



AGENDA

COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held February 9, 2016 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/VER – Anna & Javier Vera** – Property described as Part Lot 18, Concession 4, 6964 Concession 4, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a 28 metre frontage instead of 121.9 metres on the retained parcel of Wellington County severance application B117/15

- 4(b) **Minor Variance Application D13/WIL – Jay Alec Stirling Wilson** – Property described as Part Lot 6, Concession 5, 4783 Wellington Road 32, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow for the proposed 26 m frontage on the retained parcel of Wellington County severance application B115/15.

- 4(c) **Minor Variance Application D13/SLO – Sloat Construction Ltd.** – Property described as Part Lot 7, Concession 9, 599 Arkell Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow 5 parking spaces instead of the 11 that are required for a mixed use building of a professional office, retail/variety store and restaurant.

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 February 9, 2016 be adopted.

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION (See Attachment D)

11(a) Severance Application B13/16(D10/ONT) – 1543446 Ontario Ltd., Part Lot 16, Concession 3, municipally known as 6898 Wellington Road 34.

Proposed severance is 145 m frontage x 105 m = 1.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 37.8 hectares with 360 m frontage on Wellington Road 34 and 760 m frontage on Wellington Rd 35, existing and proposed agricultural use with existing storage barn.

12. OTHER MATTERS

12a) 2016 Zoning By-law Housekeeping See "Other Documents"

13. CLOSED MEETING – no matters

14. NEXT MEETING Tuesday April 12 @ 7:00 p.m.

15. ADJOURNMENT



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Dianne Paron
Deep Basi

MEMBERS ABSENT:

Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Fern Donaldson
Donald Sanderson

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 speak 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 Ken Roth and Seconded by Dianne Paron,

That the minutes of the Committee of Adjustment meeting held Tuesday January 12, 2016 be adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/SAN – Donald and Fern Sanderson – Property described as Part Lot 10, Concession 10, 978 Watson Road S, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems.

- Kelly Patzer summarized the application for minor variance as submitted and noted no objections were received from circulated agencies or the public.
- Donald Sanderson of 978 Watson Road indicated that the Natural Environment are surrounds the pond on the property. He wishes to locate the dwelling back from the road to provide room for the septic on the front yard and to have the house a safe distance from the road

- Dianne Paron noted that a deck is shown on the plan and asked if the owner would require an additional minor variance for a deck setback from the NE Zone.
- Kelly Patzer clarified that accessory structures, including decks require a 3 metre setback from the NE Zone.

Moved by Deep Basi and Seconded by Ken Roth,

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 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems; whereas, Section 3.25(a) of the by-law, General Provisions, Setbacks from the Natural Environment Zone requires a 30 metre setback from the limit of the Natural Environment Zone for all buildings or structures including a private sewage treatment system and associated weeping tile bed.

The request is hereby Approved.

CARRIED

5. ADJOURNMENT

Moved by Ken Roth and Seconded by Deep Basi,

The Committee of Adjustment meeting adjourned at 7:08 p.m.

CARRIED

Attachment B - 4(a)



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

APPLICATION: D13/VER
OWNER: Anna and Javier Vera
AGENT: Jeff Buisman of VanHarten Surveying Inc.
LOCATION: 6964 Concession 4
REPORT DATE: March 3, 2016
HEARING DATE: March 8, 2016 @ 7:00 p.m.

VARIANCES REQUESTED FROM ZONING BY-LAW 19/85:

1. To allow a 28 metre frontage on a proposed parcel with an area of 7.1 hectares, whereas Zoning By-law 19-85 Section 5.3(b) requires a minimum lot frontage of 121.9 metres for properties 4.0 hectares or greater in area.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 5 – Agricultural Zone

5.3 Zone Requirements:

- a) Lot Area (minimum) 4.0 hectares
- b) Lot Frontage (minimum) 121.9 metres

COUNTY OF WELLINGTON PLANNING OPINION:

The variance requested would provide relief from Section 5(3)(b) of the Zoning By-law for a reduction in the frontage required for properties 4.0 ha (10 ac) or greater. This application would satisfy a condition of severance application B117/15 which was granted approval (subject to conditions) by the County Land Division Committee on January 14, 2016. The minor variance applies to the retained lands of B117/15.

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 comment.

BUILDING DEPARTMENT:

No comment.

FIRE DEPARTMENT:

No Concerns.

PUBLIC COMMENTS:

None received to-date.

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: March 1, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: MINOR VARIANCE APPLICATION D13 VER (Vera)
6964 Concession 4
Pt. Lot 18, Concession 4, Puslinch

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

Planning Opinion

The variance requested would provide relief from Section 5(3)(b) of the Zoning By-law for a reduction in the frontage required for properties 4.0 ha (10 ac) or greater. This application would satisfy a condition of severance application B117/15 which was granted approval (subject to conditions) by the County Land Division Committee on January 14, 2016. The minor variance applies to the retained lands of B117/15.

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
Minimum lot frontage for retained lands of B117/15	5(3)(b)	121.9 m frontage for lots with an area of 4.0 ha (10 ac) or greater	28 m (92 ft) frontage

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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">• We would consider the variance minor in terms of impact
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">• The subject property is zoned Agricultural (A) and Natural Environment (NE)• A single detached dwelling and accessory uses are a permitted use within the Agricultural (A) Zone

Four Tests	Discussion – 15 m NE Zone Setback
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural, Core Greenlands and Greenlands • Agricultural uses and a single detached dwelling are permitted uses in the Secondary Agricultural designation
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The intent of the additional frontage requirement for larger agricultural lots is to support farming • At 17.8 ac, we would consider this a small agricultural parcel and cultivated lands at the rear of the parcel appear to be accessed from another property • We are satisfied that the reduced frontage is still sufficient to sustain agricultural activities on the property

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

Respectfully submitted
County of Wellington Planning and Development Department



Sarah Wilhelm, BES, MCIP, RPP
Senior Planner



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Anna & Javier VERA

Address: 6964 Concession 4, Guelph

City: PUSLINCH

Postal Code: N1H 6J3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

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

•Mortgage with Manulife Bank of Canada as in Instrument WC383706; Manulife One Administration, 500 King Street North, Delivery Station 500-G-A Waterloo, ON, N2J 4C6.

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

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

Municipal address: 6964 Concession 4

Concession: 4 Lot: Part of Lot 18

Registered Plan Number: LT65953

Area: 7.2 ha ha Depth: 493 ± m Frontage: 28 m
_____ ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

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

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

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

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

We are requesting a minor variance for the Retained Lands of Severance Application B117/15. The request is to allow a frontage of 28.0m instead of 121.9m as required by zoning bylaw Section 5(3)(b).

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

The approved severance application B117/15 created a new lot with an area of 0.42ha. The size of the parcel complies with Section 5(3)(e) which requires parcels created by consent to have a minimum area of 0.4ha and a frontage of 24.3m. A residential dwelling and septic bed are to be built on the severed parcel.

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

Official Plan Designation: Secondary Agricultural, Greenlands, & Core Greenlands

Zoning Designation: Agricultural, Natural environment

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

N/A

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

Concession 4 (Road allowance between Concessions 3 & 4)

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☒

Other means: ☒ (explain below)

See attached Site Plan prepared by Van Harten.

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

12. What is the existing use of:

The subject property? Rural residential dwelling

The abutting properties? Vacant bush

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	Dwelling	Garage		
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	%	%	%	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	115 m ²	62 ft ²	m ²	ft ²

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

Building Details:	Existing:		Proposed:	
Front Yard	97 m	67 m	m	ft.
Rear Yard	386 m	419 m	m	ft.
Side Yards	25 m	35 m	m	ft.

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

Date of acquisition of subject property: October 2001

Date of construction of buildings property: To be determined

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

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

Yes ☐ No ☒

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

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B116/15 & 117/15	Wellington County	Pt of Lot 18, Con 4	To create new rural residential lot & easement	Approved January 2016 subject to conditions
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					



LAND SURVEYORS and ENGINEERS

February 1, 2016

22737-15

Jeff.Buisman@vanharten.com

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

Attention: Kelly Patzer

Dear Ms. Patzer,

**Re: Minor Variance Application for Severance Application B117/15
6964 Concession 4
Part of Lot 18, Concession 4
PIN 71200-0129
Township of Puslinch, County of Wellington**

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

We are requesting a minor variance for the Retained Lands of Severance Application B117/15. The request is to allow a frontage of 28m instead of 121.9m as required by zoning bylaw Section 5(3)(b).

The approved severance application B117/15 created a new lot with an area of 0.41ha. The size of the parcel complies with Section 5(3)(e) which requires parcels created by consent to have a minimum area of 0.4ha and a frontage of 24.3m. A residential dwelling and septic bed have been proposed for the severed parcel. In order to provide the space required for this proposal the frontage for the severed parcel is 76m leaving a frontage of 28m for the retained lands.

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

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

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

www.vanharten.com

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



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 Anna & Javier Vera
cc Diane Squires



PIN 71200-0027

LOT 19, CONCESSION 4

PIN 71200-0028

DWELLING
No. 6968

PIN 71200-0100

20.12m WIDE

PIN 71200-0179

PIN 71200-0025

PIN 71200-0024

PIN 71200-0023

LOT 18, CONCESSION 4

O.P. : CORE GREENLANDS
ZONING : NATURAL ENVIRONMENT

ZONING : AGRICULTURAL

RETAINED
LANDS
AREA=7.1±ha

APPROVED
SEVERANCE
B117/15
AREA=0.42±ha

O.P. : SECONDARY AGRICULTURAL

O.P. : GREENLANDS

DETAIL

EXISTING
GARAGE

EXISTING DRIVE

PROPOSED HYDRO EASEMENT
APPLICATION B116/15

PROPOSED
DWELLING

PROPOSED
SEPTIC

ZONING : AGRICULTURAL
O.P. : GREENLANDS

ROAD ALLOWANCE BETWEEN
CONCESSIONS 3 AND 4

EXISTING
DWELLING
No. 6964

WELL

APPROVED
SEVERANCE
APPLICATION
B117/15

SEE
DETAIL

ZONING : AGRICULTURAL

O.P. : GREENLANDS

APPROXIMATE
WETLAND
LOCATION PER
NRSI AERIAL
PHOTO

PREVIOUS SEVERANCE 2001

DWELLING
No. 6956

PIN 71200-0128
PART 1, 61R-8726

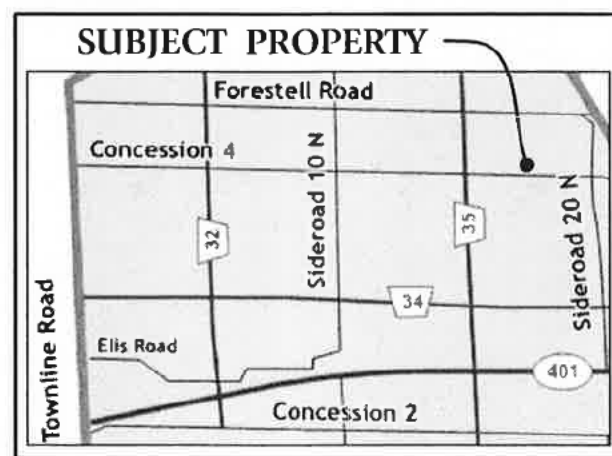
PIN 71200-0022

425±
TO LANDFILL

(CONCESSION ROAD 4)
ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4

LOT 18, CONCESSION 3

KEYMAP



MINOR VARIANCE SKETCH
PART OF LOT 18, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500
0 25 50 75 metres
VAN HARTEN SURVEYING INC.

THIS SKETCH WAS PREPARED
ON THE 2nd OF FEBRUARY, 2016

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

A MINOR VARIANCE REQUIRED
TO ALLOW A FRONTAGE OF 28±m
INSTEAD OF 121.9m AS REQUIRED BY
Section 5(3)(b) OF THE ZONING BYLAW

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, CORE GREENLANDS AND GREENLANDS
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: (519) 821 - 2763
FAX: 821 - 2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: (519) 940 - 4110
FAX: 519 - 940 - 4113
www.vanharten.com

DRAWN BY: JAM CHECKED BY: JEB PROJECT No. 22737-15

Feb 02, 2016-11:13am
G:\PUSLINCH\Con4\ACAD\MV PT18 (OLD 14326-00) UTM 2010 NR.dwg



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

APPLICATION: D13/WIL
OWNER: Jay Alec Stirling Wilson
AGENT: Jeff Buisman of VanHarten Surveying Inc.
LOCATION: 4783 Wellington Road 32
REPORT DATE: March 3, 2016
HEARING DATE: March 8, 2016 @ 7:00 p.m.

VARIANCES REQUESTED FROM ZONING BY-LAW 19/85:

1. To allow a 26 metre frontage on a proposed parcel with an area of 4.2 hectares, whereas Zoning By-law 19-85 Section 5.3(b) requires a minimum lot frontage of 121.9 metres for properties 4.0 hectares or greater in area.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 5 – Agricultural Zone

5.3 Zone Requirements:

- a) Lot Area (minimum) 4.0 hectares
- b) Lot Frontage (minimum) 121.9 metres

COUNTY OF WELLINGTON PLANNING OPINION:

The variance requested would provide relief from Section 5(3)(b) of the Zoning By-law for a reduction in the frontage required for properties 4.0 ha (10 ac) or greater. This application would satisfy a condition of severance application B115/15 which was granted approval (subject to conditions) by the County Land Division Committee on January 14, 2016. The minor variance applies to the retained lands of B115/15.

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 comment.

BUILDING DEPARTMENT:

No comment.

FIRE DEPARTMENT:

No Concerns.

PUBLIC COMMENTS:

None received to-date.

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: March 1, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: MINOR VARIANCE APPLICATION D13 WIL (Wilson)
4783 Wellington Road 32
Pt. Lot 6, Concession 5, Puslinch

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

Planning Opinion

The variance requested would provide relief from Section 5(3)(b) of the Zoning By-law for a reduction in the frontage required for properties 4.0 ha (10 ac) or greater. This application would satisfy a condition of severance application B115/15 which was granted approval (subject to conditions) by the County Land Division Committee on January 14, 2016. The minor variance applies to the retained lands of B115/15.

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
Minimum lot frontage for retained lands of B117/15	5(3)(b)	121.9 m frontage for lots with an area of 4.0 ha (10 ac) or greater	26 m (85 ft) frontage

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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">• We would consider the variance minor in terms of impact• We note that if this 4.2 ha lot was less than 4 ha in size, the applicable minimum lot frontage requirement would be 24.3 m (80 ft)
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">• The subject property is zoned Agricultural (A) and Natural Environment (NE)• A single detached dwelling and accessory uses are a permitted use within the Agricultural (A) Zone

Four Tests	Discussion – 15 m NE Zone Setback
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural, Core Greenlands and Greenlands • Agricultural uses and a single detached dwelling are permitted uses in the Secondary Agricultural designation
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The intent of the additional frontage requirement for larger agricultural lots is to support farming • There do not appear to be cultivated lands on the property • At 10.4 ac, we would consider this a small agricultural parcel and we are satisfied that the reduced frontage is sufficient

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



Sarah Wilhelm, BES, MCIP, RPP
Senior Planner



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Jay Alec Stirling WILSON

Address: 4783 Wellington Road 32

City: PUSLINCH

Postal Code: N1H 6J3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

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

Jay Alec Stirling WILSON, 4783 Wellington Road 32, 519-835-8802

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

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

Municipal address: 4783 Wellington Road 32

Concession: 5 Lot: Part of Lot 6

Registered Plan Number: _____

Area: 4.2 ha Depth: 389 m Frontage: 26 m
_____ ac _____ ft _____ ft

Width of road allowance (if known): 30.49m

Reason for Application:

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

- ☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or
- ☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

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

We are requesting a minor variance for approved severance application B115/15 to allow for the proposed 26m frontage on the retained lands instead of 121.9m as required by Section 5(3)(b) of the zoning bylaw.

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

A severance (Application B115/15) was approved for a new rural residential parcel resulting in a frontage of 26m for the retained lands. This frontage would have met the minimum requirement of 24.3m if the retained parcel was less than 4.0 ha. However, the retained parcel is just marginally over at 4.2 ha - pushing the minimum frontage to 121.9m. The proposed frontage of 26m easily meets the current access requirement to the existing residential area.

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

Official Plan Designation: Secondary Agricultural, greenlands, & core greenlands

Zoning Designation: Agricultural, Natural Environment Zone

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☒ (please specify below)

County Road

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

Wellington Road 32

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☒

Other means: ☐ (explain below)

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

12. What is the existing use of:

The subject property? vacant bush

The abutting properties? Rural residential and agricultural

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	Dwelling	Shed	Dwelling	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	%	%	%	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	105 m ²	112 ft ²	m ²	ft ²

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

Building Details:	Existing:		Proposed:	
Front Yard	m	m	m	ft.
Rear Yard	m	m	m	ft.
Side Yards	m	m	m	ft.

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

Date of acquisition of subject property: October 2002

Date of construction of buildings property: Buildings exist; no planned construction

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

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

Yes ☐ No ☒

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

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B115/15; B114/15	Wellington County	Pt of Lot 6, Con 5	To create new rural residential lot	Approved subject to conditions
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

February 8, 2016
23186-15

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

Attention: Kelly Patzer

Dear Ms. Patzer,

Re: Minor Variance Application for Severance Application B115/15
4783 Wellington Road 32
Part of Lot 6, Concession 5, PIN 71213-0043
Township of Puslinch, County of Wellington

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, PIN report, the required deed, and a cheque of \$650 to the Township of Puslinch.

We are requesting a minor variance for approved severance application B115/15 to allow for a frontage of 26m frontage on the retained lands instead of 121.9m as required by Section 5(3)(b) of the zoning bylaw. 121.9m is the minimum frontage requirement when the property is 4.0 ha or greater and this parcel will be 4.2 ha. If the area of the retained parcel was less than 4.0 ha, no minor variance would be required as the minimum frontage is 24.3m. The proposed frontage of 26m provides plenty of room for access to the residential portion of the property.

We provide the opinion that this application meets the four tests of a Minor Variance.

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

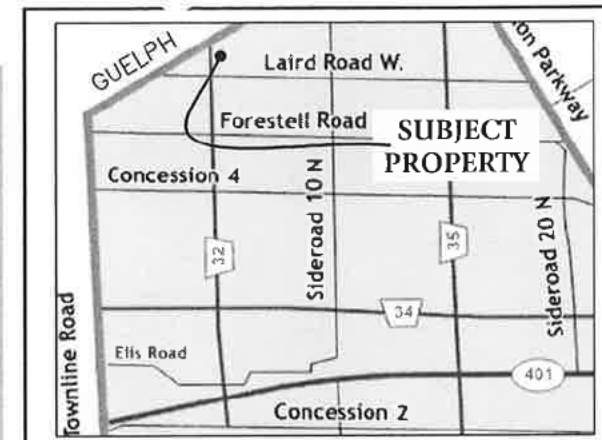
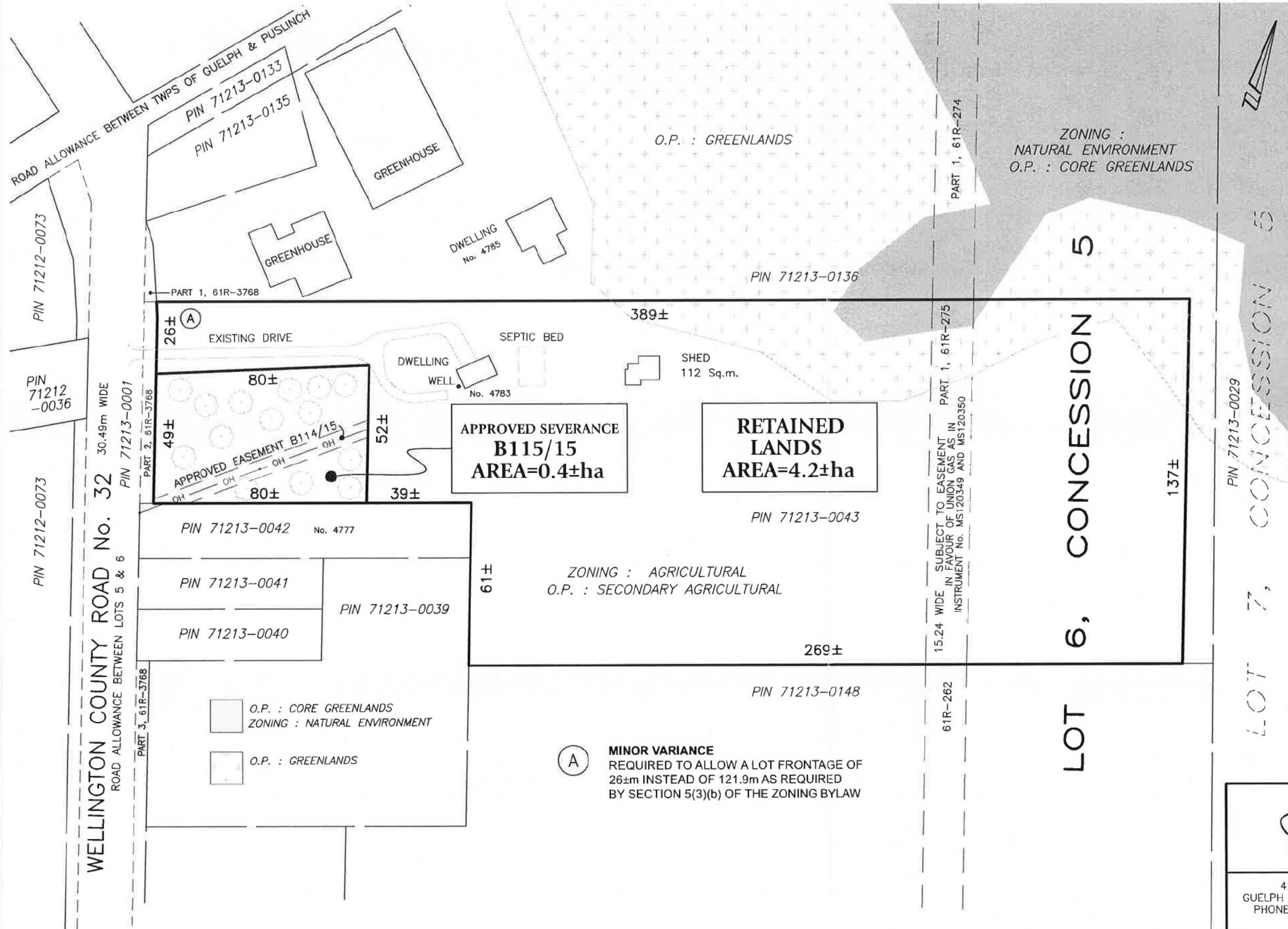
cc Jay Wilson

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

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

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

www.vanharten.com



KEYMAP

MINOR VARIANCE SKETCH
PART OF LOT 6, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 25 50 75 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, 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. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
ON THE 10th OF FEBRUARY, 2016

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: (519) 821 - 2763
FAX: 821 - 2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: (519) 940 - 4110
FAX: 519 - 940 - 4113
www.vanharten.com

DRAWN BY: JAM CHECKED BY: JEB PROJECT No. 23186-15

Feb 10, 2016-11:21am
G:\PUSLINCH\Con5\ACAD\MV PT6 (JAY FISHING GUY).dwg



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

APPLICATION: D13/SLO
OWNER: Slood Construction Ltd.
AGENT: Jeff Buisman of VanHarten Surveying Inc.
LOCATION: 599 Arkell Road
REPORT DATE: March 3, 2016
HEARING DATE: March 8, 2016 @ 7:00 p.m.

VARIANCES REQUESTED FROM ZONING BY-LAW 19/85:

1. To allow 5 parking spaces for a mixed use building of a professional office, retail/variety store and restaurant, whereas Section 3.16(c) requires 11 spaces for the mixed use building.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

The variance is conditional upon the applicant obtaining Site Plan Approval.

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 3.16 – General Provisions, Parking Regulations

3.16(c) Parking Space Requirements for Non-Residential Uses

(iii) a business office, a professional office, a clinic – 1 parking space per 40 square metres of net floor area

xii) a retail store, factory outlet, variety store, personal service shop – 1 parking space plus one additional parking space per 20 square metres of net floor area in excess of 200 square metre

(xiii) a restaurant, a refreshment room – the greater of either 1 parking space per 4 persons capacity of any dining room or refreshment room or 1 parking space per 10 square metres of net floor area of each dining room

COUNTY OF WELLINGTON PLANNING OPINION:

This variance is to reduce the parking requirements from 11 to 5 for a mixed use building in Arkell for an office, restaurant and retail/variety store. We note that a retail store is a permitted use in the applicable C1 Zone, but a variety store is not. The parking ratio is the same for both.

In principle, we are supportive of this use provided that adverse impacts associated with a parking reduction would be kept to a minimum. With respect to the minor variance, we note the office component generates the most parking (5 spaces of the 11 required) and the biggest reduction (from 5 to 0). The Committee may wish to consider additional information:

- concerning the availability of on-street parking; and/or
- about the nature of the office (type, staff numbers, etc.).

This information would assist in determining whether the office component (or other use) should be reduced in size, so that the parking deficiency isn't as large.

CONSERVATION AUTHORITY:

The property is not regulated by a conservation authority

BUILDING DEPARTMENT:

No comment.

FIRE DEPARTMENT:

No Concerns.

PUBLIC COMMENTS:

One letter of opposition has been received from a resident with outlining the following:

- 50% reduction of parking is not minor.
- Parking on the property is currently used by employees of 599 Arkell Rd. for their trucks, vans, trailers and heavy equipment, at times creating unsafe pedestrian situations when having to navigate around the vehicles that can be parked on boulevards and sidewalks.
- A reduction of onsite parking will increase the use of the public spaces in the area.
- Overflow parking could occur on Boreham Drive, an area where children play and is popular with pedestrians.

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: March 1, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: MINOR VARIANCE APPLICATION D13 SLO (Sloot)
599 Arkell Road
Pt. Lot 7, Concession 9, Puslinch

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

Planning Opinion

This variance is to reduce the parking requirements from 11 to 5 for a mixed use building in Arkell for an office, restaurant and retail/variety store. We note that a retail store is a permitted use in the applicable C1 Zone, but a variety store is not. The parking ratio is the same for both.

In principle, we are supportive of this use provided that adverse impacts associated with a parking reduction would be kept to a minimum. With respect to the minor variance, we note the office component generates the most parking (5 spaces of the 11 required) and the biggest reduction (from 5 to 0). The Committee may wish to consider additional information:

- concerning the availability of on-street parking; and/or
- about the nature of the office (type, staff numbers, etc.).

This information would assist in determining whether the office component (or other use) should be reduced in size, so that the parking deficiency isn't as large.

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

Regulation	By-law Section	Required	Proposed
General Provisions, Parking Regulations	3.16(c)(iii)(xii)(xiii)	11 spaces total	5 spaces total
Breakdown	Office	5 spaces	0 spaces
	Retail	1 spaces	0 spaces
	Restaurant	4 spaces	4 spaces
	Accessible	1 spaces	1 spaces

In support of the application, the applicant's agent has delineated 20 off-site parking spaces in the Arkell and Watson Road South road allowances. According to Section 3(16)(f) of the Zoning By-law all required

parking spaces must be provided on the same lot as the building/use for which such parking spaces are required. Therefore, these spaces cannot be counted toward the parking reduction, but can be given consideration in terms of impact.

We note that February 26, 2016 comments of the County Engineering Department advised that parking within the right-of-way is for the general public and should not be allocated to a specific property. In addition, parking is restricted in the right-of-way during winter months to allow for snow removal.

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


Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">• We would recommend additional information be provided to determine impact (e.g. How many of the nearby on-street spaces are regularly occupied; details of office component)
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">• The subject property is zoned Hamlet Commercial (C1)• A business or professional office, restaurant and a retail store are permitted uses within the Hamlet Commercial (C1) Zone
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">• The property is designated Hamlet (Arkell)• Local commercial uses are permitted within hamlet areas• Zoning by-laws will identify areas for various uses and set regulations to govern their nature
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none">• While this location for a mixed use building is appropriate, the Committee should be satisfied that adverse impacts associated with a parking reduction would be kept to a minimum

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



Sarah Wilhelm, BES, MCIP, RPP
Senior Planner



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

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

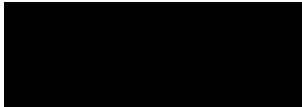
In my view, reducing the number of required spaces by 50% is not a “minor” variance.

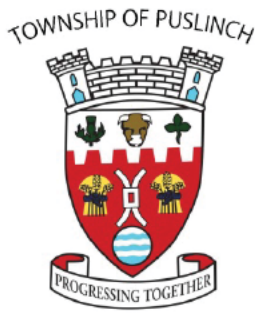
Parking is already a concern to residents of the hamlet as employees at 599 Arkell Road regularly park their trucks, vans, trailers and heavy equipment on the public sidewalks and boulevards that run along the property on Arkell and Watson roads. This can result in pedestrians having to navigate around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

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

Thank you for the opportunity to voice my concern.

Yours truly,





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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Sloot Construction Ltd.

Address: 599 Arkell Road

City: PUSLINCH

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

Mortgage as in INST WC331157 with Meridian Credit Union Limited; 200 Speedvale Avenue West, Guelph, Ontario, N1H 1C3

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

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

Municipal address: 599 Arkell Road

Concession: 9 Lot: Part of Lot 7

Registered Plan Number: _____

Area: 0.1 ha Depth: 30.7 m Frontage: 23.2 m
_____ ac _____ ft _____ ft

Width of road allowance (if known): Arkell Road (20.1m) & Watson Road (20.1m)

Reason for Application:

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

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

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

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

We are requesting a minor variance to allow 5 parking spaces instead of 11 spaces which are required by Section 3(16) of the zoning by-law for a mixed use of a professional office, retail/variety store, and restaurant.

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

The size of the existing lot does not have space for 11 parking spaces which are required by the zoning bylaw. We believe that this minor variance is desirable for continuing the "culture" of the Hamlet of Arkell and will not negatively affect the neighbourhood. There are 20 available offsite parking spaces within 100m of the property. The proposed use of a small restaurant and variety store enhance the friendly, small-hamlet feel of Arkell.

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

Official Plan Designation: Hamlet Area
Zoning Designation: Hamlet Commercial Zone (C1)

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☒ (please specify below)

Continually maintained county road (37)

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

The property is on the corner of Arkell Road (Wellington Road 37) and Watson Road South. The existing driveway on the property accesses Watson Road South.

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

11. How is storm drainage provided?

Storm Sewers: ☒

Ditches: ☐

Swales: ☒

Other means: ☐ (explain below)

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

12. What is the existing use of:

The subject property? Professional Office, Retail/Variety Store & Restaurant

The abutting properties? Hamlet Residential

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	Mixed Use ⁺		None	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	21 %	%	%	ft.
*Number of parking spaces	5			
*Number of loading spaces	0			
Number of floors	2			
Total floor area	287 m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	152 m ²	ft ²	m ²	ft ²

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

Building Details:	Existing:		Proposed:	
Front Yard	Encroaches 0.93 m	m	m	ft.
Rear Yard	20.18 m	m	m	ft.
Side Yards	R: 8.79 L: Encroaches 0.26	m	m	ft.

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

Date of acquisition of subject property: August 2001

Date of construction of buildings property: Before the passing of the bylaw (July 1985)

16. How long have the existing uses continued on the subject property? Since 2001

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

Yes ☐ No ☒

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

--

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D11/SLO	Twp of Puslinch	Pt Lt 7, Con 9	New use	Under revision
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

**MINUTES****MEMBERS PRESENT:**

John Sepulis, Chair
Councillor Ken Roth
Dianne Paron
Deep Basi

MEMBERS ABSENT:

Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Fern Donaldson
Donald Sanderson

1. - 5. COMMITTEE OF ADJUSTMENT

- See February 9, 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 Dianne Paron, Seconded by Ken Roth
- That the minutes of the Tuesday January 12th, 2015 Planning & Development Advisory Committee Meeting are hereby adopted as amended.

CARRIED

9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW**9(a) Site Plan Application D11/ONT 2349506 Ontario Inc., 315 Brock Road S**

- Moved by Ken Roth, Seconded by Dianne Paron
- Consider reducing the depth of swales in front of property
- Consider addition of low growth tree plantings along the front property line
- Safari stone specified on #1 Note – request alternate colour to better compliment the heritage properties in the area

CARRIED

10. ZONING BY-LAW AMENDMENTS**10a) Rezoning Application File D14/NOO – Todd Noonan and Debbie McIntosh, Concession 1, Part Lot 6, municipally known as 6620 Concession 1.**

The subject property is zoned Agricultural Site Specific (A-43) Zone that permits an accessory dwelling unit for farm help and requires a minimum lot area of 41.6 ha (103 acres). A rezoning is required to permit an amended minimum lot area on both the retained and severed parcels and to not permit an accessory dwelling unit for farm help on the severed parcel.

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments

are forwarded to the County of Wellington Land Division Committee:

- Committee in support of rezoning application.

CARRIED

11. LAND DIVISION

11(a) **Severance Application B4/16 (D10/WHI)** – Kevin Whitcombe, Part Lot 20, Concession Gore, municipally known as 6994 Gore Road.

Proposed severance is 65 m frontage x 100 m = 0.7 hectares, existing agricultural use for proposed rural residential use for proposed rural residential use

Retained parcel is 16.9 hectares with 280 m frontage on Gore Road and 229 m frontage on Sideroad 20 N, existing and proposed agricultural and rural residential use with existing dwelling, barn, garage and shop.

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

- No comments

CARRIED

11(b) **Lot Line Adjustment Application B5/16 (D10WHI)** – Kevin Whitcombe, Part Lot 20, Concession Gore, municipally known as 6994 Gore Road.

Proposed lot line adjustment is 0.6 hectares with 25m frontage vacant land to be added to abutting rural residential lot.

Retained parcel is 16.9 hectares with 280 m frontage on Gore Road and 229 m frontage on Sideroad 20 N, existing and proposed agricultural and rural residential use with existing dwelling, barn, garage and shop.

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

- No comments.

CARRIED

11(c) **Severance Application B8/16 (D10/NAG)** – Arthur & Lena Nagel, Part Lot 21, Concession 1, municipally known as 4225 Sideroad 20 S.

Proposed severance is 1.0 hectares with 75 m frontage, vacant land for proposed rural residential use..

Retained parcel is 26 hectares with 317 m frontage on Concession 2 and 479 m frontage on Sideroad 20, existing and proposed rural residential and forest with existing dwelling..

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

- Subject to favourable comments from the GRCA approving reduced setback from the Natural Environment Zone
- No additional concerns

CARRIED

12. OTHER MATTERS

Moved by Ken Roth, Seconded by Dianne Paron that the following items be forwarded to the Township of Puslinch and County of Wellington Staff for review and comment:

1. Staff Development Review should encourage more environmentally favourable design and construction methods for stormwater management, investigate development standards updating at Staff Development Review.
2. Request the County of Wellington to provide an opinion on the need for utility easements on proposed severances
3. Include a clause in By-law 19/85 to permit GRCA reduced setbacks from the Natural Environment Zone without the requirement of a minor variance by way of the 2016 Housekeeping of the Zoning By-law.

CARRIED

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting Tuesday March 8, 2016 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Ken Roth and Seconded by Dianne Paron,

- That the Planning & Development Advisory Committee adjourns at 8:03 p.m.

CARRIED

Attachment D

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

February 12, 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: February 8, 2016

FILE NO. B13/16

APPLICANT

1543446 Ontario Limited
Attn: Ferd Tagwerker
4422 Sideroad 20
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 16
Concession 3

Proposed severance is 145m fr x 105m = 1.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 37.8 hectares with 360m frontage on Wellington Rd 34 and 760m frontage on Wellington Rd 35, existing and proposed agricultural use with existing storage barn.

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

March 23, 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

County Engineering

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: Feb 8/16

File No. B13/16

Accepted as Complete on: Feb 8/16

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

2. (a) Name of Registered Owner(s) Ferd Tagwerker of 1543446 Ontario Limited

Address

Phone No.

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.

(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 & 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 3 Lot No. Part of Lot 16

Registered Plan No. Lot No.

Reference Plan No. Part No.

Civic Address 6898 Wellington Road 34

(b) When was property acquired: October 15, 2010 Registered Instrument No. WC293795

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

Frontage/Width 145 ± AREA 1.5 ha ±

Depth 105 ± Existing Use(s) Trees, bush, vacant

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 checked="" type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input 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

360 ±

AREA

37.8 ha ±

Depth

1029 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: Storage barn

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[X] 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

No well needed for current use of land

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

[] Municipally owned and operated sanitary sewers

[] Septic Tank [] individual [] communal

[] Pit Privy

[] Other (Specify): No septic disposal needed for current use of land

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 [X]

*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 [] 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 []

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) and Natural Environment Zone**

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.

Easements in favour of the Union Gas Company of Canada as in Instruments IS15958 & IS16089

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: **Cash crops**

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

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

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width 8±m	Length 14±m	Area 112±m²	Use <u>Storage barn</u>
	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	[]

February 5, 2016
22366-14

County of Wellington Land Division Committee
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Sketch & Application
6898 Wellington Road 34
Part of Lot 16, Concession 3
PIN 71200-0144
Township of Puslinch

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

The proposal is to create a new rural residential parcel with a frontage of 145±m, depth of 105±m, and area of 1.5± ha. The retained lands have an area of 37.8± ha where the existing agricultural operation will continue.

We provide the opinion that the proposed severance meets the requirements of Section 10.4.4 of the Official Plan for lot creation in Secondary Agricultural areas.

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

c.c. Ferd Tagwerker

423 Woolwich Street, Guelph, Ontario N1H 3X3
Phone 519-821-2763 | Fax 519-821-2770

660 Riddell Road, Unit 1, Grandville, Ontario N0B 1C0
Phone 519-865-4110 | Fax 519-865-4111

www.vanharten.com

R.P. Magahay B.A. | J.E. Buisman B.E.S., B.Sc. O.L.S. | R.M. Mak B.Sc. O.L.S. | J.M. Lewis B.Sc. O.L.S. | M. Priddy B.Sc.

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]

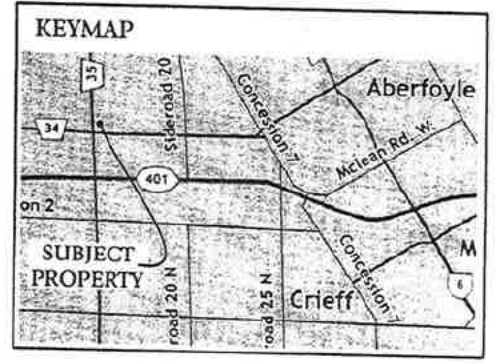
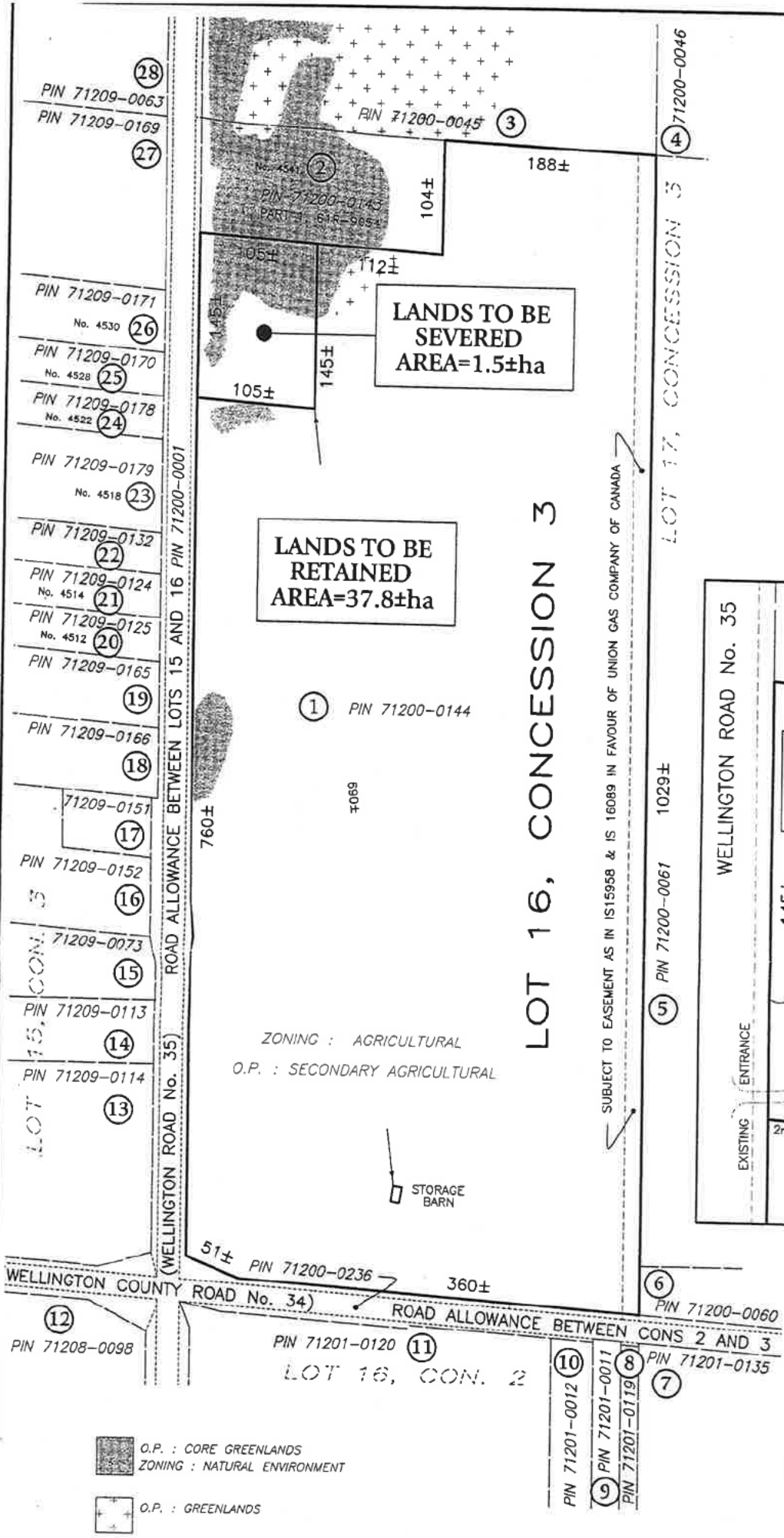
If yes, please indicate the person you have met/spoken to: _____

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:

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.

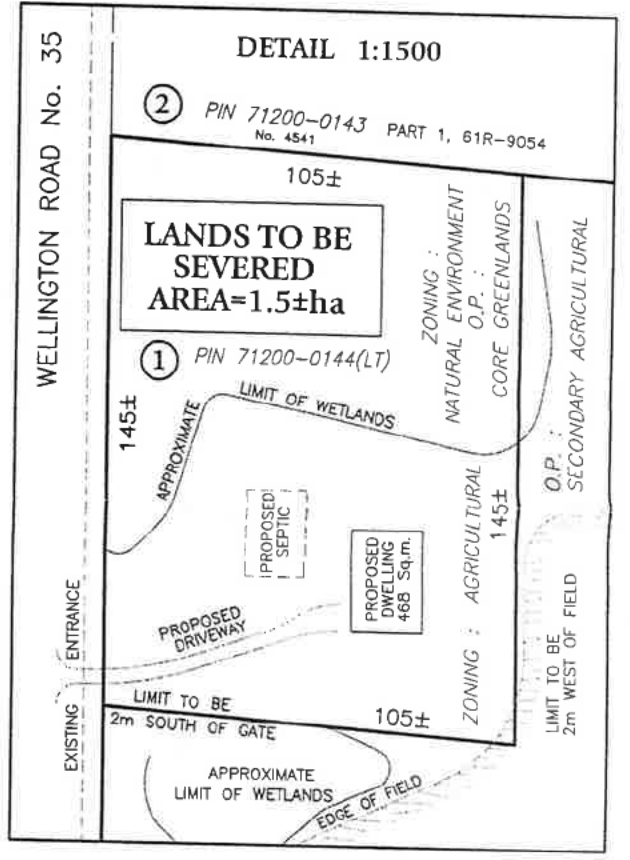


SEVERANCE SKETCH
PART OF LOT 16, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

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 CORE GREENLANDS, GREENLANDS AND SECONDARY AGRICULTURAL
 4. DISTANCES TO BARNS ARE TAKEN FROM GRCA WEBSITE.
 5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
 ON THE 4th OF FEBRUARY, 2016

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com
DRAWN BY: JAM	CHECKED BY: JEB
PROJECT No. 22366-14	
Feb 05, 2016-6:58am	
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