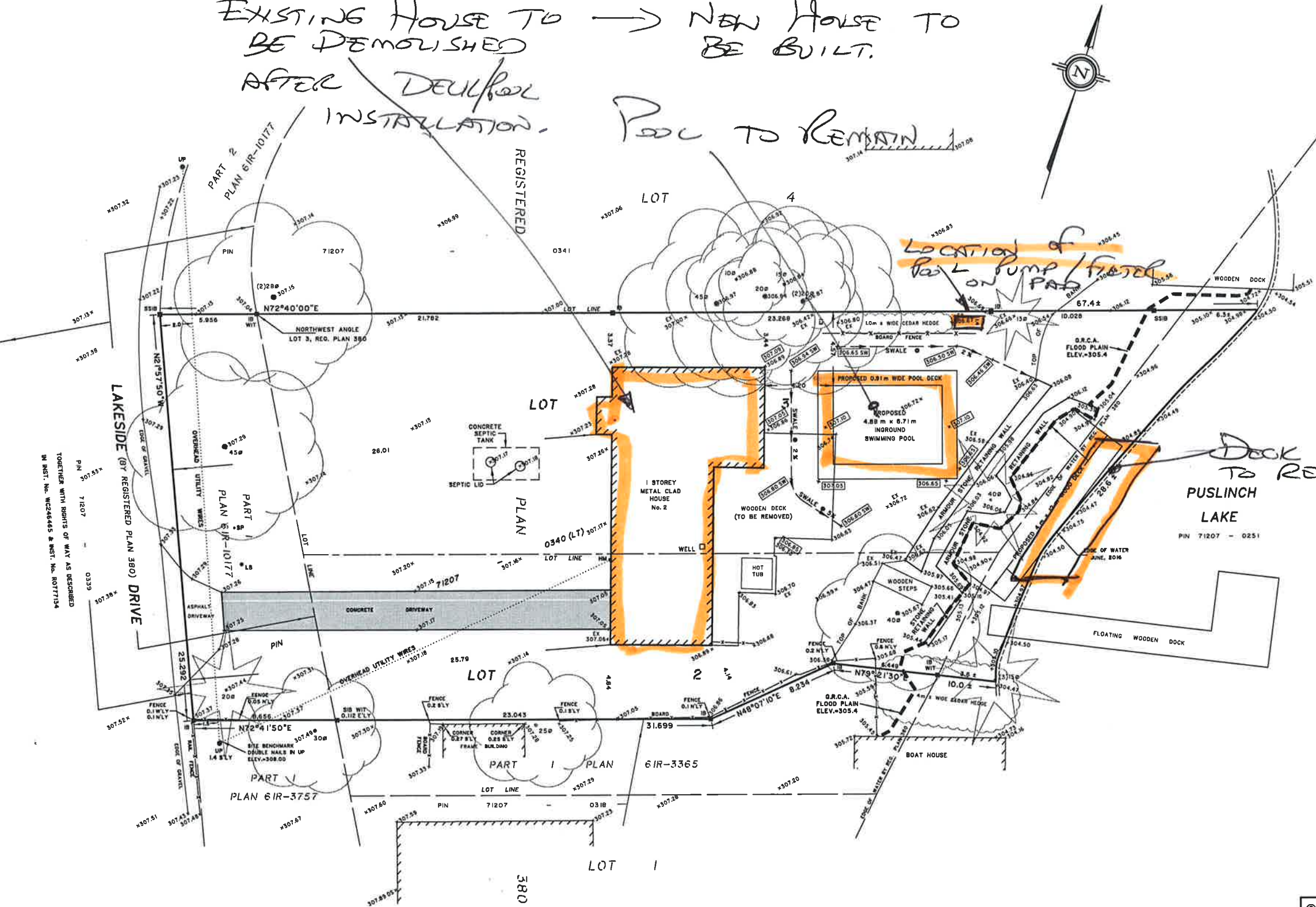
351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6  
TEL: (519) 822-4031  
FAX: (519) 822-1220  
WWW.BSRD.COM

DATE:  
AUGUST 31, 2016

DRAWN BY: KS

PROJECT  
16-0390 & 16-0331

EXISTING HOUSE TO BE DEMOLISHED → NEW HOUSE TO BE BUILT.  
AFTER DECK/POOL INSTALLATION. Pool to remain







# ATTACHMENT 'C'

Planning & Development Advisory Committee Meeting  
September 13, 2016  
7:00 pm  
Council Chambers, Aberfoyle

## MINUTES

### MEMBERS PRESENT:

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

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator	Cindy McMillan
Sarah Wilhelm – County of Wellington	Ted VanDinther
Wanda & Dwayne Highton	Phil O'Dell
Jeff Charbonneau	John Cox
Evan Pearlman	

### 1. - 5. COMMITTEE OF ADJUSTMENT

- See September 13, 2016 Committee of Adjustment Minutes

### DEVELOPMENT APPLICATIONS

#### 6. OPENING REMARKS

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

#### 7. DISCLOSURE OF PECUNIARY INTEREST

- None

#### 8. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Dianne Paron
- That the minutes of the Tuesday August 9, 2016 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

#### 9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

#### 10. ZONING BY-LAW AMENDMENTS

##### 10(a) Zoning Amendment Application D14/CBM - 2443109 Ontario Inc.(CMB Aggregates), Part Lot 25 Concession 7, Brock Rd & McLean Rd.

Proposal to amend Township of Puslinch Zoning By-law 19/85 from Agricultural (A) Zone and Extractive (EX1-3) Zone to a specialized Industrial (IND-\_) Zone to expand the list of permitted uses on the subject lands to include office, commercial and industrial uses.

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments be received by staff for Zoning By-law Amendment application D14/CBM (2443109 Ontario Inc c/o CBM Aggregates):

- In support of rezoning application

CARRIED

##### 10(b) Zoning Amendment Application D14/LEA and Official Plan Amendment file #OP2016-05 – Glenn & Mary Leachman (Aberfoyle Snomobiles), Part Lot 23, Concessions 7 and 8, Broad Rd. & Gilmour Rd.

Proposal to amend Township of Puslinch Zoning By-law 19/85 to a specialized Hamlet Commercial (C1-\_) Zone to permit the development of a recreational vehicles and lawn and garden equipment sales and service establishment including a showroom, offices, parts and accessory sales and repair shop and storage building. Other proposed permitted uses on the property include those normally permitted in the C1 Zone and additional uses such as a garden centre or nursery, veterinarian's clinic and restaurant including drive-in/fast food/take-out. The purpose of the Official Plan application is to re-designate an area of land from Residential to Central Business District on Schedule A7-1(Aberfoyle), to identify a Special Policy Area within the Central District Business designation on Schedule A7-1 and to amend Section 9.8 of the Official Plan to add new Special Policy Area PA7-8.

Moved by Dianne Paron, Seconded by Ken Roth that the following comments be received by staff for D14/LEA and Official Plan Amendment file #OP2016-05 – Glenn & Mary Leachman (Aberfoyle Snomobiles):

- In support of rezoning application

CARRIED

## 11. LAND DIVISION

### 11(a) Severance Application B65/16 (D10/AND) – Jane Anderson, Part Lot 11, Concession 2, municipally known as 4337 Sideroad 10 S.

Proposed irregular shaped severance is 0.4 hectares with 58 m frontage, vacant land for proposed rural residential use.

Retained parcel is 8.6 hectares with 141m frontage, existing and proposed rural residential use with existing dwelling and barn.

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

- No comments

CARRIED

### 11(b) Severance Application B67/16 (D10/MCM) – Cynthia McMillan & Theodore Van Dinther, Part Lot 30, Concession Gore, municipally known as 1406 Gore Road.

Proposed severance is 70m frontage x 90m = 0.6hectares, existing vacant land for proposed rural residential use.

Retained parcel is 4.3 hectares with 250m frontage, existing and proposed yard for excavation business.

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

- The severance shall be conditioned to have the retained parcel in compliance with the Agricultural Zone of Zoning By-law 19/85

CARRIED

## 12. OTHER MATTERS

- No matters

## 13. CLOSED MEETING

- No matters

## 14. FUTURE MEETINGS

- Next Regular Meeting October 11, 2016 @ 7:00 p.m.

## 15. ADJOURNMENT

Moved by Dianne Paron and Seconded by Ken Roth,

- That the Planning & Development Advisory Committee adjourns at 8:06 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

September 9, 2016

**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: August 31, 2016*

**FILE NO. B72/16**

**APPLICANT**

Charles Cummings  
4800 Pioneer Trail  
Guelph ON N1H 6J3

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lots 12 & 13  
Concession 5

Proposed severance is 0.8 hectares with 68.5m frontage, vacant land for proposed rural residential use.

Retained parcel is 1.2 hectares with 91.6m frontage, existing and proposed vacant land.

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

**October 19, 2016**

**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 Ontario Municipal Board 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 Ontario Municipal Board 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 Ontario Municipal Board 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      County Planning      Conservation Authority - GRCA

Neighbouring Municipality – City of Guelph      Source Water Protection

Bell Canada      County Clerk      Roads      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: \$ 1025  
Fee Received: Aug 31/16File No. BTD/16  
Accepted as Complete on: Sept 9/16

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

2. (a) Name of Registered Owner(s) CHARLES CARTER CUMMINGSAddress 4800 PIONEER TRAIL, GUELPH, ONTARIO N1H 6J3

Phone No. [REDACTED]

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

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

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

(c) Name and Address of Owner's Authorized Agent: BRIAN BEATTY & BSRD LTD.  
351 SPEEDVALE AVE. W., GUELPH, ONTARIO N1H 1C6

Phone No. [REDACTED]

(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 [ ]

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.

LEE VILLAR, NELSON & WATSON LLP

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

Local Municipality: TOWNSHIP OF PUSLINCH

Concession 5 PT. 12 & 13

Registered Plan No. / Lot No. /

Reference Plan No. 61R8785 Part No. 1

Civic Address N/A

(b) When was property acquired: JULY 10, 2001 Registered Instrument No. LT57688

PART ① ON SKETCH

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 68.5 m AREA 0.8 ha

Depth 110<sup>+</sup> m (VARIABLE) Existing Use(s) VACANT LAND

Existing Buildings or structures: NONE

Proposed Uses (s): RURAL RESIDENTIAL LOT

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 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):

PART ② ON SKETCH

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width 91.6 m

AREA 1.2 ha

Depth 126<sup>+</sup> m (VARIABLE)

Existing Use(s) VACANT LAND

Existing Buildings or structures: NONE

Proposed Uses (s): NOT KNOWN AT THIS TIME

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☐ Right-of-way

☐ County Road

☐ Private road

☒ Municipal road, maintained year round

☐ Crown access road

☐ Municipal road, seasonally maintained

☐ Water access

☐ Easement

☐ Other

Type of water supply - Existing ☐ Proposed ☐ (check appropriate space) N/A

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ 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 ☒

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel? YES ☐ NO ☒

If answer to 9b) is YES, these must be shown on the severance sketch

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 metres [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: \_\_\_\_\_

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. 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)  
N/A

b) What is the existing County Official Plan designation(s) of the subject land? (severed and retained)  
SECONDARY AGRICULTURE

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 (A)

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: NOT APPLICABLE

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 ☐

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 checked="" type="checkbox"/> SPEED RIVER

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: ELIZABETH MARTELLUZZI

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.

NOTES:

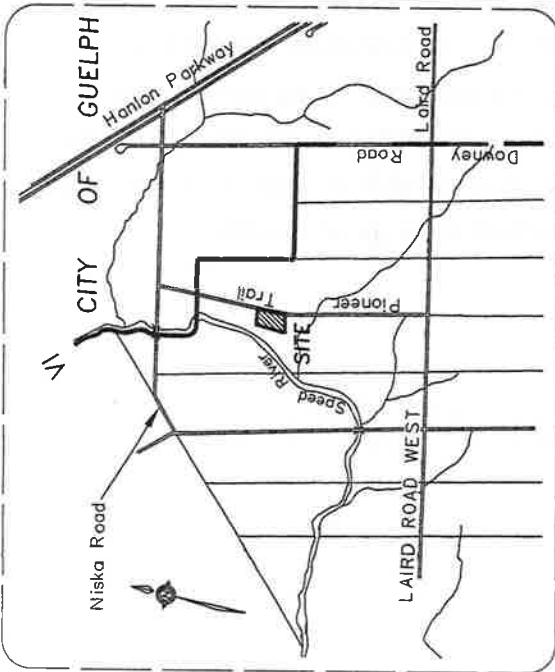
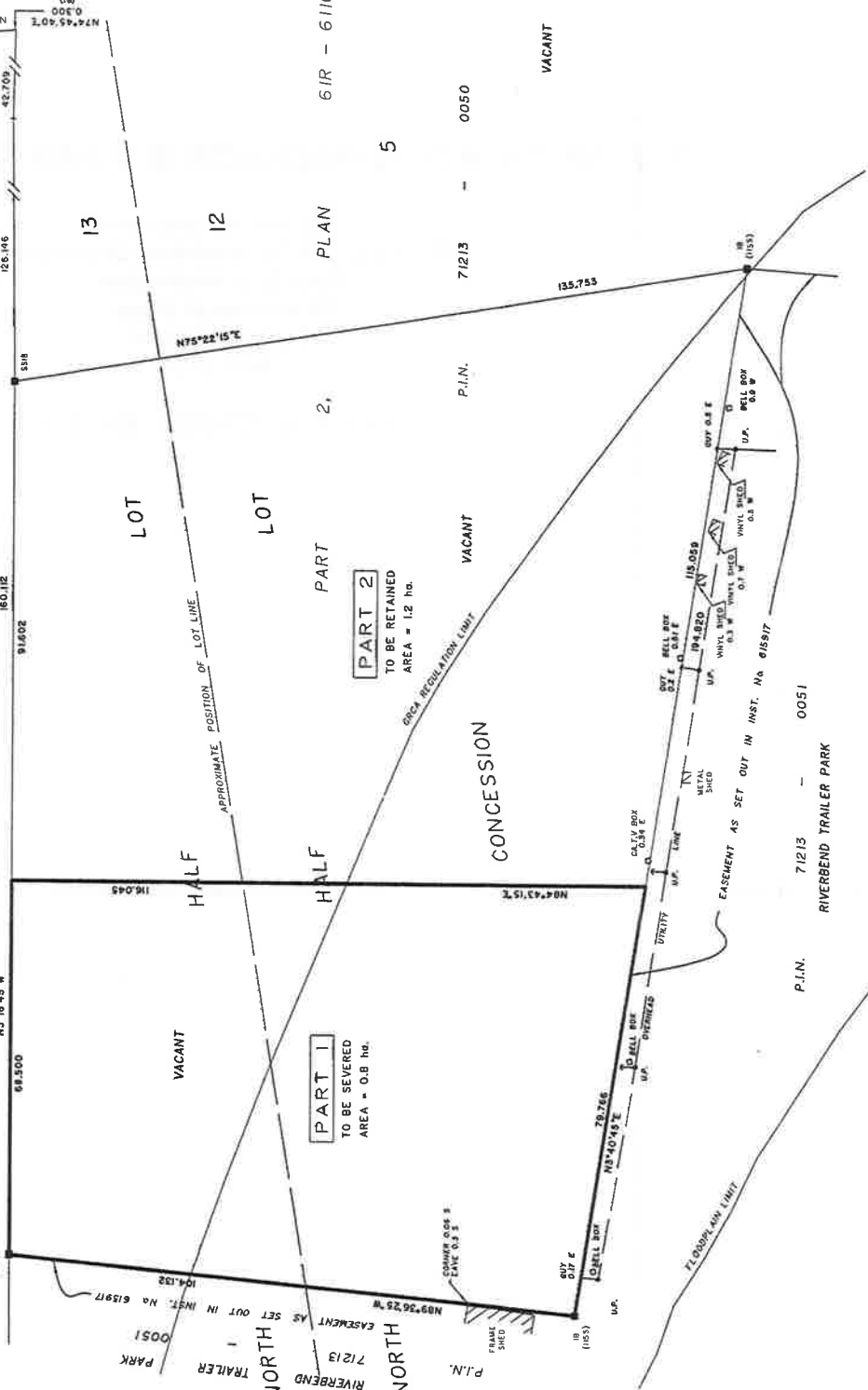
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- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent 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.
- 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.
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- 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.
- 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.



AGRICULTURAL

**PIONEER TRAIL**  
TRAVELLED ROAD  
P.I.N. 71214-0001

(MEASUREMENT REFERENCE)  
N5°15'45"W



### SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1:1000



**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METERS 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. THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

6230 - MUNICIPAL ADDRESS

THIS SKETCH WAS PREPARED FOR CHARLES CUMMINGS  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

AUGUST 9, 2016

DATE

KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

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

**BSR&D**

Ontario Land Surveyors  
Urban and Rural Planners

351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6  
FAX: (519) 822-1220  
TEL: (519) 822-4031

DATE: AUGUST 9, 2016 MLH PROJECT 16-0380

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

September 9, 2016

**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: September 6, 2016**

**FILE NO. B77/16**

**APPLICANT**

David & Charlene Doughty  
7129 Smith Road  
RR22  
Cambridge ON N3C 2V4

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lots 24 & 25  
Concession 2

Proposed severance is 0.8 hectares with 81m fr on Smith Road and 91m frontage on Concession 7, vacant land for proposed rural residential use.

Retained parcel is 5.1 hectares wit 129m frontage, existing and proposed rural residential use with existing dwelling & shed.

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

**October 19, 2016**

**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 Ontario Municipal Board 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 Ontario Municipal Board 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 Ontario Municipal Board 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      County Planning      Conservation Authority - GRCA

Bell Canada      County Clerk      Roads      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: \$ 1025  
Fee Received: Sept 6/16  
File No. B77/16  
Accepted as Complete on: Sept 8/16

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

2. (a) Name of Registered Owner(s) David Donald DOUGHTY & Charlene Lois DOUGHTYAddress 7129 Smith Road, RR 22, Cambridge, ON, N3C 2V4

Phone No. [REDACTED]

Email:

## (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]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

## (e) Notice Cards Posted by:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

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

RURAL RESIDENTIAL[X] AGRICULTURAL[ ] URBAN RESIDENTIAL[ ] COMMERCIAL/INDUSTRIAL[ ]

ORTo create a new lot for residential purposes.

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.

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 2 Lot No. Part of Lots 24 & 25

Registered Plan No. Lot No.

Reference Plan No. Part No.

Civic Address 7129 Smith Road

(b) When was property acquired: October 1982 Registered Instrument No. ROS259018

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width	<u>81 / 124 ±</u>	AREA	<u>0.8 ha ±</u>
Depth	<u>78 ±</u>	Existing Use(s)	<u>Vacant yard</u>

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" 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 ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width 129, 81, 30 & 93 ±

AREA

5.1 ha ±

Depth 133-207 ±

Existing Use(s)

Rural dwelling, forest

Existing Buildings or structures: Dwelling and shed

Proposed Uses (s): No Change

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

☐ 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 ☒ individual ☐ communal

☐ 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 ☒

- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES ☒ NO ☐ If answer to 9b) is YES, these must be shown on the severance sketch

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 [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 [ ] NO [X]

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 [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 [ ]

YES [ ] NO [X]

27. a) What is the existing **Local Official Plan** designation(s) of the subject land? (severed and retained)

### Secondary Agricultural and Core Greenlands

**Amendment Number(s):** \_\_\_\_\_ **File Number(s):** \_\_\_\_\_

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

**-Easement as in Instrument IS12153 in favour of the Hydro-Electric Power Commission of Ontario.  
-Mortgage as in Instrument WC246828 with the Bank of Nova Scotia located at 7129 Smith Road, RR #22,  
Cambridge, ON, N3C 2V4.**

31. **Type of Farm Operation** conducted on these subject lands: **None**

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]

<u>Severed</u>	Width	Length	Area	Use	
	Width	Length	Area	Use	
<u>Retained</u>	Width <b><u>13±m</u></b>	Length <b><u>12±m</u></b>	Area <b><u>156±m<sup>2</sup></u></b>	Use	<b><u>Shed</u></b>
	Width	Length	Area	Use	

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"/>



September 2, 2016

22834-15

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: Severance Application and Sketch**  
**7129 Smith Road**  
**Part of Lots 24 & 25, Concession 2**  
**PIN 71201-0093**  
**Township of Puslinch**  
**County of Wellington**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN map and report, the required deeds, ownership list, a cheque to Wellington County for \$1,025 and a cheque to the GRCA for \$380.

**Proposal:**

The proposal is to create a new rural residential parcel along Smith Road with a frontage of 81m± and depth of 78m± with an area of 0.8 ha±. The retained parcel will have an area of about 5.1 ha± where the existing dwelling and shed will remain.

The severed lands are designated Secondary Agricultural in the Official Plan which allows for a severance provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years
- No severance since March 2005
- Safe entrance is available
- Adequate space for new dwelling and septic
- No impacts on environmentally sensitive lands or woodlot. The rear portion of the severed lands are bush and are zoned Natural Environment. However, the lands of the proposed severance are not designated as either Greenlands or Core Greenlands in the Official Plan. The limit of the Core Greenlands in the Official Plan is quite different than the limit of the Natural Environment in the zoning bylaw (See severance sketch). However, the limit of the Greenlands in the Official Plan matches quite closely to the wetland limit as shown on the GRCA aerial imagery. We think that the limit of the Natural Environment in the zoning bylaw should match the limit of the Greenlands and the wetlands.
- MDS requirements are met.

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

Van Harten Surveying Inc.



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

cc David Doughty

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 [ ] NO [X]

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 [X]

If yes, please indicate the person you have met/spoken to: \_\_\_\_\_

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.

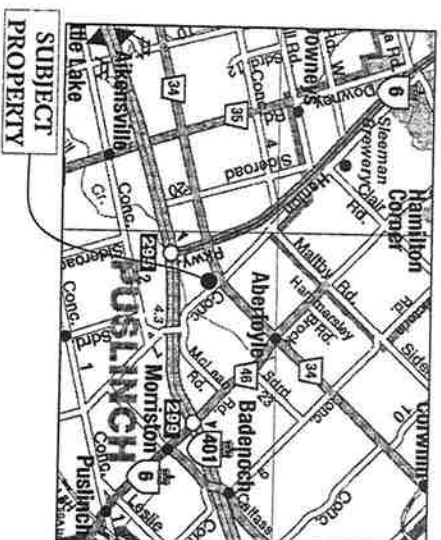
Please see covering letter.

NOTES:

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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.

SEVERANCE SKETCH  
PART OF LOTS 24 & 25  
CONCESSION 2  
TOWNSHIP OF PUSLINC  
COUNTY OF WELLINGTON

KEYMAP



SCALE 1 : 2000  
0 10 50 100 150 metres

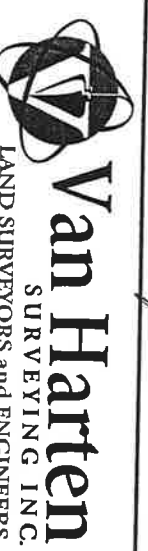
VAN HARTEN SURVEYING INC.

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 SECONDARY AGRICULTURAL AND CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. SEPTIC BEDS OF ABUTTING PROPERTIES ARE ASSUMED TO BE COMPLETELY ON THEIR RESPECTIVE PROPERTIES.

THIS SKETCH WAS PREPARED  
ON THE 2nd DAY OF SEPTEMBER 2016

*Jeffrey E. Buismann*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



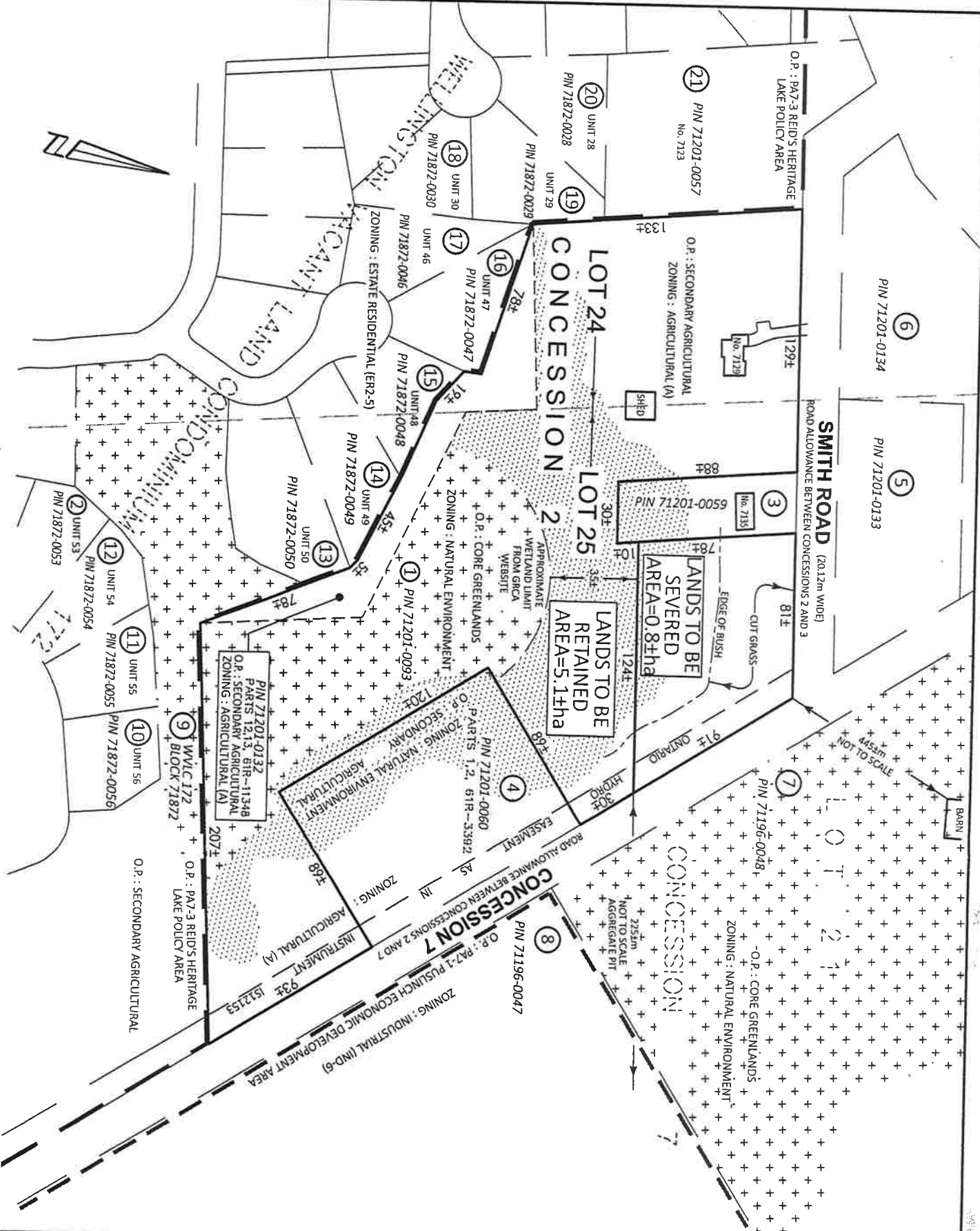
**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT NO. 22834-15

Sep 06, 2016 - 8:29am G:\PUSLINCH\Con2\Acad\SKETCH PLOT124.25 (DOUGHTY) 11114.dwg



O.P.: PA7-1 PUSLINCH ECONOMIC DEVELOPMENT AREA  
AND  
ZONING: NATURAL ENVIRONMENT

O.P.: PA7-3 REID'S HERITAGE LAKE POLICY AREA  
AND  
ZONING: NATURAL ENVIRONMENT

O.P.: PA7-1 PUSLINCH ECONOMIC DEVELOPMENT AREA  
AND  
ZONING: NATURAL ENVIRONMENT

O.P.: PA7-3 REID'S HERITAGE LAKE POLICY AREA  
AND  
ZONING: NATURAL ENVIRONMENT

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

September 9, 2016

**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: September 6, 2016*

FILE NO. B80/16

**APPLICANT**

Denyse Pichette  
7329 Concession 1  
RR#2  
Puslinch ON N0B 2J0

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 32  
Concession Gore

Proposed severance is 64m fr x 63m = 0.4 hectares (Severed #1 on sketch), existing agricultural use for proposed rural residential use.

Retained parcel is 37 hectares with 215m frontage, existing and proposed agricultural and rural residential use with existing dwelling and shed (Retained #1 on sketch).

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

**October 19, 2016**

**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 Ontario Municipal Board may dismiss the appeal.

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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      County Planning      Conservation Authority - Hamilton

Bell Canada      County Clerk      Roads      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: \$ 1025

Fee Received: Sept 6/16

File No. B80/16

Accepted as Complete on: Sept 8/16

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

2. (a) Name of Registered Owner(s) Denyse PICHETTE

Address 7329 Concession 1, R.R. #2, Puslinch, ON, N0B 2J0

Phone No. [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]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

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

RURAL RESIDENTIAL[X] AGRICULTURAL[ ] URBAN RESIDENTIAL[ ] COMMERCIAL/INDUSTRIAL[ ]

To create a new lot for residential purposes.

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.

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession Gore Lot No. Part of Lot 32

Registered Plan No. Lot No.

Reference Plan No. Lot No.

Civic Address 7329 Concession 1

(b) When was property acquired: March 1983 Registered Instrument No. ROS264548

5. Description of Land intended to be SEVERED:                      Metric ☒ Imperial ☐

Frontage/Width 64 ± AREA 0.4 ha ±

Depth 63 ± Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Rural residential (new dwelling)

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" 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      ☒ individual      ☐ communal

☐ Pit Privy

☐ Other (Specify):

6. Description of Land intended to be RETAINED:  
Metric [X] Imperial [ ]  
Frontage/Width 215 / 407 ± AREA 37 ha ±  
Depth 1278 ± Existing Use(s) Agricultural, rural residential & bush  
Existing Buildings or structures: Dwelling and shed  
Proposed Uses (s): No Change

<b>Type of access</b> (Check appropriate space)		<b>Existing [X]</b>	<b>Proposed [ ]</b>
<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 [X] Proposed [ ]** (check appropriate space)

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

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

☐ Municipally owned and operated sanitary sewers  
☒ Septic Tank ☒ individual ☐ communal  
☐ 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 [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. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [ ] NO [X]  
 b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?  
 YES [ ] NO [X] If answer to 9b) is YES, these must be shown on the severance sketch
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 [ ] NO [X]
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 metres [1640']? YES [ ] NO [X]

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

Name of Rail Line Company: Canadian Pacific Railway

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 [ ] NO [X]

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 [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** [X] **Places to Grow** [ ] **Other** [ ]

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] 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)

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

Secondary Agricultural, Greenlands, and Core Greenlands

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 (A) & Natural Environment

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 [X] NO [ ]

If the answer is YES, please provide a copy of the relevant instrument.  
For mortgages just provide complete name and address of Mortgagee.

Mortgage as in Instrument ROS271688 to Jacques Renaud PICHETTE of the Town of Lauzon, in the Province of Quebec.

Easement as in Instrument IS12154 in favour of the Hydro-Electric Power Commission of Ontario (See sketch)

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: None

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 188±m²	Use Shed
	Width	Length	Area	Use

33. Manure Storage Facilities on these lands: None

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 [ ]	

September 2, 2016

23852-16

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: Severance Applications and Sketch  
7329 Concession 1 Road  
Part Lot 32, Concession Gore  
PIN 71193-0007 & PIN 71193-0006  
Township of Puslinch  
County of Wellington**

Please find enclosed two applications for severances on the above-mentioned properties. Included with this submission are copies of the severance sketch, two completed application forms, PIN report, the required deeds, MDS Farm Data Sheet, MDS Calculation, and two cheques to Wellington County for \$1,025 each.

**Proposal:**

The proposal is to create two new rural residential parcels along Concession Road 1 from two existing properties owned by the same owner.

**Severance #1 (71193-0007) – 7329 Concession 1:**

The first proposed severance is to sever a parcel with a frontage of 64m± and depth of 63m± with an area of 0.4 ha± from a large agricultural parcel. The retained parcel will have an area of about 37 ha± where the existing agricultural and rural residential use will continue.

**Severance #2 (PIN 71193-0006) – No municipal address:**

The second proposal is to split a vacant 0.8± ha parcel along Concession Road 1 (PIN 71193-0006) in half. Both the severed and retained parcels have a frontage of 64m± and depth of 63m± with an area of 0.4± ha. There are no existing buildings on the severed or retained parcels.

Lands to be Severed #1 and #2 are 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 "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. The property is currently open and is used as part of an agricultural field (meaning that there are minimal natural features to be concerned about). We provide the opinion that the proposed severance and rural residential use of the lot will not harm or threaten natural heritage features.

Furthermore, County Planning Staff have indicated that because of the nature of the property, an Environmental Impact Study (EIS) will not be required to ensure there are no negative impacts on natural features. Hamilton Region Conservation Staff have indicated the locations of the proposed severances are not in areas of interest for the HRCA.

Therefore, we reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years
- No severance since March 2005
- Safe entrance is available – The proposed entrances along Concession 1 for Severed #1, Retained #2, and Severed #2 were evaluated for sightline distance in order to ensure the proposed entrances would have safe entrances.
- Adequate space for new dwelling and septic
- No impacts on environmentally sensitive lands or woodlot – as discussed above.
- MDS requirements are met.

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

Van Harten Surveying Inc.



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 [ ] NO [X]

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 [X] NO [ ]

If yes, please indicate the person you have met/spoken to: Elizabeth Martelluzzi

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" 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.

# SHEET 1 of 2

## SEVERANCE SKETCH PART OF LOT 32, CONCESSION GORE TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

### KEYMAP



SUBJECT  
PROPERTY

SCALE 1 : 4000

0 25 50 100 200 250metres  
VAN HARTEN SURVEYING INC.

### 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 SECONDARY AGRICULTURAL, GREENLANDS, AND CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. SEPTIC BEDS OF ABUTTING PROPERTIES ARE ASSUMED TO BE COMPLETELY ON THEIR RESPECTIVE PROPERTIES.
8. SUBJECT LANDS ARE DESIGNATED AS THE GREENBELT NATURAL HERITAGE AND GREENBELT PROTECTED COUNTRYSIDE SYSTEM IN THE GREENBELT PLAN.

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

O.P. : GREENLANDS

THIS SKETCH WAS PREPARED  
ON THE 6th DAY OF SEPTEMBER 2016

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



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

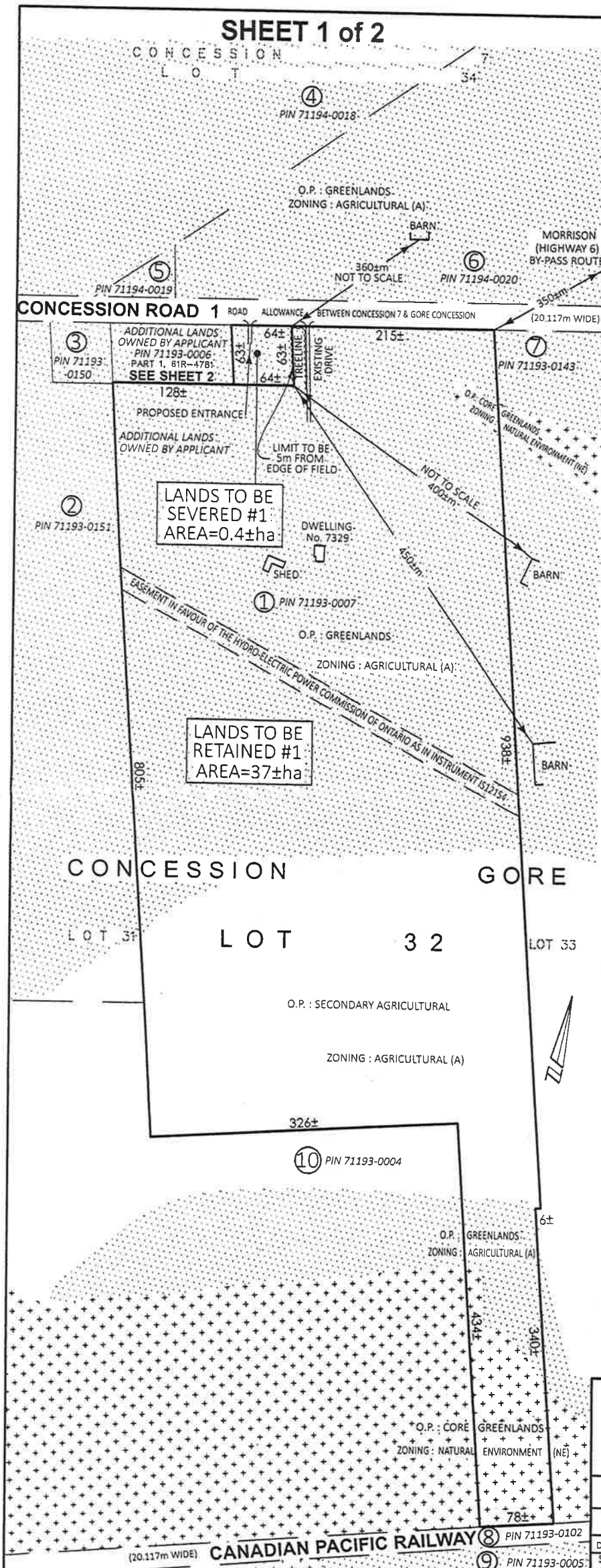
Elmira Ph: 519-669-5070    Guelph Ph: 519-821-2763    Orangeville Ph: 519-940-4110

www.vanharten.com    info@vanharten.com

DRAWN BY: ARN    CHECKED BY: JEB    PROJECT No. 23852-16

Sep 06, 2016-12:11pm

G:\PUSLINCH\Con Gore\ACAD\SEVERANCES\SEV PT LOT 32 (PICHETTE).dwg



# ATTACHMENT 'D' (d)

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

September 9, 2016

## 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: September 6, 2016*

FILE NO. B81/16

### APPLICANT

Denyse Pichette  
7329 Concession 1  
RR#2  
Puslinch ON N0B 2J0

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 32  
Concession Gore

Proposed severance is 64m fr x 63m = 0.4 hectares (Severed #2 on sketch), existing agricultural use for proposed rural residential use.

Retained parcel is 64m fr x 63m = 0.4 hectares, existing and proposed agricultural use (Retained #2 on sketch).

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

**October 19, 2016**

**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.

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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 Ontario Municipal Board 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 Ontario Municipal Board by the applicant or another member of the Public

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### MAILED TO:

Local Municipality - Puslinch    County Planning    Conservation Authority - Hamilton

Bell Canada    County Clerk    Roads    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: \$ 1025  
Fee Received: Sept 6/16  
File No. B81/16  
Accepted as Complete on: Sept 8/16

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Denyse PICHETTEAddress 7329 Concession 1, R.R. #2, Puslinch, ON, N0B 2J0

Phone No. [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]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

## (e) Notice Cards Posted by:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

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

RURAL RESIDENTIAL[X] AGRICULTURAL[ ] URBAN RESIDENTIAL[ ] COMMERCIAL/INDUSTRIAL[ ]

To create a new lot for residential purposes.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.

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession Gore Lot No. Part of Lot 32

Registered Plan No. Lot No.

Reference Plan No. 61R-4781 Lot No. Part 1

Civic Address Concession 1

(b) When was property acquired: March 1983 Registered Instrument No. ROS264548  
November 1989 Registered Instrument No. ROS611440 (created by severance)

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width	<u>64 ±</u>	AREA	<u>0.4 ha ±</u>
Depth	<u>63 ±</u>	Existing Use(s)	<u>Agricultural</u>
Existing Buildings or structures: <u>None</u>			
Proposed Uses (s): <u>Rural residential (new dwelling)</u>			

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" 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 ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):



6. Description of Land intended to be RETAINED:

Metric [X]

Imperial [ ]

Frontage/Width

64 ±

AREA

0.4 ha ±

Depth

63 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: None

Proposed Uses (s):

No Change (Potential for future rural residential dwelling)

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

[ ] 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 [ ] Proposed [X] (check appropriate space)

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other

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

[ ] Municipally owned and operated sanitary sewers

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

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

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [X] NO [ ] If answer to 9b) is YES, these must be shown on the severance sketch

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 [X]

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

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 metres [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 [ ] NO [X]

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 [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** [X] **Places to Grow** [ ] **Other** [ ]

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] 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)

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

Greenlands (Secondary Agricultural underlying)

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 (A)

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 [X] NO [ ]

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

Mortgage as in Instrument ROS271688 to Jacques Renaud PICHETTE of the Town of Lauzon, in the Province of Quebec.

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: None

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: None

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 [ ]	

September 2, 2016

23852-16

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: Severance Applications and Sketch**  
**7329 Concession 1 Road**  
**Part Lot 32, Concession Gore**  
**PIN 71193-0007 & PIN 71193-0006**  
**Township of Puslinch**  
**County of Wellington**

Please find enclosed two applications for severances on the above-mentioned properties. Included with this submission are copies of the severance sketch, two completed application forms, PIN report, the required deeds, MDS Farm Data Sheet, MDS Calculation, and two cheques to Wellington County for \$1,025 each.

**Proposal:**

The proposal is to create two new rural residential parcels along Concession Road 1 from two existing properties owned by the same owner.

**Severance #1 (71193-0007) – 7329 Concession 1:**

The first proposed severance is to sever a parcel with a frontage of 64m± and depth of 63m± with an area of 0.4 ha± from a large agricultural parcel. The retained parcel will have an area of about 37 ha± where the existing agricultural and rural residential use will continue.

**Severance #2 (PIN 71193-0006) – No municipal address:**

The second proposal is to split a vacant 0.8± ha parcel along Concession Road 1 (PIN 71193-0006) in half. Both the severed and retained parcels have a frontage of 64m± and depth of 63m± with an area of 0.4± ha. There are no existing buildings on the severed or retained parcels.

Lands to be Severed #1 and #2 are 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 "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. The property is currently open and is used as part of an agricultural field (meaning that there are minimal natural features to be concerned about). We provide the opinion that the proposed severance and rural residential use of the lot will not harm or threaten natural heritage features.

Furthermore, County Planning Staff have indicated that because of the nature of the property, an Environmental Impact Study (EIS) will not be required to ensure there are no negative impacts on natural features. Hamilton Region Conservation Staff have indicated the locations of the proposed severances are not in areas of interest for the HRCA.

Therefore, we reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years
- No severance since March 2005
- Safe entrance is available – The proposed entrances along Concession 1 for Severed #1, Retained #2, and Severed #2 were evaluated for sightline distance in order to ensure the proposed entrances would have safe entrances.
- Adequate space for new dwelling and septic
- No impacts on environmentally sensitive lands or woodlot – as discussed above.
- MDS requirements are met.

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

Van Harten Surveying Inc.



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 [ ] NO [X]

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 [X] NO [ ]

If yes, please indicate the person you have met/spoken to: Elizabeth Martelluzzi

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" 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.

Application Date:	06-Sep-2016		
File Number:	23852-16		
Preparer Information	Applicant Information	County of Wellington	
Colin Vanderwoerd	Unspecified		
Van Harten Surveying			
423 Woolwich Street			
Guelph, ON, Canada N1H 3X3			
Phone #1: 519-821-2763			

Calculation #1

Adjacent Farm Contact Information	Farm Location
Allan Harold	County of Wellington
7436 Concession 1	City of Guelph
ON, Canada	Geotownship: PUSLINCH
	Concession: 7
	Lot: 34

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	116 m²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 9 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 287

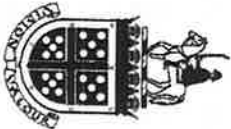
Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 1.1

Total Nutrient Units: 5

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	155 m (507 ft)	
Distance from nearest permanent manure/material storage 'S':	155 m (507 ft)	

Signature of Preparer:	Date:
Colin Vanderwoerd, Van Harten Surveying	



County of Wellington

FARM DATA SHEET  
Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:  
Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Owner of Livestock Facility Allan Stewart HAROLD

Telephone [REDACTED] Civic Address 7436 Concession 1 Road

Municipality Paslinch Lot 34 Concession 7 DIV 1

Tillable Hectares/Acres\* on the lot where the livestock facility is located \_\_\_\_\_ hectares 22 acres

Signature of Livestock Facility Owner [Signature] Date Sept 3, 2016

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed; 545 kg – 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg – 545 kg (for example - Guernseys)		
	Small-framed; 364 kg – 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 kg – 545 kg (for example - Holsteins)		
	Medium-framed; 148 kg – 455 kg (for example - Guernseys)		
	Small-framed; 125 kg – 364 kg (for example - Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 kg – 182 kg (for example - Holsteins)		
	Medium-framed; 39 kg – 148 kg (for example - Guernseys)		
Swine	Small-framed; 30 kg – 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/bars; Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or bars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg – 27 kg)		
Horses	Feeders (27 kg – 105 kg)		
	Large-framed, mature; >681 kg (including unweaned offspring)		
	Medium-framed, mature; 227 kg – 680 kg (including unweaned offspring)		
	Small-framed, mature; <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more  
Liquid Manure: Less than 18% dry matter  
Digestate: Less than 18% dry matter

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight fitting cover
- V7 Liquid, (digestate), outside, no cover

BARN(S) SIZE: 182 m<sup>2</sup> (ft<sup>2</sup> / m<sup>2</sup>)

\_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)

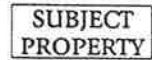
\_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)

Please provide the size of the barns located on the property. This information is required to determine maximum livestock capacity.

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
Chickens	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder tons		
Turkeys	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Veal	Milk-fed		
	Grain-fed		
Other			
Manure Imported to a lot not generating manure	Maximum capacity of permanent storages at any time; solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time; solid or liquid capacity		

\*see terms defined on reverse side of page

SEVERANCE SKETCH  
PART OF LOT 32, CONCESSION GORE  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON



BARN

430±m  
NOT TO SCALE



O.P. : GREENLANDS

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.**
3. **SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GREENLANDS.**
4. **DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.**
5. **SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.**
6. **DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.**
7. **SEPTIC BEDS OF ABUTTING PROPERTIES ARE ASSUMED TO BE COMPLETELY ON THEIR RESPECTIVE PROPERTIES.**
8. **SUBJECT LANDS ARE DESIGNATED AS GREENBELT PROTECTED COUNTRYSIDE SYSTEM IN THE GREENBELT PLAN.**

R 2016

  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



**Van Harten**  
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Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JFR

PROJECT No. 23852-16

Sep 06, 2016-12:11pm

G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEV PT LOT 32 (PICHETTE).dwg