



## AGENDA

### COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held January 10, 2017 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)**
- 5(a) **Minor Variance Application D13/S&V – S & V Voisin Ltd.** – Property described as Plan 684, Pt Lot 13, RP61R3876 Parts 1-4, 42 and 44 Winer Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit open storage on 42 and 44 Winer Road with no main use/building, accessory to the business located at 43 Winer Road (Voisin's Equipment Rental Ltd.).

6. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

### PLANNING & DEVELOPMENT ADVISORY COMMITTEE

7. **OPENING REMARKS**
8. **DISCLOSURE OF PECUNIARY INTEREST**
9. **APPROVAL OF MINUTES (See Attachment C)**

Planning & Development Advisory Committee meeting minutes held Tuesday January 10, 2017 be adopted.

10. **APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW**
  - None
11. **ZONING BY-LAW AMENDMENT**

- None

**12. LAND DIVISION (See Attachment D)**

**12(a) Severance Application B118/16 (D10/MCC) – Raymond McCarron, Part Lot 17, Concession 10, vacant property located on Concession 11 Road.**

Proposed severance is 2.02 hectares with 66.98m frontage, vacant land for proposed rural residential use.

Retained parcel is 2.02 hectares with 66.98m frontage, vacant land for proposed rural residential use.

Note: purpose of this application is to create two equal sized lots where previous severances were consolidated.

**13. OTHER MATTERS**

- no matters

**14. CLOSED MEETING**

- no matters

**15. NEXT MEETING Tuesday March 14 @ 7:00 p.m.**

**16. ADJOURNMENT**



## MINUTES

### MEMBERS PRESENT:

Councillor John Sepulis, Chair  
Dan Kennedy  
Dianne Paron

Dennis O'Connor  
Deep Basi

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Elizabeth Martelluzzi – County of Wellington  
Jeff Buisman  
Jad Saliba

Sandra Saliba  
John Saliba  
Iain Wilson

## 2. OPENING REMARKS

- The meeting was called to order at 7:05 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.

## 3. DISCLOSURE OF PECUNIARY INTEREST

- None

## 4. APPROVAL OF MINUTES

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

That the minutes of the Committee of Adjustment meeting held Tuesday November 8, 2016 be adopted.

CARRIED

### 5(a) **Minor Variance Application D13/SAL** – Jad and Sandra Saliba – Property described as Concession 1, Part Lot 27, 7188 Concession 1, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a 10 inch west side yard setback for an existing accessory building containing pool pump/filter/heater.

Moved by Dianne Paron and Seconded by Dan Kennedy,

That the Committee of Adjustment **defers** Minor Variance application # D13/SAL

CARRIED

### 5(b) **Minor Variance Application D13/HAR** – Stephen and Kaththea Harvey – Property described as Part Lot 2, East of Blind Line, Plan 131, 112 Cook's Mill Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-law 19/85, as amended, to permit the construction of a detached garage (accessory Building) in the front yard.

- Kelly Patzer summarized the application for the minor variance as submitted and stated the application was circulated to staff, agencies and properties within a 60 metre radius. No objections or comments were received.
- Jeff Buisman of Van Harten Surveying, agent, indicated there is an existing clearing for the garage location and there are trees at the front of the property that will be maintained and will shield the view.

- There were no questions or comments.

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

CARRIED

## **6. ADJOURNMENT**

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

The Committee of Adjustment meeting adjourned at 7:14 p.m.

CARRIED



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

# ATTACHMENT 'B'

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/S&V

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

**Name of Owner(s):** S & V Voisin Ltd.

**Location:** 42 & 44 Winer Road  
Plan 684, Pt Lot 13, RP61R3876 Parts 1-4  
Township of Puslinch, County of Wellington

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

**Date:** 7:00 p.m. Tuesday February 14, 2017

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

Section of By-law	Requirements	Proposed
Section 3.15(a(i)) General Provisions, Open Storage	The by-law states no open storage shall be permitted in any zone, except in accordance with the following provisions: (i) Open storage shall be accessory to a permitted or existing nonresidential use or home occupation carried on in an enclosed building or portion thereof on the same lot.	Requesting to permit open storage on 42 and 44 Winer Road with no main use/building, accessory to the business located at 43 Winer Road (Voisin's Equipment Rental Ltd.)

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

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

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

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

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

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

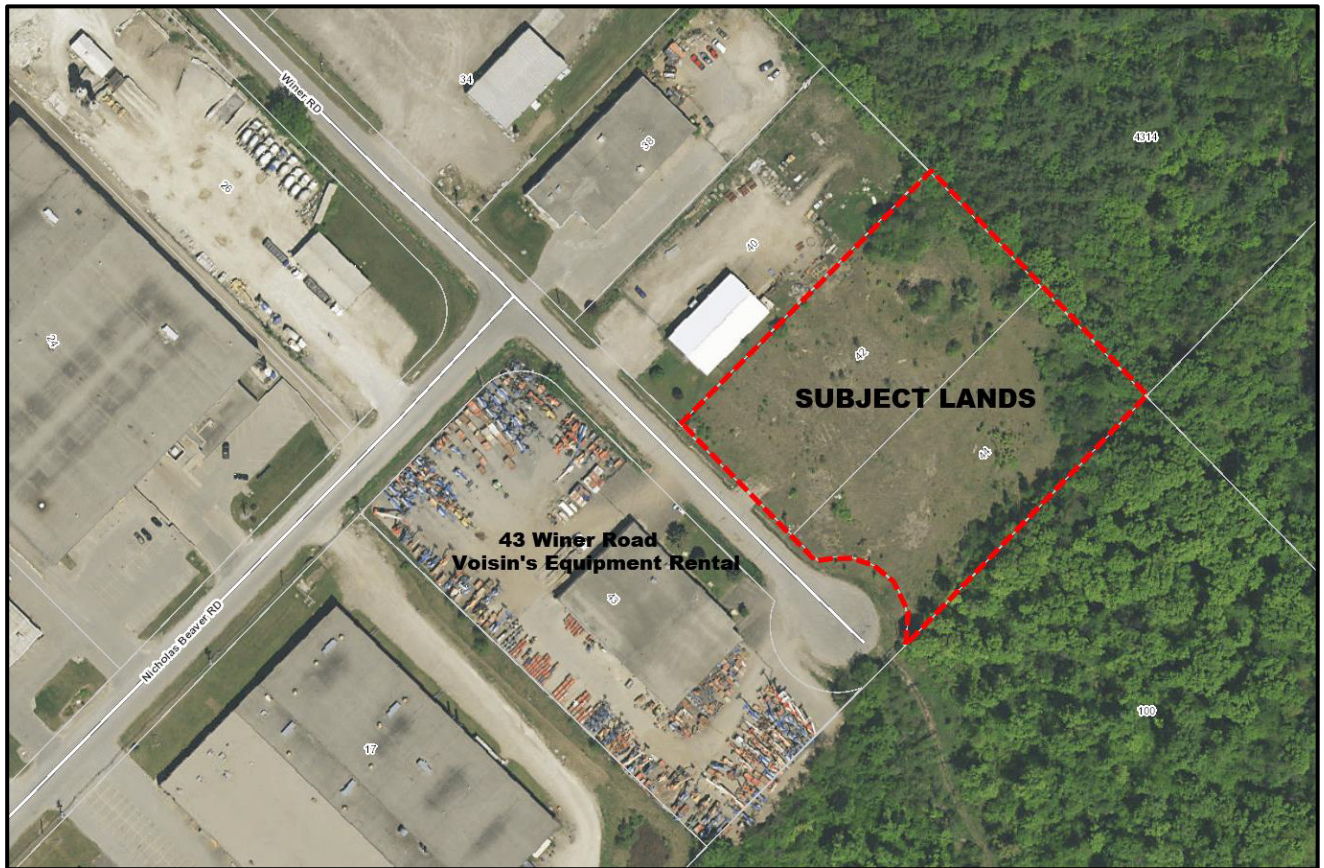
\_\_\_\_\_  
Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

DATED: January 19, 2017

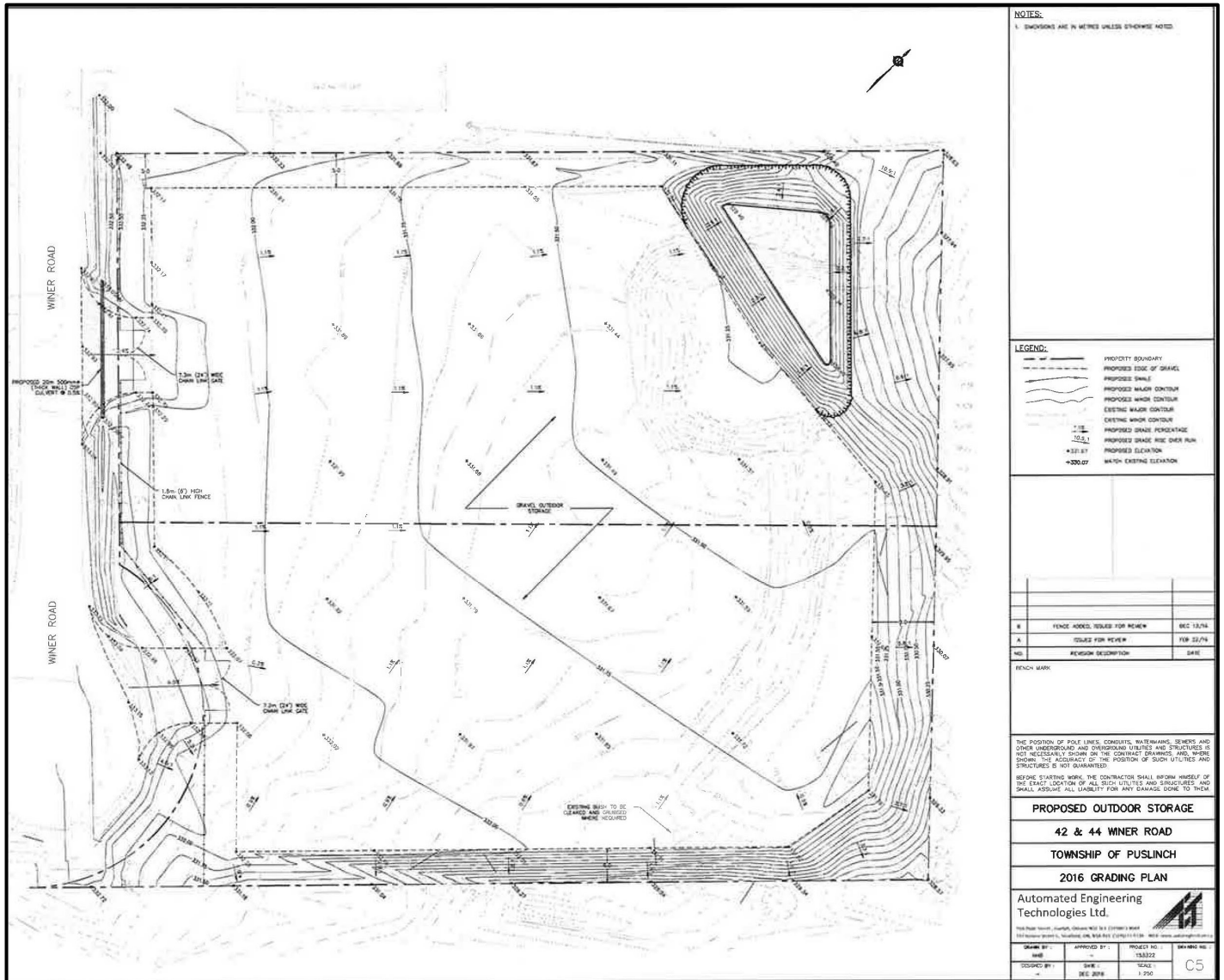
Copied to: CofA Committee Members, Property owners within 60m, Aldo Salis, County of Wellington, Sarah Wilhelm, County of Wellington, Gerald Moore, CBO, S. Goode Fire, D. Creed, Roads, N. Garland, GRCA



**Aerial: 42 & 44 Winer Road**



**Site Plan:**





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

**APPLICATION:** D13/S&V  
**OWNER:** S & V VOISIN  
**AGENT:** Astrid Clos, Astrid J. Clos Planning Consultants  
**LOCATION:** 42 & 44 Winer Road  
**REPORT DATE:** February 9, 2017  
**HEARING DATE:** February 14, 2017 @ 7:00 p.m.

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

To permit open storage on 42 and 44 Winer Road with no main use/building, accessory to the business located at 43 Winer Road (Voisin's Equipment Rental Ltd.); whereas, Zoning By-law 19-85, Section 3.15(a(i)) states no open storage shall be permitted in any zone, except in accordance with the following provisions:

- (i) Open storage shall be accessory to a permitted or existing non-residential use or home occupation carried on in an enclosed building or portion thereof on the same lot.

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

1. Outdoor storage on 42 and 44 Winer Road shall only be permitted in association with the Voisin's Equipment Rental Ltd. business located at 43 Winer Road.
  2. Any site alteration done to the property, including the placing or dumping of fill, the removal of topsoil and/or the alteration of the grade of the land shall be done in accordance with Site Alteration By-law 31/12, as amended, and will require a Site Alteration Permit.
  3. A plan identifying type and areas of outdoor storage, screening, landscaping and grading shall be submitted to the Township as part of any Minor Variance approval.
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## **TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

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

#### **3.15(a) OPEN STORAGE REGULATIONS**

Except as otherwise provided in Clause (b) of this Subsection, no open storage shall be permitted in any zone, except in accordance with the following provisions:

- (i) Open storage shall be accessory to a permitted or existing non-residential use or home occupation carried on in an enclosed building or portion thereof on the same lot.

- (ii) No open storage area shall be permitted in any required front yard or exterior side yard, except in the case of an agricultural use or the outside display and sale of goods and materials in conjunction with a permitted commercial use.
- (iii) No open storage shall be located closer than two metres to any lot line; however, firewood may be stored closer than two metres to a lot line so long as it does not exceed 1.5 metres in height.
- (iv) No open storage area shall be visible from any street or from any adjacent lot, where such adjacent lot is located in a zone other than a Commercial Zone or an Industrial Zone, and to this end any open storage area shall be screened, wherever necessary in order to comply with this provision, by a planting strip containing an opaque fence, wall or other opaque barrier not less than 2.0 metres in height, except that this provision shall not apply to any open storage area accessory to an agricultural use or to the outside display and sale of goods and materials in conjunction with a permitted commercial use.
- (v) Any open storage accessory to a home occupation shall be fully enclosed by an opaque wall, fence or other barrier not less than 2 metres in height so that no part of such open storage is visible from any adjacent lot or street, except that this provision shall not apply to any open storage located on a lot where on the main use is an agricultural use.
- (vi) Any open storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained, except that this provision shall not apply to any open storage area located on a lot where on the main use is an agricultural use.
- (vii) Notwithstanding Paragraph (vi) of this Clause, no open storage area shall be considered part of any landscaped open space required hereby.
- (viii) No parking spaces or loading spaces required by this By-Law shall be used for open storage purposes.

### **3.15(b) SPECIAL EXCEPTIONS**

Nothing in Clause (a) of this Subsection shall apply to prevent or otherwise restrict the use as an open storage area of any part of:

- (i) any part of the front yard on a lot containing an agricultural use, for a temporary roadside retail farm sales outlet; or
- (ii) a lot containing a single dwelling, for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.

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

The variance requested would provide relief from the Zoning By-law to permit open storage, which is not accessory to a main use or building. The By-law states that open storage shall not be permitted in any zone unless it is accessory to a permitted or



existing non-residential use carried on in an enclosed building or portion thereof on the same lot.

Planning staff would not consider the variance requested minor in nature, are not satisfied that the intent and purpose of the Zoning By-law is maintained, and are not satisfied that the variance is desirable for the appropriate development and use of the land.

If the Committee is supportive of this request, we would recommend deferral so that a satisfactory revised Grading Plan can be provided which demonstrate compliance with all other zoning requirements and identifies landscaping areas and planting details. If approved, we would recommend that the decision be conditional upon the open storage use only being allowed in association with the Voisin's Equipment Rental Ltd. operation located at 43 Winer Road.

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

No comments.

**BUILDING DEPARTMENT:**

No comment.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments or concerns.

**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:** February 7, 2017  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Sarah Wilhelm, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 S&V (S & V Voisin Ltd.)**  
**42 & 44 Winer Road**  
**Lot 28, Concession 8**

We have reviewed the revised 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 Zoning By-law to permit open storage, which is not accessory to a main use or building. The By-law states that open storage shall not be permitted in any zone unless it is accessory to a permitted or existing non-residential use carried on in an enclosed building or portion thereof on the same lot.

Planning staff would not consider the variance requested minor in nature, are not satisfied that the intent and purpose of the Zoning By-law is maintained, and are not satisfied that the variance is desirable for the appropriate development and use of the land.

If the Committee is supportive of this request, we would recommend deferral so that a satisfactory revised Grading Plan can be provided which demonstrate compliance with all other zoning requirements and identifies landscaping areas and planting details. If approved, we would recommend that the decision be conditional upon the open storage use only being allowed in association with the Voisin's Equipment Rental Ltd. operation located at 43 Winer Road.

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

Section of By-law	Required	Proposed
Section 3.15(a(i)) General Provisions, Open Storage	The by-law states no open storage shall be permitted in any zone, except in accordance with the following provisions: (i) Open Storage shall be accessory to a permitted or existing non-residential use or home occupation carried on in an enclosed building or portion thereof on the same lot	Requesting to permit open storage at 42 and 44 Winer Road with no main use/building, accessory to the business located at 43 Winer Road (Voisin's Equipment Rental Ltd.)

The Grading Plan submitted in support of the minor variance application identifies a gravel outdoor storage area accessed by two vehicular entrances from Winer Road. The property is to be secured by a 6' high chain link fence and gates along the frontage. It also appears that existing vegetation is to be removed.

The plan should be updated to reflect compliance with the following zoning by-law requirements:

- 25% landscaped open space (minimum) (per 15(3)(h))
- 15 m front yard depth free of open storage (per 3(15)(a)(ii))

We note that interior side yard and rear yard setbacks for open storage appear to be sufficient based on the edge of gravel indicated, however it should be noted on the plan that open storage will not extend beyond this limit.

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>• This minor variance seeks to modify a general provision of the zoning by-law which applies to all zones across the Township.</li> <li>• We consider this application too important to consider 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 Industrial (IND).</li> <li>• Open storage is required to be accessory to a permitted or existing non-residential use or home occupation carried on in an enclosed building or portion thereof on the same lot.</li> <li>• There are two site-specific zones in the Township's Zoning By-law which allow for similar storage, IND-2 (bus storage) and IND-3 (vehicle storage). We are unable to confirm whether any similar minor variances have been considered.</li> <li>• We are not satisfied that the intent and purpose of the Zoning By-law is maintained.</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 Rural Employment Area, Greenlands and Puslinch Economic Development Area (PA7-1) in the County of Wellington Official Plan.</li> <li>• Storage of materials is a permitted use in the Rural Employment Area and an industrial use at this location implements the PA7-1 policies.</li> <li>• We are satisfied that the general intent and purpose of the Official Plan is maintained concerning the industrial use.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• This use is proposed within an existing industrial area and would be associated with the operation at 73 Winer Road. There would not appear to be any compatibility issues.</li> <li>• We would require a satisfactory site plan to determine whether the desirability test has been met.</li> </ul>

In conclusion, planning staff is of the opinion that the requested variance application does **not meet all of the 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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Sarah Wilhelm, BES, MCIP, RPP  
Senior Planner



January 9, 2017

Project No. 1607

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

RECEIVED

JAN 09 2017

Township of Puslinch

Attention: Kelly Patzer, Development Coordinator

**Re: Minor Variance Application**  
**S & V Voisin Ltd.**  
**42 and 44 Winer Road, Township of Puslinch**

On July 13, 2015 a meeting with the Township of Puslinch and the County of Wellington was held to review the proposal for outdoor storage. The need for this minor variance application was identified at this meeting to permit the proposed outdoor storage accessory to a use not located on the same property. (Voisin's Equipment Rental Ltd. is located across the street from the subject property at 43 Winer Road)



At this meeting, it was also identified that the two parcels subject to the minor variance application, municipally addressed as 42 and 44 Winer Road, should be merged as one parcel. On July 21, 2016 provisional consent B33/16 was approved by the County of Wellington Land Division Committee. These parcels have now merged and have one PIN 71195-0643.

Please find the following items enclosed as part of this application package for a minor variance;

- Completed Township of Puslinch Application Form for a Minor Variance.
- A cheque in the amount of \$650 for the administration fee payable to the Township of Puslinch.
- The Application Consolidation Parcels receipted as WC484525 on October 17, 2016.
- Proposed Outdoor Storage Plan prepared by Automated Engineering Technologies Ltd. dated December 13, 2016.
- Plan of Survey completed by Black, Shoemaker, Robinson, Donaldson Ltd. OLS, dated January 5, 2017.

Should you require any additional information related to this application please let me know and I will ensure that you receive it. I can be reached at 519-836-7526.

Yours truly,

Astrid Clos, MCIP, RPP

cc: Vince Voisin, Voisin's Equipment Rental Ltd.





**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):** Vince Voisin, S & V Voisin Ltd.  
**Address:** Voisin's Equipment Rental Ltd., 43 Winer Road, Unit 3  
**City:** Guelph, Ontario  
**Postal Code:** N1H 6H9  
**E-mail Address:** [REDACTED]  
**Telephone Number:** [REDACTED]  
**Fax:** [REDACTED]

**Applicant (Agent) Name(s):** [REDACTED] Clos Planning Consultants  
**Address:** 423 Woolwich Street, Suite 201  
**City:** Guelph, Ontario  
**Postal Code:** N1H 3X3  
**E-mail Address:** [REDACTED]  
**Telephone Number:** [REDACTED]  
**Fax:** [REDACTED]

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

There are no mortgages registered on title. There is an easement (ROS230340) in favour of Ontario Hydro over Part Parts 4, 5 & 6, Reference Plan 61R-20929.

Send correspondence to:      Owner  Agent X    Other:

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

Municipal address: 42 and 44 Winer Road, Township of Puslinch

Concession:                      8                                      Lot:    28

Registered Plan Number: Lot 13, Registered Plan 684; Parts 1 to 6 of Reference Plan 61R-20929, subject to an easement in favour of Ontario Hydro over Parts 4, 5 & 6, Plan 61R-20929 as in ROS230340, Township of Puslinch, County of Wellington

Area: <u>1.24</u> ha	Depth: <u>117</u> m	Frontage: <u>107</u> m
<u>3.06</u> ac	<u>383</u> ft	<u>351</u> ft

Width of road allowance (if known): unknown

**Reason for Application:**

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

- X 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 nonconforming use.

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

The landowner operates Voisin's Equipment Rental Ltd. 43 Winer Road, located across the road from the subject property. The landowner requires additional outdoor storage related to this business to be located on the subject property municipally addressed as 42 and 44 Winer Road. Section 3(15)(a)(i) of the Puslinch Zoning By-law, as amended, states that, “Open storage shall be accessory to a permitted or existing non-residential use ... carried on in an enclosed building or portion thereof **on the same lot.**” The proposed outdoor storage on the subject property is related to an existing non-residential use that is carried on in an enclosed building, however, it is not located on the same lot. **The minor variance requested is to permit open storage on 42 and 44 Winer Road accessory to the use located at 43 Winer Road.**

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

The property at 43 Winer Road, where Voisin's Equipment Rental Ltd. is located, requires additional area to provide outdoor storage for this business to continue and expand. The owner of this business also owns the property across the road where the outdoor storage is proposed to be located. There is no building construction proposed on the subject property since this outdoor storage is accessory to the use located in the building at 43 Winer Road.

**1. Does the minor variance maintain the general intent and purpose of the Official Plan?**

The subject property is located in the "Rural Employment Area" designation of the Schedule A7 Puslinch of the County of Wellington Official Plan. In section 6.8.2 of the Official Plan, it states that, "*industrial and commercial uses requiring large lots, ...are permitted in rural employment areas.*" This minor variance application proposes to permit open storage for a use within the Rural Employment Area.

Section 6.8.3 of the County Official Plan "*in establishing zones and considering rezoning applications, Councils shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses.*" While this is a minor variance application the principle of compatibility and adequate separation from sensitive land uses remains appropriate. The subject property is located within an established industrial area at the end of a cul-de-sac. There are no sensitive land uses, such as residential, located in proximity to the proposed outdoor storage. The proposed outdoor storage use is compatible with the surrounding land uses. The proposed minor variance maintains the general intent and purpose of the Official Plan.

**2. Does the minor variance maintain the general intent and purpose of the Zoning By-law?**

The subject property is located within the Industrial IND Zone which permits uses such as a building or contractor's yard defined as "*the use of land ... where equipment and supplies are parked, stored and maintained...*" In the case of a contractor's yard, this use could consist of outdoor storage without a building being constructed. The definition of an Industrial Use includes an "*activity... pertaining to the storage of building or construction equipment...*" The Industrial permitted use itself includes outdoor storage. Permitted in the Industrial Zone is a retail lumber and building supply yard which means "*a lot... the primary use of which is the storage and retail sale of timber which has been sawn or split for use, with or without related building materials and supplies.*" Outdoor storage is allowed as a permitted use in this zone as a permitted use. In this case the application is to permit accessory outdoor storage not on the same lot as the permitted use. The effect of the permitted uses in the IND Zone is that open storage could occur on the subject property as a building or contractor's yard, an Industrial Use or retail lumber and building supply yard. The proposed minor variance is required to permit open storage on 42 and 44 Winer Road as a use which is accessory to the use located on 43 Winer Road. The proposed minor variance maintains the general intent and purpose of the Zoning By-law.

**3. Is the application minor?**

The proposed open storage is accessory to a permitted use located on a different property across the road. All other zoning regulations related to screening and setbacks for the proposed open storage will be met by the proposal. The proposed minor variance is considered minor.

**4. Is the minor variance desirable for the appropriate development or use of the land, building or structure?**

The proposed outdoor storage will facilitate the expansion of an existing Puslinch Township business. There will be no impacts to any sensitive land uses. The proposed outdoor storage is compatible with the existing surrounding land uses. The properties are located that the end of a cul-de-sac and any minor traffic between the two properties will therefore not interfere with through traffic. The proposed minor variance is desirable for the appropriate development and use of the lands.

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

Official Plan Designation: Rural Employment Area - Schedule A7 Puslinch

Zoning Designation: Industrial IND Zone, Puslinch Zoning By-law, as amended

**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?**

Winer 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: N/A**

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

**11. How is storm drainage provided?**

Storm Sewers:

Ditches:

Swales:

Other means: X (explain below)

As shown on the design prepared by Automated Engineering Technologies Ltd.

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

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

The subject property? Vacant industrial land.

The abutting properties? North – Existing industrial use  
 East – Agricultural land  
 South – Open Space  
 West - Winer Road and Voisin's Equipment Rental Ltd.

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage				
*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) N/A**

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: November 9, 2015

Date of construction of buildings property: N/A

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

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

Yes  No

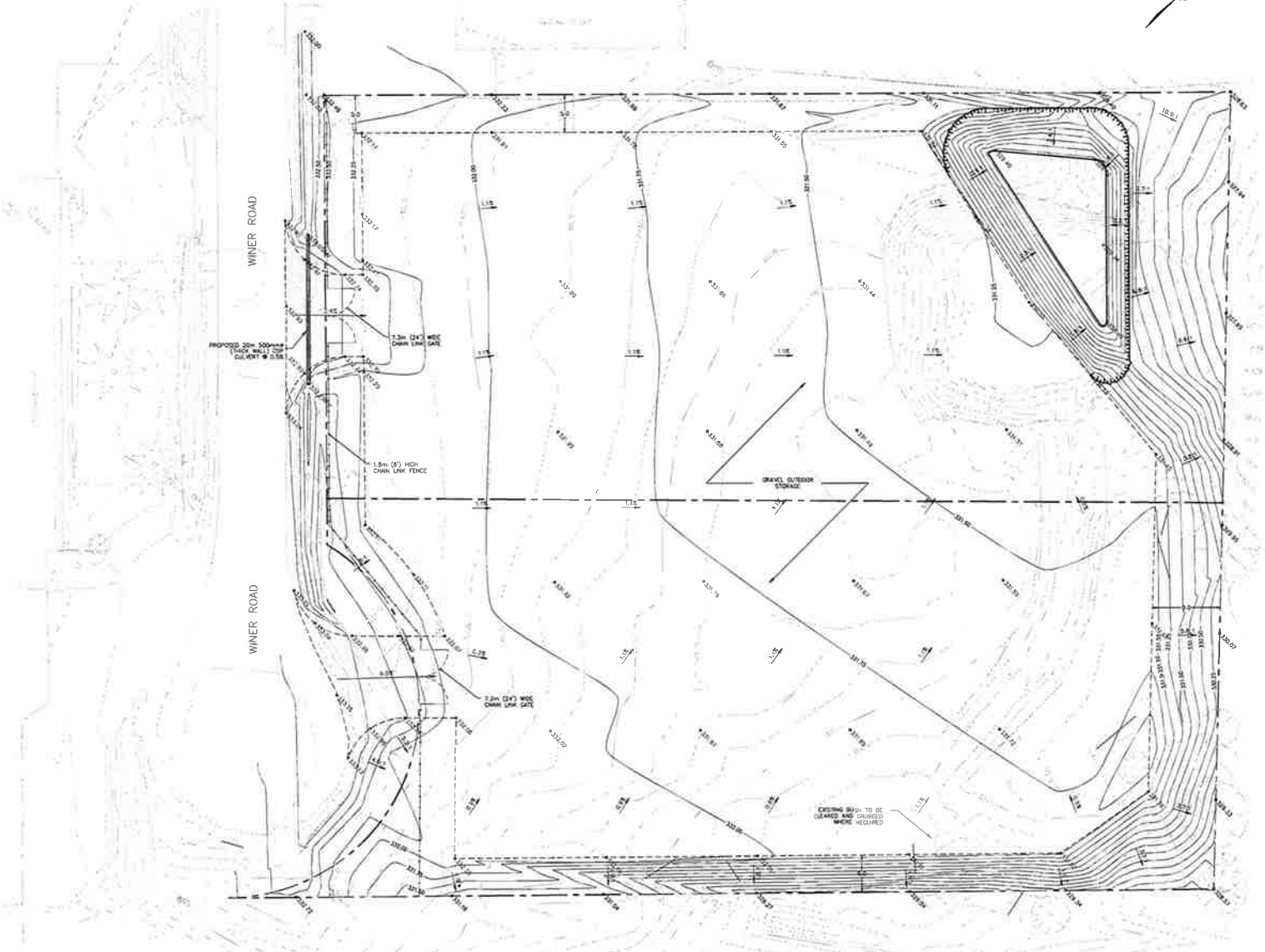
If the answer is yes, please indicate the file number and describe briefly:

--

**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"/>	X					
Zoning By-law Amendment	<input type="checkbox"/>	X					
Plan of Subdivision	<input type="checkbox"/>	X					
Consent (Severance)	Yes	<input type="checkbox"/>	B33/16	County Land Division Committee	Lot 13, Registered Plan 684	Consent to convey land	Provisional Consent Granted
Site Plan	<input type="checkbox"/>	X					
Minor Variance	X	<input type="checkbox"/>	Subject application				



**NOTES:**  
 1. DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.

**LEGEND:**

	PROPERTY BOUNDARY
	PROPOSED EDGE OF GRAVEL
	PROPOSED SHALE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	1.1E PROPOSED GRADE PERCENTAGE
	102.1 PROPOSED GRADE AND OVER RUN
	321.87 PROPOSED ELEVATION
	320.07 MATCH EXISTING ELEVATION

NO.	REVISION DESCRIPTION	DATE
B	FENCE HOLES RELEV FOR REVIEW	DEC 18/16
A	ISSUED FOR REVIEW	FEB 22/16

BENCH MARK

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 ANY DAMAGE DONE TO THEM.

**PROPOSED OUTDOOR STORAGE**

**42 & 44 WINER ROAD**

**TOWNSHIP OF PUSLINCH**

**2016 GRADING PLAN**

Automated Engineering Technologies Ltd.

168 Park Street, London, Ontario, N6A 3S2 (416) 882-1000  
 144 Avenue Street, Madison, ON, N3A 8P3 (519) 511-1138. WEB: www.automatedeng.com

DRAWN BY: MHE	APPROVED BY: [Signature]	PROJECT NO.: 153322	ISSUANCE NO.: C5
DATE: DEC 2016	SCALE: 1:250		

LOT 27  
CONCESSION 8  
PIN 71195-0103

PLAN OF SURVEY  
OF ALL OF  
LOT 13  
REGISTERED PLAN 684

TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

KERRY F. HILLIS - Ontario Land Surveyor  
2017

SCALE 1 : 500



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

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99961543.

FOR BEARING COMPARISONS, A ROTATION OF 0°37'55" COUNTER CLOCKWISE CAN BE APPLIED TO BEARINGS ON P1, P2, & P3 TO CONVERT TO UTM GRID BEARINGS.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (1997.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	4812455.40	571151.07
ORP B	4812541.11	571233.39

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND (375 UNLESS OTHERWISE NOTED)
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- 375 DENOTES BLACK SHOEMAKER ROBINSON & DONALDSON O.L.S.'s (BSRD)
- WIT DENOTES WITNESS
- P1 DENOTES PLAN 61R-3876
- P2 DENOTES PLAN 61R-4192
- P3 DENOTES PLAN 61R-2170
- R.P. DENOTES REGISTERED PLAN

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:  
L THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF JUNE, 2016.

JANUARY 5, 2017

KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED

BSR&D

Ontario Land Surveyors  
Urban and Rural Planners

351 Speersville Avenue West  
Guelph, Ontario N1H 1C6  
TEL: (519) 822-4031  
FAX: (519) 763-9081

DATE:  
JANUARY 5, 2017  
DRAWN BY:  
MLH  
PROJECT NO:  
6-0307-3

LOT 12

LOT

13

PIN 71195-0081

PIN 71195

0643

PART 3  
61R-20929

PART 1  
61R-20929

PART 2, 61R-4192  
REGISTERED

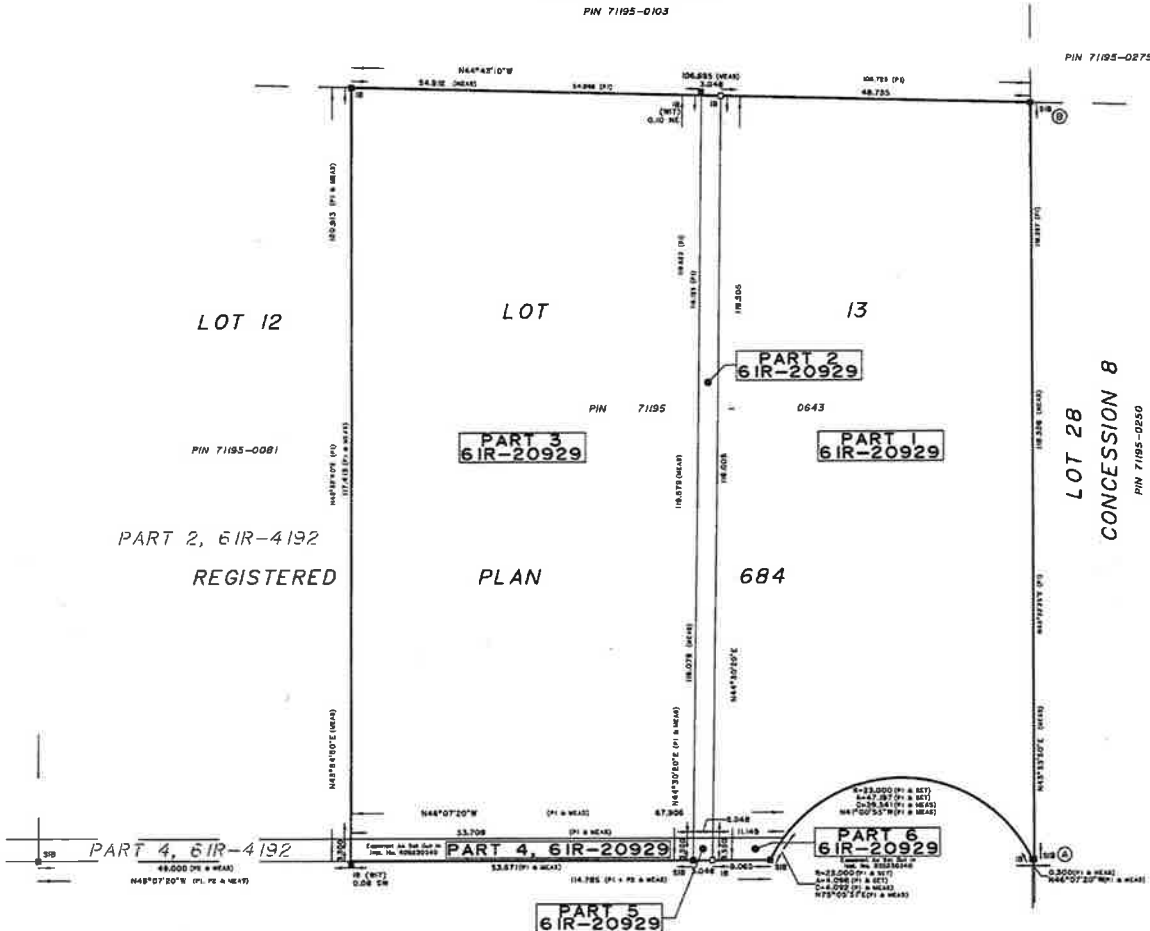
PLAN

684

LOT 28  
CONCESSION 8  
PIN 71195-0250

WINER ROAD  
(BY R.P. 684)  
PIN 71195-0073

BLOCK 24  
R.P. 684  
PIN 71195-0073





**MINUTES**

**MEMBERS PRESENT:**

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

**OTHERS IN ATTENDANCE:**

Kelly Patzer – Development Coordinator  
Elizabeth Martelluzzi – County of Wellington  
Jeff Buisman  
Jad Saliba  
Sandra Saliba  
John Saliba  
Iain Wilson

**1. ELECTION OF CHAIR AND VICE CHAIR**

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

- That the John Sepulis be appointed as Chair.

CARRIED

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

- That the Dianne Paron be appointed as Vice Chair.

CARRIED

**2. - 6. COMMITTEE OF ADJUSTMENT**

- See January 10, 2017 Committee of Adjustment Minutes.

**DEVELOPMENT APPLICATIONS**

**7. OPENING REMARKS**

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

**8. DISCLOSURE OF PECUNIARY INTEREST**

- Dianne Paron for agenda item 12(a) – Severance B118/16

**9. APPROVAL OF MINUTES**

Moved by Dennis O'Connor, Seconded by Deep Basi

- That the minutes of the Tuesday October 11, 2016 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

**10. APPLICATIONS FOR SITE PLAN APPROVAL**

- None

**11. ZONING BY-LAW AMENDMENTS**

- None

## 12. LAND DIVISION

### 12(a) Severance Application B118/16 (D10/KNA) – James & Patricia Knapton, Part Lot 21, Concession 8 municipally known as 7597 Wellington Rd 34

Proposed severance is 10.402 hectares with 343.84m frontage, existing and proposed urban residential and home occupation use with existing dwelling & garage. Retained parcel is 3.085 hectares with 147.23metre frontage on Wellington Rd 34 & 214.98 metre frontage on Victoria Rd S, Vacant land for proposed rural residential use

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

- Retained portion shall be closer in size to the minimum 1 acre (0.4ha) lot size to accommodate a single parcel residential use.

CARRIED

## 13. OTHER MATTERS

- OMAFRA letter regarding Nutrient Management related to consent B86/16 did not indicate what arbitration role the Township would play in a landowner dispute over farm related odours if a farm use restarts without any permits.

## 14. CLOSED MEETING

- No matters

## 15. FUTURE MEETINGS

- Next Regular Meeting February 14, 2017 @ 7:00 p.m..

## 15. ADJOURNMENT

Moved by Dianne Paron and Seconded by Dan Kennedy,

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

CARRIED



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

January 13, 2017

**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: December 19, 2016*

FILE NO. B128/16

**APPLICANT**

Raymond McCarron  
4556 Concession 11  
RR#1  
Puslinch ON N0B 2J0

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 17  
Concession 10

Proposed severance is 2.02 hectares with 66.98m frontage (Part 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 2.02 hectares with 66.98m frontage (Part 2 on sketch), vacant land for proposed rural residential use.

Note: Purpose of this application is to create two equal sized lots where the previous severances were consolidated.

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

**February 15, 2017**

**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

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: Dec 19/16

File No. B128/16

Accepted as Complete on: Dec 19/16

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

2. (a) Name of Registered Owner(s) Raymond Vincent McCarron

Address 4556 Concession 11

R.R. #1 Puslinch, Ontario 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: Black, Shoemaker, Robinson & Donaldson Limited

351 Speedvale Avenue West, Guelph, Ontario N1H 1C6

\_\_\_\_\_

Phone No. 519-822-4031 Email: nancy@bsrd.com

(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 & 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.  
Unknown

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

Local Municipality: Township of Puslinch  
Concession 10 Lot No. Part Lot 17  
Registered Plan No. Part 1 Lot No. 61R-8737  
Reference Plan No. Part 1 Part No. 61R-9312  
Civic Address 4556 Concession 11

(b) When was property acquired: August 13, 2003 Registered Instrument No. WC35487.WC35488.WC41286 (Application to Consolidate)

5. Description of **Land** intended to be **SEVERED**: Metric  Imperial   
Frontage/Width 66.98 m AREA 2.02 ha  
Depth 301.73 m Existing Use(s) vacant land  
Existing Buildings or structures: None  
Proposed Uses (s): Single detached residential dwelling

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)

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

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

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

6. Description of **Land** intended to be **RETAINED**: Metric [X] Imperial [ ]

Frontage/Width 66.98 m AREA 2.02 ha

Depth 301.73 m Existing Use(s) vacant land

Existing Buildings or structures: None

Proposed Uses (s): Single detached residential dwelling

Type of access (Check appropriate space)	Existing [ ]	Proposed [X]
<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 [X] (check appropriate space)

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other \_\_\_\_\_

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): individual

Pit Privy

Other (Specify): \_\_\_\_\_

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [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 [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 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?

A severance was taken from this parcel under file B28/01 but YES [X] NO [ ] UNKNOWN [ ]  
Owner later consolidated the retained and severed parcels (consolidation is attached)

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)

No Local Official Plan - Designated under County Official Plan

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

Secondary Agricultural

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 (A1)

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.

**Royal Bank of Canada, 10 York Mills Road, 3<sup>rd</sup> Floor, Toronto, Ontario M2P 0A2**

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

31. **Type of Farm Operation** conducted on these subject lands:

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [X]  
\_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ Cash crop

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands** NONE

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	[ ]



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

December 19, 2016

Project: 15-0051

Ms. Deborah Turchet  
Secretary-Treasurer  
Land Division Committee  
Wellington County Administration Centre  
74 Woolwich Street  
GUELPH, Ontario N1H 3T9

Dear Ms. Turchet:

**Re: Proposed Severance  
For Raymond Vincent McCarron  
4556 Concession 11 (Part 1, Plan 61R-9312 & Part 1, Plan 61R-8737)  
Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property and a Farm Data Sheet. Also enclosed is a cheque in the amount of \$1,025.00 payable to the County of Wellington. Eight copies of the severance sketch plus a reduction to 11 x 17 of same is attached. A copy of the current deed, (Instrument No. WC35487 & WC35488) along with a copy of a Consolidation of Title (WC41286) is included with this submission. Finally, I enclose a cheque payable to the Grand River Conservation Authority in the amount of \$380.00 for their processing fees.

In 2001, the owner was granted a consent for a portion of this property under file B28/01. In 2002, the owner was granted another consent adjacent to the B28/01 consent, under File 109/02. In 2003, the owner applied to consolidate these two parcels, thus destroying the previous consents.

The purpose of this application is to create two equal size lots in the area of the previous consents.

In speaking with Township staff, we were advised that the property owner circulation list prepared for the B124/15 application is still valid for this application and therefore we have not requested an updated list from the Township.

If you have any questions, please do not hesitate to call me.

**Yours very truly**

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

A handwritten signature in black ink, which appears to be 'Nancy Shoemaker', is written over a solid black rectangular redaction box.

**Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.**

Attachments

Copy: Raymond Vincent McCarron

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: Deborah Turchet

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.





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 Raymond Vincent McCarron + Mary Margaret McCarron

Municipality Purolinck Lot 17 Concession 1 DIV 1  
Tillable Hectares/Acres\* on the lot where the livestock facility is located 22 hectares 55 acres

Signature of Livestock Facility Owner [Signature] Date Dec 2/15

**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:**

1 2400 sq ft (ft<sup>2</sup> / m<sup>2</sup>)  
2 2800 sq ft (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.

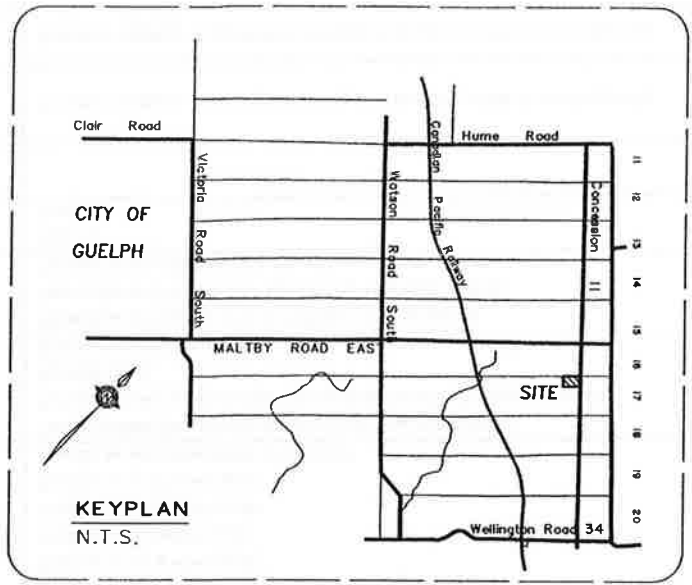
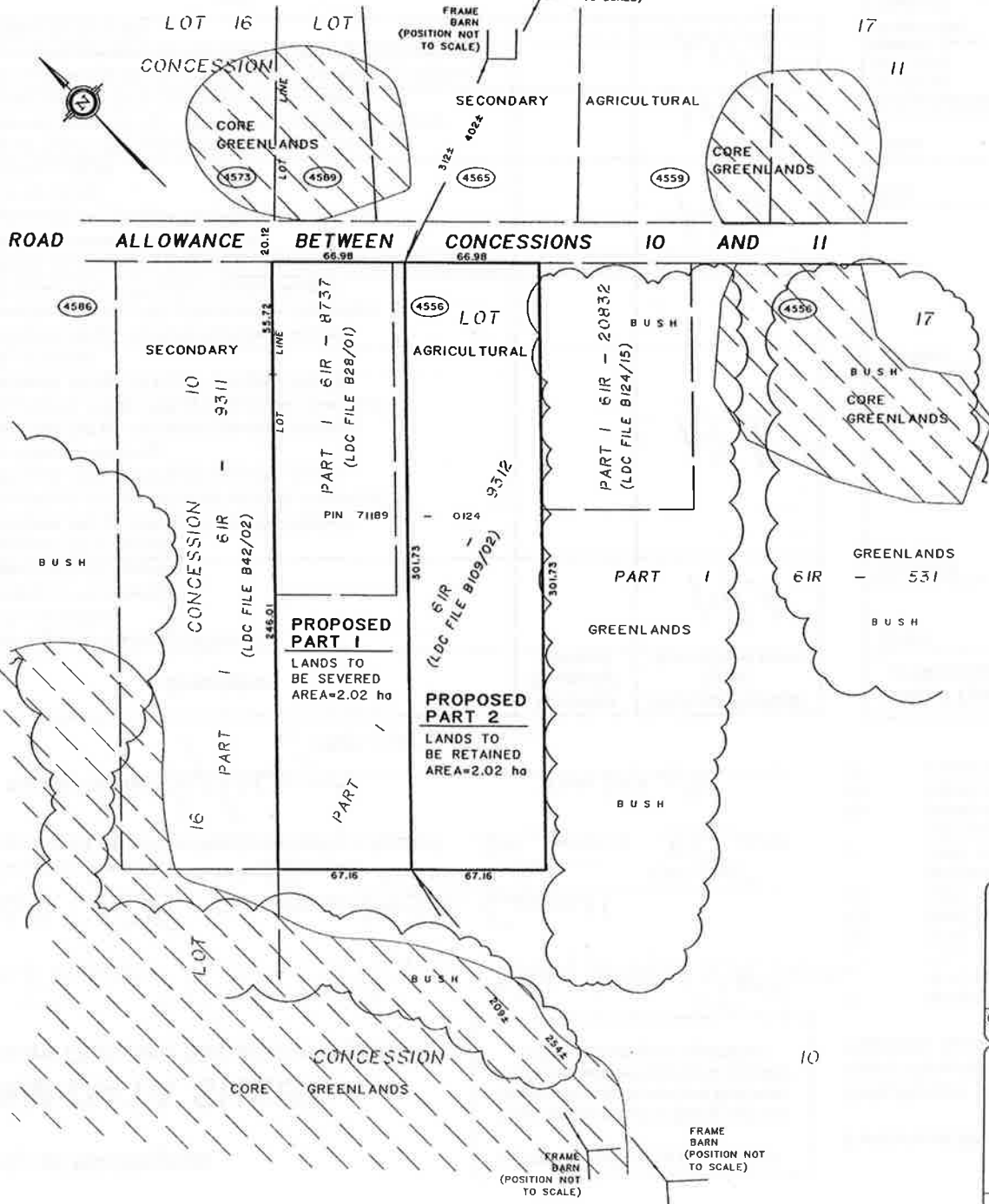
Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		N/A
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		N/A
	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)			
Small-framed; 30 kg - 125 kg (for example - Jerseys)			
Swine	Sows with litter, dry sows/boars; Segregated Early Weaning (SEW)		N/A
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
Horses	Large-framed, mature; >681 kg (including unweaned offspring)		N/A
	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)		N/A
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

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

The Agriculture Buildings are being used for storage of firewood, lawn mowers, winter storage of tractors for lawn cutting & snow removal.

\*see terms defined on reverse side of page

Township of Puslinch



SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 2000

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.

NOTES:

1. THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

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

*[Signature]*  
 KERRY F. HILLIS  
 ONTARIO LAND SURVEYOR

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DATE: SEPT. 27, 2016 DM PROJECT 15-0051-2