



## AGENDA

### COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held September 12, 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)
  - 4(a) **Minor Variance Application D13/MAK – Afshin Maknoni** – Property described as Concession 8 Part Lot 20, Brock Rd N., Township of Puslinch.  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit an existing temporary lockable accessory building for the storage of construction materials and equipment to build a house on a vacant property.
  - 4(b) **Minor Variance Application D13/AUD-1 – Audrey Meadows Ltd. c/o George Good** – Property described as Plan 61M-153 Lot 29, 14 Elizabeth Place, Township of Puslinch.  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot area of 0.3645 ha.
  - 4(c) **Minor Variance Application D13/AUD-2 – Audrey Meadows Ltd. c/o George Good** – Property described as Plan 61M-153 Lot 28, 18 Elizabeth Place, Township of Puslinch.  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot area of 0.3645 ha.

5. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

### PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. **OPENING REMARKS**
7. **DISCLOSURE OF PECUNIARY INTEREST**

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

Planning & Development Advisory Committee meeting minutes held Tuesday September 12, 2017 be adopted.

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

- None

**10. ZONING BY-LAW AMENDMENT**

- None

**11. LAND DIVISION**

- None

**12. OTHER MATTERS**

- None

**13. CLOSED MEETING**

- no matters

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

**15. ADJOURNMENT**



## **MINUTES**

### **MEMBERS PRESENT:**

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

### **OTHERS IN ATTENDANCE:**

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Rob & Lisa Frosch  
Glenn Frosch  
Hailey Keast

Colin Vanderwoerd  
Liz & Archie Nimmo  
Nancy Shoemaker  
Andrew Morgan  
Wayne George

### **1. OPENING REMARKS**

- The Chair called to order at 7:00 pm and welcomed the gallery to the Committee of Adjustment meeting. The Chair informed the gallery Township Staff would present the application, and then the applicant would have the opportunity to present the purpose and details of the application and 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 Dan Kennedy and Seconded by Dianne Paron,

That the minutes of the Committee of Adjustment meeting held Tuesday August 8, 2017 be adopted.

CARRIED

### **4(a) Minor Variance Application D13/GUT – Lorna Guthrie – Property described as Concession 9 Part Lot 7, 857 Watson Rd S., Township of Puslinch.**

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a minimum lot frontage of 21.3 metres.

- Kelly Patzer outlined the application and noted no objections were received from the circulated agencies or public. The County of Wellington Planning opinion consider the application minor.
- Nancy Shoemaker, agent, owner, indicated the minor variance is required to permit a reduced frontage to sever off the existing house from the property. The house will be maintaining its existing frontage
- Archie Nimmo of 845 Watson Road S. questioned if a reduced frontage would create issue when selling a property.
- Kelly Patzer confirmed that any reduced frontage that is approved by the Committee of Adjustment would not pose a problem for a sale of the property.
- Dan Kennedy inquired where the septic on the property is located.

- Nancy Shoemaker indicated it could be in the rear of the property and it could be a holding tank because the house is over 100 years old.
- There were no further questions.

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 minimum lot frontage of 21.3 metres to accommodate a proposed severance (County of Wellington file B86/16), whereas Section 6.3(b), Hamlet Residential (HR) Zone, of the by-law requires a minimum lot frontage of 25 metres.

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

CARRIED

**4(b) Minor Variance Application D13/MOR – Andrew Morgan** – Property described as Concession 5 Part Lot 6, 4751 Wellington Road 32, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit the construction of a detached garage with a maximum height of 5.92 metres (19.42 feet) on a property less than 1 hectare

- Kelly Patzer outlined the application and noted no objections were received from the circulated agencies or public. The County of Wellington Planning opinion consider the application minor.
- Andrew Morgan, owner, noted that he has returned to the Committee with a new application that has a reduced height of 5.92 metres for the accessory building. The second floor has been removed from the plans.
- Andrew Morgan indicated the proposed height is to accommodate the hoists needed for his hobby of working on classic cars, pick-ups and additional storage for vehicles.
- Dianne Paron inquired if a second story is being added to the house as noted at the August Committee of Adjustment meeting
- Andrew Morgan noted that a permit has been submitted to the Township for load bearing walls in the basement to facilitate the second storey that will likely be done sometime within the next two years.
- Dianne Paron commented that a washroom is shown on the plans and asked what the room beside the washroom was.
- Andrew Morgan stated that the washroom could possibly be built based on existing septic capacity, but if there is not capacity it won't be installed. The room beside the washroom rough-in is the mechanical room.
- There were no further questions.

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:

1. To construct a detached garage with a maximum height of 5.92 metres (19.42 feet) on a property less than 1 hectare; whereas, Zoning By-law 19-85, Section 3.1(c) states no accessory building or structure in any zone shall exceed 5 metres in height.

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

CARRIED

**4(b(i)) Minor Variance Application D13/MOR – Andrew Morgan** - Request to waive application fee

- John Sepulis indicated the Committee does not have the mandate to waive fees and the request can go to Council if requested by the owner. The Decision was final and the Committee does not support waiving the application fee for a new application.

**5. ADJOURNMENT**

Moved by Deep Basi and Seconded by Dennis O'Connor,  
The Committee of Adjustment meeting adjourned at 7:17 p.m.

CARRIED



## **ATTACHMENT "B(a)**

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

**APPLICATION:** D13/MAK  
**OWNER:** Afshin Maknono  
**AGENT:** owner  
**LOCATION:** Brock Road N., Part Lot 20 Concession 8  
**REPORT DATE:** October 6, 2017  
**HEARING DATE:** October 10, 2017 @ 7:00 p.m.

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

To permit an existing temporary lockable accessory building for the storage of construction materials and equipment to build a house on a vacant property; whereas, Zoning By-law 19/85 Section 3.1(a) requires an accessory building to be accessory to a main building or structure permitted in a zone.

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

1. The existing temporary accessory structure shall be removed/demolished within 6 months of Minor Variance No Appeal date in the event that a building permit for a new single detached dwelling has not been issued.
  2. The existing temporary accessory structure is permitted to remain only for so long as such building or structure is necessary for the work in progress and until the work is completed or abandoned, and only while a valid building permit for the said construction remains in force.
  3. The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building on the property without a main use.
  4. A building permit shall be obtained for the temporary accessory structure.
  5. The accessory structure cannot be used for human habitation.
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#### **TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

##### **Section 9 – Estate Residential Type 2 Zone**

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

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

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

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

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

### **Construction Uses:**

Nothing in this By-Law shall prevent the use of any part, other than a sight triangle, of any lot in any zone for the erection of a legal sign not greater than 3 square metres in area, the excavation of soil or earth or the erection or use of any temporary building or structure where such sign, excavation, building or structure is directly incidental to, and necessary for, construction work on the same lot or work relating to a public utility or a street including, but not so as to limit the generality of the foregoing, a construction camp, a work camp, a tool shed, a wayside pit or a scaffold, but only for so long as such building or structure is necessary for the work in progress and until the work is completed or abandoned, and only while a valid building permit for the said construction remains in force, where applicable.

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

The variance requested would provide relief from Section 3.1(a) of the Zoning By-law requesting permission for an existing temporary accessory building to remain on site where a main dwelling does not exist.

Subject to the following conditions, the minor variance is considered to maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property:

- (1) That an occupancy permit be issued for a dwelling within 2 years of the date of approval of the variance.
- (2) That the accessory structure cannot be used for human habitation.

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

No objection.

The GRCA has been made aware of concerns with respect to the grades and drainage along the edge of the property. While the GRCA's concern relates to the floodplain and wetland on the property, review of the grading and water management is suggested to be reviewed along the property in and around the building location.

### **BUILDING DEPARTMENT:**

A building permit for the structure must be obtained upon receiving any zoning approval. If zoning approval is not obtained, the building must be removed.

**FIRE DEPARTMENT:**

No concerns.

**COUNTY ENGINEERING - ROADS:**

No objection.

**PUBLIC COMMENT:**

None received

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





## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** October 5, 2017  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 MAK (Afshin Maknoni)**  
**Brock Road North**  
**Part Lot 20, Concession 8, Puslinch**

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

### Planning Opinion

The variance requested would provide relief from Section 3.1(a) of the Zoning By-law requesting permission for an existing temporary accessory building to remain on site where a main dwelling does not exist.

Subject to the following conditions, the minor variance is considered to maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property:

- (1) That an occupancy permit be issued for a dwelling within 2 years of the date of approval of the variance.
- (2) That the accessory structure cannot be used for human habitation.

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

| Regulation   | By-law Section | Required  | Proposed   |
|--|----------------|---|--|
| Section 3.1(a) General Provisions, Accessory Uses, Accessory Used Permitted in All Zones | 3.1(a)         | The by-law requires any building, structure or accessory use to be accessory to a permitted use (a singled detached dwelling) | Requesting permission for an existing temporary lockable accessory building for the storage of construction materials and equipment to remain on site where no main dwelling exists. |

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

| Four Tests  | Discussion  |
|---|---|
| That the requested variance is <b>minor</b> in nature                 | <ul style="list-style-type: none"><li>• We would consider the variance minor in terms of impact given that the request is intended to be temporary.</li></ul>   |
| That the intent and purpose of the <b>Zoning By-law</b> is maintained | <ul style="list-style-type: none"><li>• The subject property is zoned Agricultural (A) and Natural Environmental Zone (NE).</li><li>• A single detached dwelling and accessory uses are permitted within the Agricultural Zone.</li></ul> |

| Four Tests   | Discussion   |
|--|--|
| That the general intent and purpose of the <b>Official Plan</b> is maintained                                    | <ul style="list-style-type: none"> <li>• The property is designated Secondary Agriculture and Core Greenlands.</li> <li>• A single detached dwelling and accessory building are permitted uses in the Secondary Agriculture designation. No development is proposed within the Core Greenlands designation.</li> </ul>   |
| That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure | <ul style="list-style-type: none"> <li>• Once a dwelling is constructed on the subject property, the existing structure will technically become accessory to the new dwelling and would no longer require a variance. Furthermore, the existing accessory structure is intended to remain only on an interim bases and is proposed to be removed when the new dwelling is constructed. Based on the aforementioned and the proposed conditions, the variance is considered desirable and appropriate.</li> </ul> |

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

Respectfully submitted  
County of Wellington Planning and Development Department




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Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

**DATE:** October 6<sup>th</sup>, 2017 **YOUR FILE:** D13/MAK  
**GRCA FILE:** D13-MAK – Part Lot 20, Concession 8

**RE:** **Application for Minor Variance D13/MAK**  
Part Lot 20, Concession 8, Township of Puslinch  
Afshin Maknoni

**GRCA COMMENT:\***

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

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property is within the floodplain associated with Mill Creek and contains a portion of Provincially Significant Wetland known as the Mill Creek Puslinch Significant Wetland Complex and the associated allowances.

**2. Legislative/Policy Requirements and Implications:**

Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The shed will require a permit and any future development on the property will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

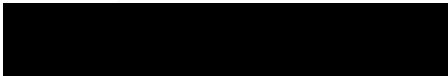
**3. Additional Information/Suggestions provided in an advisory capacity:**

The GRCA has been made aware of concerns with respect to the grades and drainage along the edge of the property. While the GRCA's concern relates to the floodplain and wetland on the subject property associated with the development. Review of the grading and water management is suggested to be reviewed along the property in and around the building location.

The applicable plan review fee in the amount of \$255.00 for our review of this application will be invoice to the applicant.

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

Yours truly,

A solid black rectangular box used to redact the signature of Nathan Garland.

Nathan Garland  
Resource Planner  
Grand River Conservation Authority

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

c.c. Afshin Maknoni, 244 Carrington Dr., Guelph, ON N1G 5K2



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

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/MAK

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):** Afshin Maknoni

**Location:** Brock Road North  
Part Lot 20, Concession 8  
Township of Puslinch, County of Wellington

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

**Date:** 7:00 p.m. Tuesday October 10, 2017

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

| Section of By-law  | Requirements   | Proposed   |
|--|--|--|
| Section 3.1(a)<br>General Provisions,<br>Accessory Uses,<br>Accessory Uses<br>Permitted in All<br>Zones. | The by-law requires any building, structure or accessory use to be accessory to a permitted use (a single detached dwelling) | Requesting permission for an existing temporary lockable accessory building for the storage of construction materials and equipment to build a house on a vacant property. |

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

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

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

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

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

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any 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.

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Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

DATED: September 26, 2017

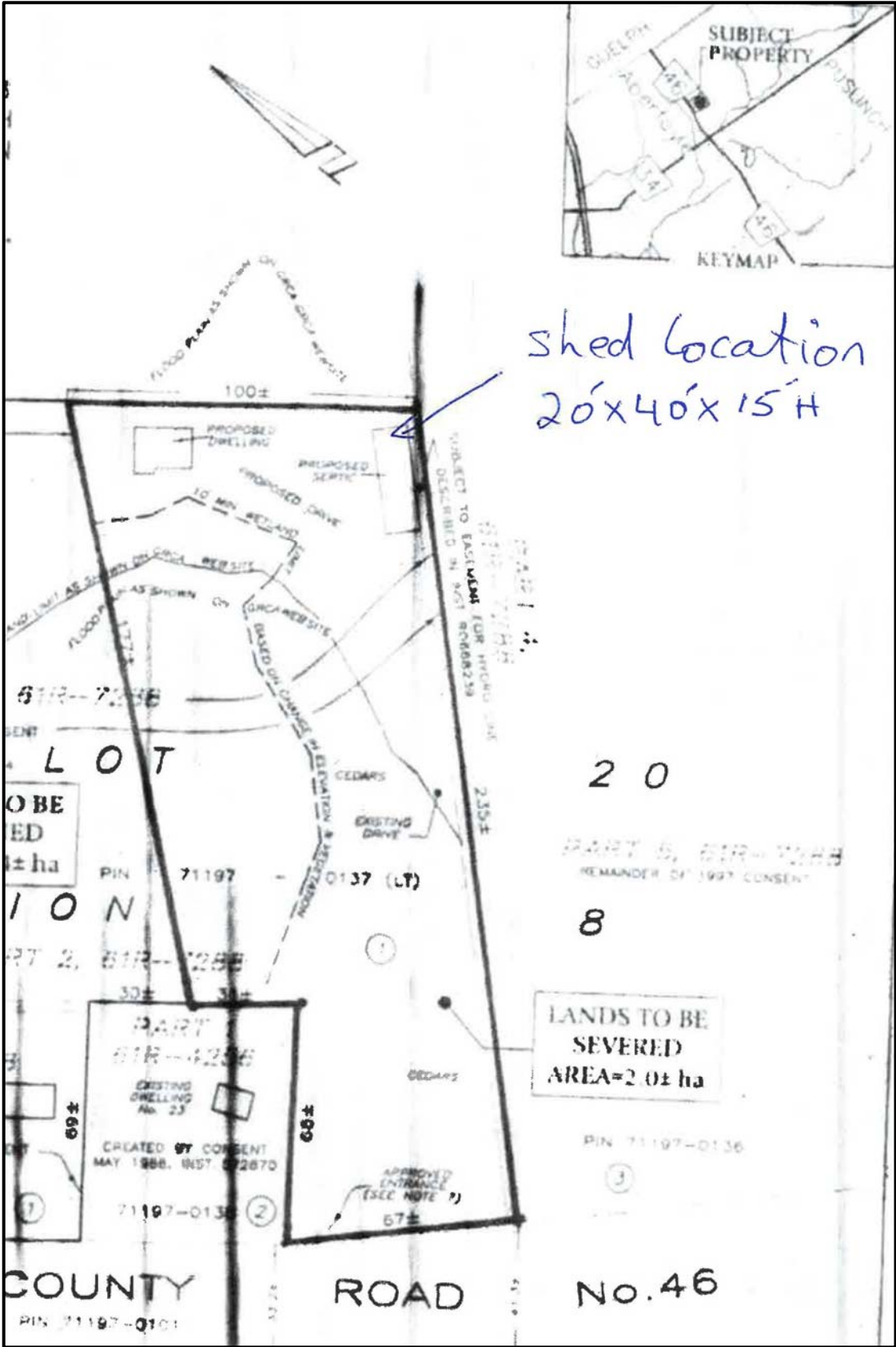
Copied to: CofA Committee Members; Property owners within 60m; Sarah Wilhelm, County of Wellington; Michelle Innocente; County of Wellington; Adam French, CBO; M. Roess Fire; P. Costanzo, County Roads; N.Garland, GRCA

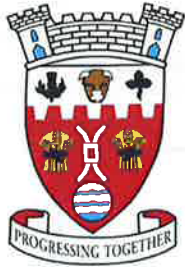


Aerial: Brock Road S



Site Plan:





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

## Minor Variance or Permission Application

### General Information:


#### 1. Applicant Information:


Registered Owner's Name(s): AESHIN MAKNOI


Address: 244 CARRINGTON DR.

City: GUELPH

Postal Code: N1G 5K2

E-mail Address: 

Telephone Number: 

Fax: 

Applicant (Agent) Name(s): 

Address: 

City: 

Postal Code: 

E-mail Address: 

Telephone Number: 

Fax: 

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

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

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

Municipal address: Brock Rd N

Concession: 8 Lot: 20

Registered Plan Number: 61R11524

Area: \_\_\_\_\_ ha Depth: 325m m Frontage: ~~104~~ 67 m  
4.99 ac \_\_\_\_\_ ft 219.74 ft

Width of road allowance (if known): Approx 48m

**Reason for Application:**

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

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

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

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

Section 3(1a) - requires an accessory building to have a main use.

Requesting: please see attached.



We are requesting to have a temporary lockable accessory building for storage of construction materials and equipment.

We have a proposed site plan which has been approved by the GRCA and the Puslich township (please see attached sketch).

It is not possible for us to conform to the bylaw given we do not have a home built on the property yet.

The storage shed is erected where the proposed septic system will be so it will be removed once the house is near completion.

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

please see attached

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

Official Plan Designation: Core Greenlands

Zoning Designation: Natural Environment: Agricultural.

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

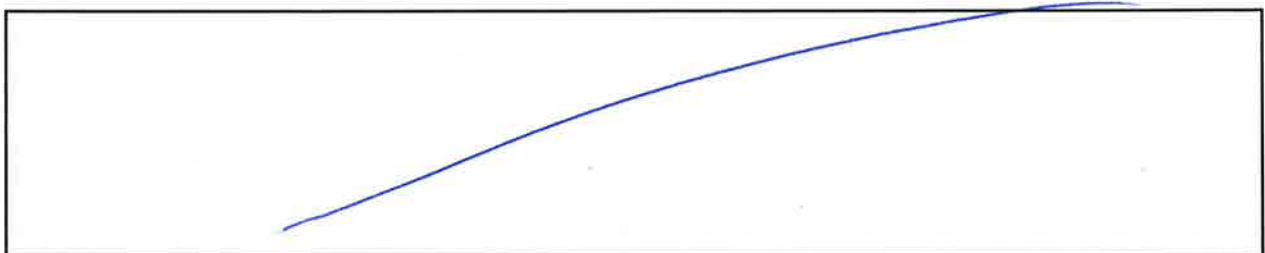
Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

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

Brock 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.



## 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: ☐ (explain below)

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

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

The subject property? EMPTY

The abutting properties? EMPTY

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

*Accessory Building*

| Building Details:                       | Existing:      |                 | Proposed:      |                           |
|---|----------------|-----------------|----------------|---------------------------|
| Type of Building(s)/ structures         |                |                 |                |                           |
| Main Building height                    | m              | ft.             | 5 m            | ft.                       |
| *Percentage lot coverage                | 2.7% m         | ft.             | m              | 800 ft.                   |
| *Number of parking spaces               | N/A            |                 |                |                           |
| *Number of loading spaces               | N/A            |                 |                |                           |
| Number of floors                        | one            |                 |                |                           |
| Total floor area                        | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | 800 ft <sup>2</sup>       |
| Ground floor area<br>(exclude basement) | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | one floor ft <sup>2</sup> |

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

| Building Details: | Existing: |     | Proposed: |     |
|-------------------|-----------|-----|-----------|-----|
| Front Yard        | 300 m     | ft. | m         | ft. |
| Rear Yard         | 4 m       | ft. | m         | ft. |
| Side Yards        | 5 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: 2012

Date of construction of buildings property: \_\_\_\_\_

**16. How long have the existing uses continued on the subject property? \_\_\_\_**

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

Yes ☐ No ☒

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

|  |
|--|
|  |
|--|

**Other Related Planning Applications:**

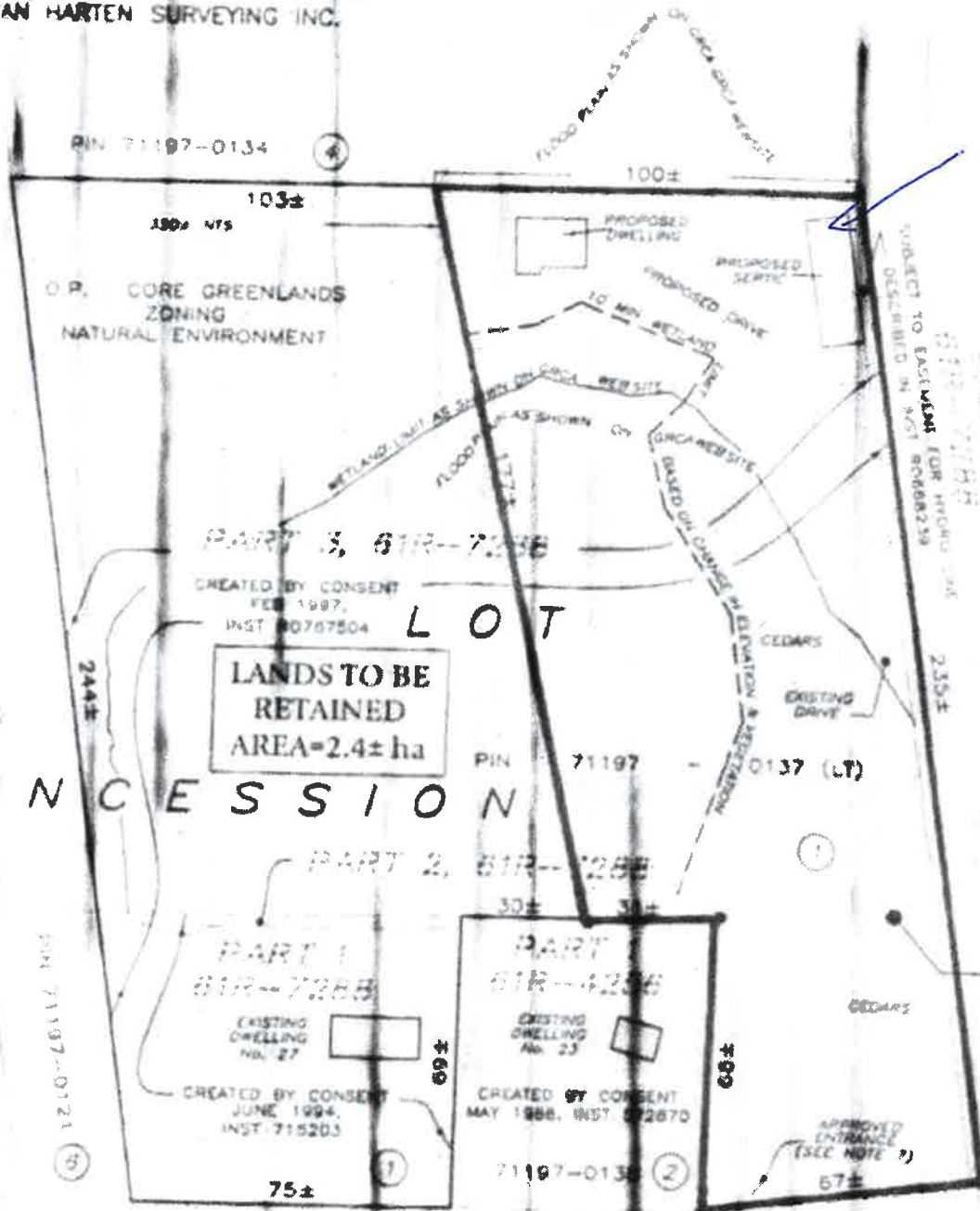
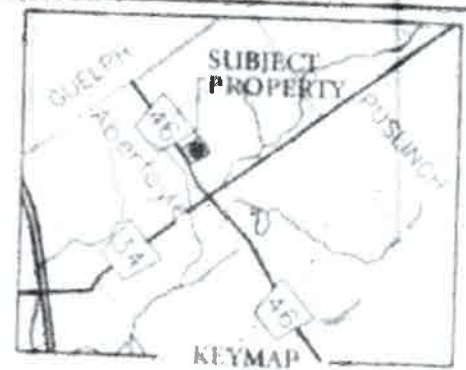
**18. Has an application for any of the following on the subject lands?**

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

SEVERANCE SKETCH  
OF PART OF  
LOT 20, CONCESSION 8  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 1500

VAN HARTEN SURVEYING INC.



shed location  
20'x40'x15'H

20

PART 5, 61R-7256  
REMAINDER OF 1997 CONSENT

8

CONCESSION

WELLINGTON

COUNTY

ROAD

No.46

PIN 71197-0101

PIN 71197-0270

PIN 71197-0270

SURVEYOR'S CERTIFICATE



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

**APPLICATION:** D13/AUD - 1  
**OWNER:** Audrey Meadows Ltd. c/o George Good  
**AGENT:** Jeff Buisman, Van Harten Surveying  
**LOCATION:** 14 Elizabeth Place  
**REPORT DATE:** October 6, 2017  
**HEARING DATE:** October 10, 2017 @ 7:00 p.m.

---

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

1. To permit a lot area of 0.3645 hectares; whereas, Zoning By-law 19/85 Section 9.3(a) requires a minimum lot area of 0.4 hectares

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

---

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

**Section 9 – Estate Residential Type 2 Zone**

**9.3 Zone Requirements**

(a) Lot Area (Minimum) – 0.4 ha

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

Rural Residential (RUR) Zone Minimum Required Lot Area = 0.4 ha

\*The minimum lot requirement may be reduced where site-specific hydrogeological studies have been completed and approved by the Township and the proposed lot(s) will meet the minimum lot size recommendations of the studies.

It is noted that under the proposed by-law the minimum lot requirement for all residential zones is 0.4ha

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from Section 9.3 of the Zoning By-law for a reduction in the minimum lot area. This application would satisfy a condition of severance application B75/17, which was granted approval (subject to conditions) by the County Land Division Committee on June 28, 2017. The minor variance applies to the retained lands of B75/17.

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

**CONSERVATION AUTHORITY (GRCA):**

No objections.

**BUILDING DEPARTMENT:**

No concerns.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comment.

**PUBLIC COMMENT:**

None received.

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





## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** October 5, 2017  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 AUD-1 (Audrey Meadows Ltd.)**  
**14 Elizabeth Place**  
**Plan 61M-153, Lot 29, 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 9.3 of the Zoning By-law for a reduction in the minimum lot area. This application would satisfy a condition of severance application B75/17 which was granted approval (subject to conditions) by the County Land Division Committee on June 28, 2017. The minor variance applies to the retained lands of B75/17.

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 area for retained lands of B75/17 | 9.3            | 0.4 ha   | 0.3645 ha |

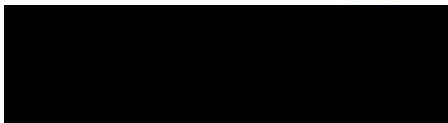
Our discussion of this application relative to the four tests under the Planning Act is as follows:

| Four Tests  | Discussion  |
|---|---|
| That the requested variance is <b>minor</b> in nature                         | <ul style="list-style-type: none"><li>• We would consider the variance minor in terms of impact.</li></ul>  |
| That the intent and purpose of the <b>Zoning By-law</b> is maintained         | <ul style="list-style-type: none"><li>• The subject property is zoned Estate Residential Type 2 with a special provision (ER2-4 Audrey Meadows).</li><li>• A single detached dwelling and accessory uses are permitted within the Zone.</li></ul> |
| That the general intent and purpose of the <b>Official Plan</b> is maintained | <ul style="list-style-type: none"><li>• The property is designated Country Residential.</li><li>• A single detached dwelling is a permitted use in the Country Residential designation.</li></ul>   |

| Four Tests   | Discussion   |
|--|--|
| That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure | <ul style="list-style-type: none"> <li>• The intent of the minimum lot area requirement is to ensure that servicing can be accommodated and that the lot size is appropriate to the area.</li> <li>• The proposed lot size is considered desirable and appropriate.</li> </ul> |

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

Respectfully submitted  
County of Wellington Planning and Development Department




---

Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/AUD - 1

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):** Audrey Meadows Ltd. c/o George Good

**Location:** 14 Elizabeth Place  
Plan 61M-153 Lot 29  
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 October 10, 2017

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

| Section of By-law   | Requirements                                     | Proposed  |
|---|--|---|
| Section 9.3 Estate Residential Type 2 Zone, Zone Requirements | The by-law requires a minimum lot area of 0.4 ha | Requesting permission for a lot area of 0.3645 ha |

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

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

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

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

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

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any 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

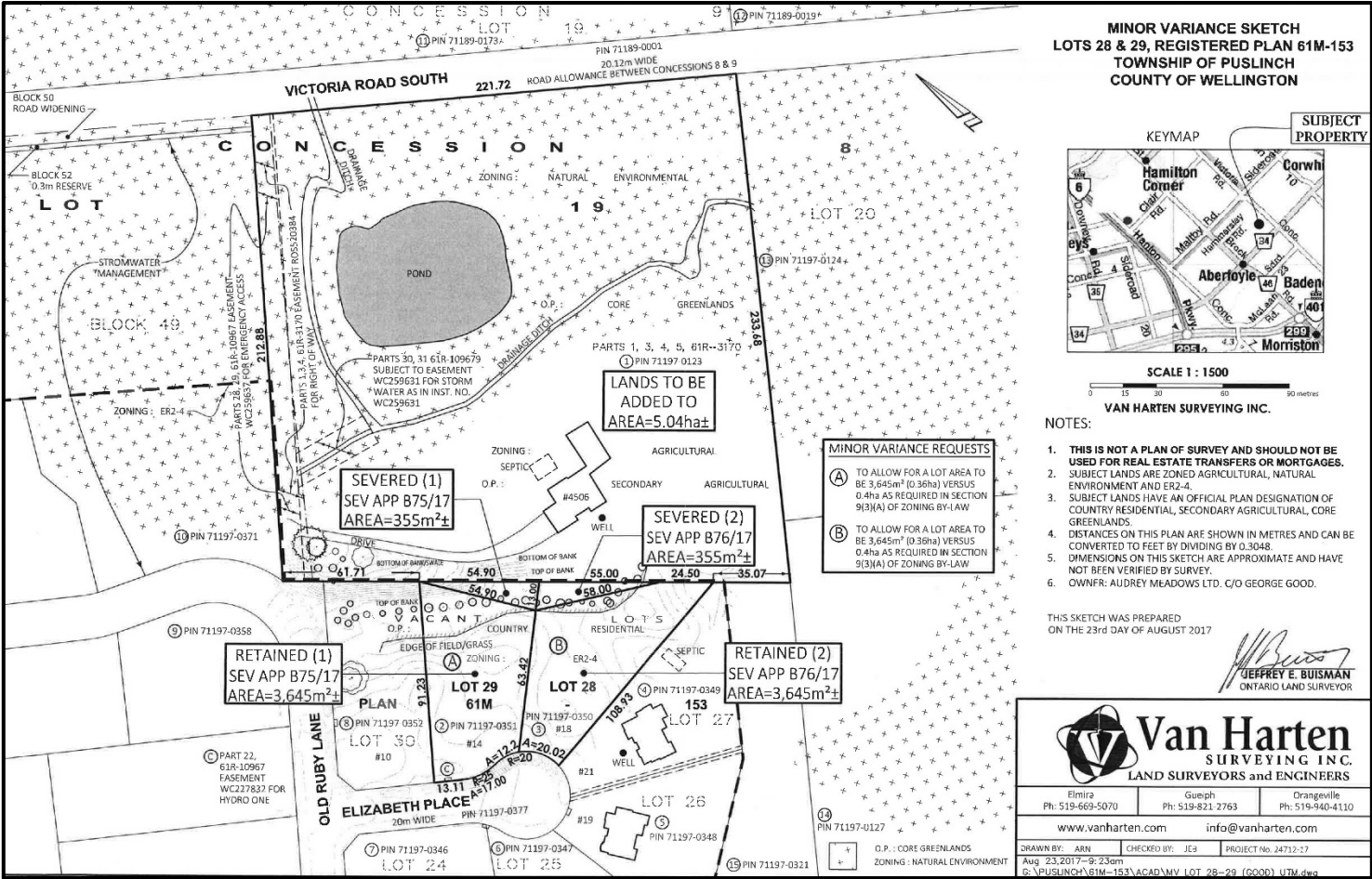
DATED: September 27, 2017

Copied to: CofA Committee Members; Property owners within 60m; Sarah Wilhelm, County of Wellington; Michelle Innocente; County of Wellington; Adam French, CBO; M. Roess Fire; D. Creed, Roads; N.Garland, GRCA

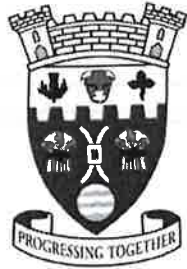
Aerial: 14 Elizabeth Place



Site Plan:







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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Application #1**

**Registered Owner's Name(s):** Audrey Meadows Ltd. c/o George Good

**Address:** PO Box 1805

**City:** Guelph

**Postal Code:** N1H 7A1

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

**Telephone Number:** [REDACTED]

**Fax:** N/A

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

**Address:** 423 Woolwich Street

**City:** Guelph

**Postal Code:** N1H 3X3

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

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]

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

Audrey Meadows Ltd. Mortgage as in Instrument No. WC305201 with the Royal Bank of Canada, located at: 180 Wellington Street West, 3rd Floor, Toronto, ON, M5J 1J1

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

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

Municipal address: #14 Elizabeth Place

Concession: \_\_\_\_\_ Lot: 29

Registered Plan Number: 61M-153

Area: 3,645m<sup>2</sup> Depth: 91.23 m Frontage: 43.1 m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

Width of road allowance (if known): 20m wide

**Reason for Application:**

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

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

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

A Minor Variance is being requested to allow for the retained parcel on the subject property to have a lot area of 3,645m<sup>2</sup> instead of 0.4ha as required in Section 9(3)(a) of the Zoning By-law.

A Lot Line Adjustment Severance was approved by the County of Wellington subject to conditions. Zoning compliance is required to satisfy Condition 8 of application B75/17.

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

Please see covering letter.

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

Official Plan Designation: Country Residential

Zoning Designation: ER2-4 Estate Residential (Audrey Meadows)

**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?**

Elizabeth Place

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

N/A

## Existing and Proposed Service:

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

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

### 11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)



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

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

The subject property? Vacant Land - Residential

The abutting properties? Residential

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

| Building Details:                       | Existing:      |                 | Proposed:      |                 |
|---|----------------|-----------------|----------------|-----------------|
| Type of Building(s)/ structures         | N/A            | N/A             | N/A            | N/A             |
| Main Building height                    | m              | ft.             | m              | ft.             |
| *Percentage lot coverage                | m              | ft.             | m              | ft.             |
| *Number of parking spaces               |                |                 |                |                 |
| *Number of loading spaces               |                |                 |                |                 |
| Number of floors                        |                |                 |                |                 |
| Total floor area                        | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> |
| Ground floor area<br>(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: October 2008

Date of construction of buildings property: Not known

**16. How long have the existing uses continued on the subject property?** 2008

**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:**

Simultaneous application being submitted for neighbouring Lot 28 for Severance Application B76/17

**Other Related Planning Applications:**

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

| Planning Application:   | Yes:                                | No:                      | File Number: | Approval Authority:  | Subject Lands        | Purpose:            | Status:                               |
|-------------------------|-------------------------------------|--------------------------|--------------|----------------------|----------------------|---------------------|---------------------------------------|
| Official Plan Amendment | <input type="checkbox"/>            | <input type="checkbox"/> |              |                      |                      |                     |                                       |
| Zoning By-Law Amendment | <input type="checkbox"/>            | <input type="checkbox"/> |              |                      |                      |                     |                                       |
| Plan of Subdivision     | <input type="checkbox"/>            | <input type="checkbox"/> |              |                      |                      |                     | <b>Approved subject to conditions</b> |
| Consent (Severance)     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B75/17       | County of Wellington | Lot 29, Plan 61M-153 | Lot Line Adjustment |                                       |
| Site Plan               | <input type="checkbox"/>            | <input type="checkbox"/> |              |                      |                      |                     |                                       |
| Minor Variance          | <input type="checkbox"/>            | <input type="checkbox"/> |              |                      |                      |                     |                                       |



September 7, 2017

24712-17

Jeff.Buisman@vanharten.com

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

Attention: Kelly Patzer

Dear Ms. Patzer,

**Re: Minor Variance Applications and Sketch – B75/17 & B76/17**  
**18 & 14 Elizabeth Place**  
**Lots 28 & 29, Plan 61M-153**  
**PINS 71197-0350 & 71197-0351**  
**Township of Puslinch**  
**County of Wellington**

Please find enclosed two applications for minor variances on the above-mentioned properties. Included with this submission are copies of the minor variance sketch, completed application forms, PIN reports and map, and a cheque to the Township of Puslinch for \$1,352 for the two application fees.

**Proposal:**

Two lot line adjustment severances were recently approved subject to conditions at 14 and 18 Elizabeth Place in Audrey Meadows subdivision. The lot line adjustments sever a small portion of vacant land from each parcel and merge them with the neighbouring parcel at 4506 Victoria Road South for additional privacy. As a result of the severances, the areas of the retained parcels are slightly under the 0.4ha requirement. The following requests are being made to satisfy Condition 8 from Applications B75/17 and B76/17:

- A) B75/17 – To allow for the retained parcel of Lot 29 to have a lot area of 3,645m<sup>2</sup> instead of 0.4ha as required in Section 9(3)(a) of the Zoning By-law.
- B) B76/17 – To allow for the retained parcel of Lot 28 to have a lot area of 3,645m<sup>2</sup> instead of 0.4ha as required in Section 9(3)(a) of the Zoning By-law.

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



LAND SURVEYORS and ENGINEERS

The remaining zoning requirements for ER2-4 Estate Residential (Audrey Meadows) have been met.

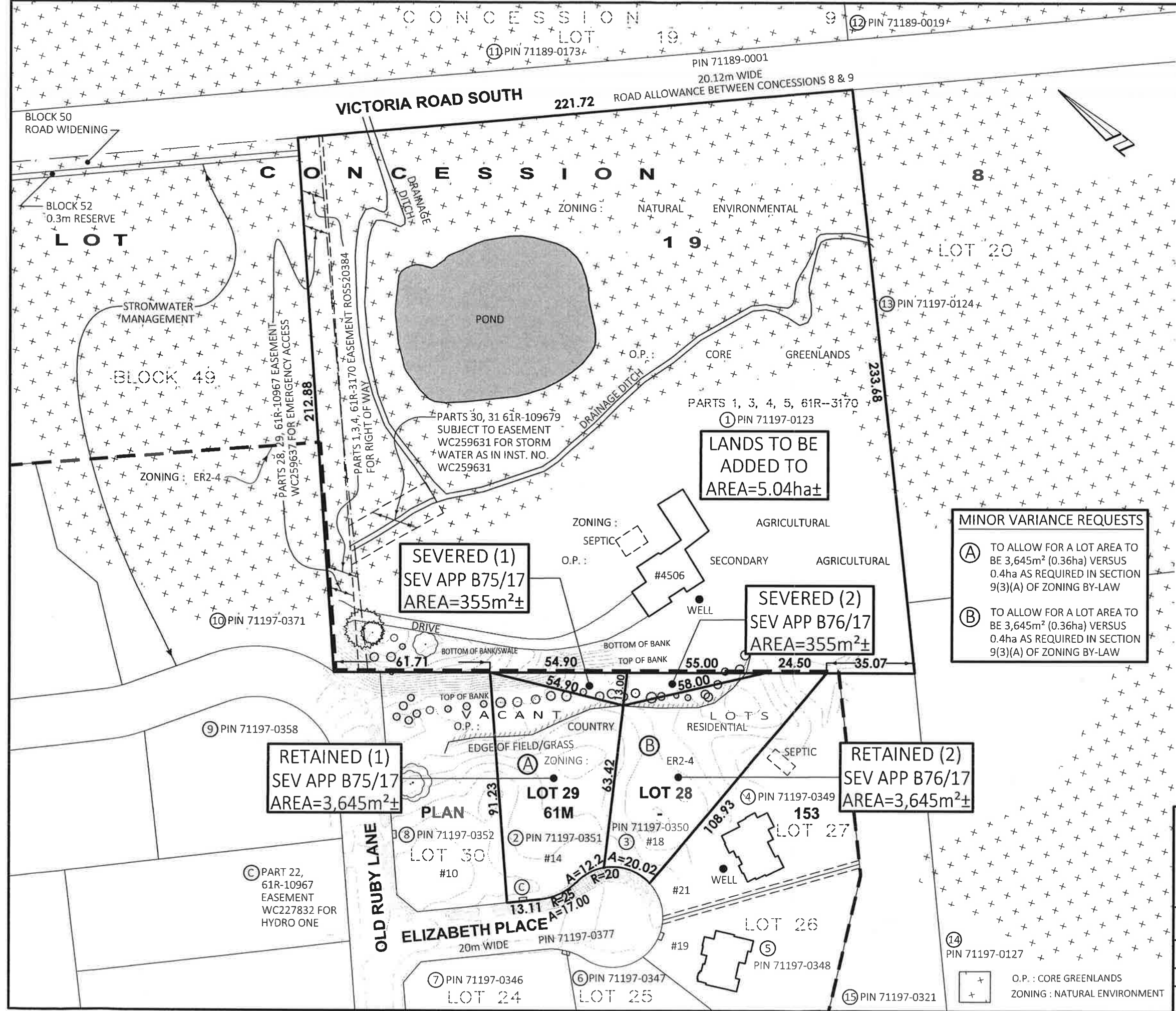
Please call me if you or the Planning Staff have any questions.

Van Harten Surveying Inc.

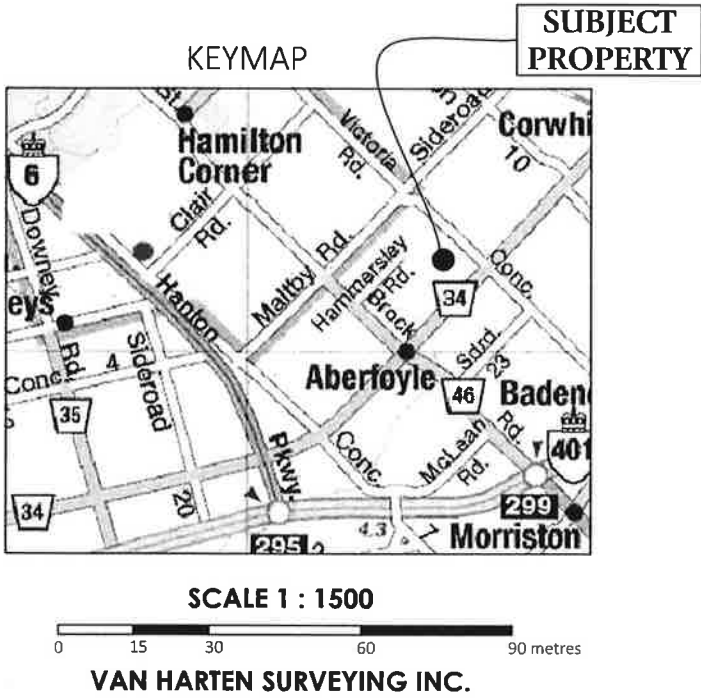
A black rectangular box redacting a signature. Above the box, the handwritten initials "J.E.B." are visible.

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

cc George Good



**MINOR VARIANCE SKETCH**  
**LOTS 28 & 29, REGISTERED PLAN 61M-153**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**



- NOTES:**
1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
  2. SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT AND ER2-4.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF COUNTRY RESIDENTIAL, SECONDARY AGRICULTURAL, 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.
  6. OWNER: AUDREY MEADOWS LTD. C/O GEORGE GOOD.

THIS SKETCH WAS PREPARED  
ON THE 23rd DAY OF AUGUST 2017

**JEFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR



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

|  |                            |                                 |
|--|----------------------------|---------------------------------|
| Elmira<br>Ph: 519-669-5070   | Guelph<br>Ph: 519-821-2763 | Orangeville<br>Ph: 519-940-4110 |
| www.vanharten.com  |                            | info@vanharten.com              |
| DRAWN BY: ARN  | CHECKED BY: JEB            | PROJECT No. 24712-17            |
| Aug 23, 2017-9: 23am<br>G:\PUSLINCH\61M-153\ACAD\MV LOT 28-29 (GOOD) UTM.dwg |                            |                                 |



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

**APPLICATION:** D13/AUD -2  
**OWNER:** Audrey Meadows Ltd. c/o George Good  
**AGENT:** Jeff Buisman, Van Harten Surveying  
**LOCATION:** 18 Elizabeth Place  
**REPORT DATE:** October 6, 2017  
**HEARING DATE:** October 10, 2017 @ 7:00 p.m.

---

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

1. To permit a lot area of 0.3645 hectares; whereas, Zoning By-law 19/85 Section 9.3(a) requires a minimum lot area of 0.4 hectares.

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

---

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

**Section 9 – Estate Residential Type 2 Zone**

**9.3 Zone Requirements**

(a) Lot Area (Minimum) – 0.4 ha

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

Rural Residential (RUR) Zone Minimum Required Lot Area = 0.4 ha

\*The minimum lot requirement may be reduced where site-specific hydrogeological studies have been completed and approved by the Township and the proposed lot(s) will meet the minimum lot size recommendations of the studies.

It is noted that under the proposed by-law the minimum lot requirement for all residential zones is 0.4ha

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from Section 9.3 of the Zoning By-law for a reduction in the minimum lot area. This application would satisfy a condition of severance application B76/17 which was granted approval (subject to conditions) by the County Land Division Committee on June 28, 2017. The minor variance applies to the retained lands of B76/17.

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

**CONSERVATION AUTHORITY (GRCA):**

No objections.

**BUILDING DEPARTMENT:**

No concerns.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comment.

**PUBLIC COMMENT:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** October 5, 2017  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 AUD-2 (Audrey Meadows Ltd.)**  
**18 Elizabeth Place**  
**Plan 61M-153, Lot 28, 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 9.3 of the Zoning By-law for a reduction in the minimum lot area. This application would satisfy a condition of severance application B76/17 which was granted approval (subject to conditions) by the County Land Division Committee on June 28, 2017. The minor variance applies to the retained lands of B76/17.

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 area for retained lands of B75/17 | 9.3            | 0.4 ha   | 0.3645 ha |

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

| Four Tests  | Discussion  |
|---|---|
| That the requested variance is <b>minor</b> in nature                         | <ul style="list-style-type: none"><li>• We would consider the variance minor in terms of impact.</li></ul>  |
| That the intent and purpose of the <b>Zoning By-law</b> is maintained         | <ul style="list-style-type: none"><li>• The subject property is zoned Estate Residential Type 2 with a special provision (ER2-4 Audrey Meadows).</li><li>• A single detached dwelling and accessory uses are permitted within the Zone.</li></ul> |
| That the general intent and purpose of the <b>Official Plan</b> is maintained | <ul style="list-style-type: none"><li>• The property is designated Country Residential.</li><li>• A single detached dwelling is a permitted use in the Country Residential designation.</li></ul>   |



| Four Tests   | Discussion   |
|--|--|
| That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure | <ul style="list-style-type: none"> <li>• The intent of the minimum lot area requirement is to ensure that servicing can be accommodated and that the lot size is appropriate to the area.</li> <li>• The proposed lot size is considered desirable and appropriate.</li> </ul> |

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

Respectfully submitted  
County of Wellington Planning and Development Department




---

Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/AUD - 2

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):** Audrey Meadows Ltd. c/o George Good

**Location:** 18 Elizabeth Place  
Plan 61M-153 Lot 28  
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 October 10, 2017

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

| Section of By-law   | Requirements                                     | Proposed  |
|---|--|---|
| Section 9.3 Estate Residential Type 2 Zone, Zone Requirements | The by-law requires a minimum lot area of 0.4 ha | Requesting permission for a lot area of 0.3645 ha |

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

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

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

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

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

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any 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.

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Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

DATED: September 27, 2017

Copied to: CofA Committee Members; Property owners within 60m; Sarah Wilhelm, County of Wellington; Michelle Innocente; County of Wellington; Adam French, CBO; M. Roess Fire; D. Creed, Roads; N.Garland, GRCA

**MINOR VARIANCE SKETCH**  
**LOTS 28 & 29, REGISTERED PLAN 61M-153**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**

**KEYMAP**

**SCALE 1 : 1500**

**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, NATURAL ENVIRONMENT AND ER2-4.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF COUNTRY RESIDENTIAL, SECONDARY AGRICULTURAL, 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.
6. OWNFR: AUDREY MEADOWS LTD. C/O GEORGE GOOD.

THIS SKETCH WAS PREPARED ON THE 23rd DAY OF AUGUST 2017

**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR

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

|                            |                            |                                 |
|----------------------------|----------------------------|---------------------------------|
| Elmira<br>Ph: 519-669-5070 | Guelph<br>Ph: 519-821-2763 | Orangeville<br>Ph: 519-940-4110 |
|----------------------------|----------------------------|---------------------------------|

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 24712-17  
 Aug 23, 2017 - 9:23am  
 G:\PUSLINCH\61M-153\ACAD\MV LOT 28-29 (GOOD) UTM.dwg



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

## Minor Variance or Permission Application

### General Information:

#### Application #2

#### 1. Applicant Information:

**Registered Owner's Name(s):** Audrey Meadows Ltd. c/o George Good

**Address:** PO Box 1805

**City:** Guelph

**Postal Code:** N1H 7A1

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

**Telephone Number:** [REDACTED]

**Fax:** N/A

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

**Address:** 423 Woolwich Street

**City:** Guelph

**Postal Code:** N1H 3X3

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

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]



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

Audrey Meadows Ltd. Mortgage as in Instrument No. WC305201 with the Royal Bank of Canada, located at: 180 Wellington Street West, 3rd Floor, Toronto, ON, M5J 1J1

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

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

Municipal address: 18 Elizabeth Place

Concession: \_\_\_\_\_ Lot: 28

Registered Plan Number: 61M-153

Area: 3,645m<sup>2</sup> Depth: 108.93 m Frontage: 27.9 m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

Width of road allowance (if known): 20m

**Reason for Application:**

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

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

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

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

A Minor Variance is being requested to allow for the retained parcel on the subject property to have a lot area of 3,645m<sup>2</sup> instead of 0.4ha as required in Section 9(3)(a) of the Zoning By-law.

A Lot Line Adjustment Severance was approved by the County of Wellington subject to conditions. Zoning compliance is required to satisfy Condition 8 of application B76/17.

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

Please see covering letter.

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

Official Plan Designation: Country Residential

Zoning Designation: ER2-4 Estate Residential (Audrey Meadows)

**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?**

Elizabeth Place

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

N/A

## Existing and Proposed Service:

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

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

### 11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)



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

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

The subject property? Vacant Land - Residential

The abutting properties? Residential

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

| Building Details:                       | Existing:      |                 | Proposed:      |                 |
|---|----------------|-----------------|----------------|-----------------|
| Type of Building(s)/ structures         | N/A            | N/A             | N/A            | N/A             |
| Main Building height                    | m              | ft.             | m              | ft.             |
| *Percentage lot coverage                | m              | ft.             | m              | ft.             |
| *Number of parking spaces               |                |                 |                |                 |
| *Number of loading spaces               |                |                 |                |                 |
| Number of floors                        |                |                 |                |                 |
| Total floor area                        | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> |
| Ground floor area<br>(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: October 2008

Date of construction of buildings property: Not known

**16. How long have the existing uses continued on the subject property?** 2008

**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:**

Simultaneous application being submitted for neighbouring Lot 29 for Severance Application B75/17

**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"/> |              |                      |                 |                     | <b>Approved subject to conditions</b> |
| Consent (Severance)     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | B76/17       | County of Wellington | Lot 28, 61M-153 | Lot Line Adjustment |                                       |
| Site Plan               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |              |                      |                 |                     |                                       |
| Minor Variance          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |              |                      |                 |                     |                                       |



September 7, 2017

24712-17

Jeff.Buisman@vanharten.com

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

Attention: Kelly Patzer

Dear Ms. Patzer,

**Re: Minor Variance Applications and Sketch – B75/17 & B76/17**  
**18 & 14 Elizabeth Place**  
**Lots 28 & 29, Plan 61M-153**  
**PINS 71197-0350 & 71197-0351**  
**Township of Puslinch**  
**County of Wellington**

Please find enclosed two applications for minor variances on the above-mentioned properties. Included with this submission are copies of the minor variance sketch, completed application forms, PIN reports and map, and a cheque to the Township of Puslinch for \$1,352 for the two application fees.

**Proposal:**

Two lot line adjustment severances were recently approved subject to conditions at 14 and 18 Elizabeth Place in Audrey Meadows subdivision. The lot line adjustments sever a small portion of vacant land from each parcel and merge them with the neighbouring parcel at 4506 Victoria Road South for additional privacy. As a result of the severances, the areas of the retained parcels are slightly under the 0.4ha requirement. The following requests are being made to satisfy Condition 8 from Applications B75/17 and B76/17:

- A) B75/17 – To allow for the retained parcel of Lot 29 to have a lot area of 3,645m<sup>2</sup> instead of 0.4ha as required in Section 9(3)(a) of the Zoning By-law.
- B) B76/17 – To allow for the retained parcel of Lot 28 to have a lot area of 3,645m<sup>2</sup> instead of 0.4ha as required in Section 9(3)(a) of the Zoning By-law.

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

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

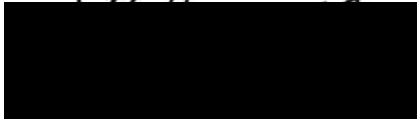


LAND SURVEYORS and ENGINEERS

The remaining zoning requirements for ER2-4 Estate Residential (Audrey Meadows) have been met.

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

Van Harten Surveying Inc.



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

cc George Good

KEYMAP

SUBJECT PROPERTY

SCALE 1 : 1500

0 15 30 60 90 metres

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6. OWNER: AUDREY MEADOWS LTD. C/O GEORGE GOOD.

**JEFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR



## **MINUTES**

### **MEMBERS PRESENT:**

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

### **OTHERS IN ATTENDANCE:**

|  |                    |
|--|--------------------|
| Kelly Patzer – Development Coordinator | Colin Vanderwoerd  |
| Sarah Wilhelm – County of Wellington   | Liz & Archie Nimmo |
| Rob & Lisa Frosch                      | Nancy Shoemaker    |
| Glenn Frosch                           | Andrew Morgan      |
| Hailey Keast                           | Wayne George       |

### **1 - 5. COMMITTEE OF ADJUSTMENT**

- See September 12, 2017 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 development planning applications. Item 11, Land Division, on the agenda will be moved before item 10, Zoning By-law Amendments to accommodate those in attendance at this evenings meeting.

#### **7. DISCLOSURE OF PECUNIARY INTEREST**

- None

#### **8. APPROVAL OF MINUTES**

Moved by Dianne Paron, Seconded by Dan Kennedy

- That the minutes of the August 8<sup>th</sup>, 2017 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

#### **9. APPLICATIONS FOR SITE PLAN APPROVAL**

- None

#### **10. ZONING BY-LAW AMENDMENTS**

##### **10(a) Zoning By-law Amendment Application D14/UNI – University of Guelph Mill Creek Pit Amendment – Property described as Rear Lot 24, Concession 1, municipally known as 7115 Concession 2, Township of Puslinch**

Moved by Dennis O'Connor, Seconded by Deep Basi that the committee provides the following comments in regards to Zoning By-law Amendment D14/UNI:

- Request for Dufferin Aggregates cover the Township peer review costs of the monitoring reports.
- Township requests review of the amended Site Plan
- Environmental Monitoring Program is to be presented at the Public Meeting

CARRIED

## 11. LAND DIVISION

### 11(a) Severance Application B109/17 (D10/FRO) – Glenn & Yvonne Frosch, Part Lots 1-3, Concession Gore, municipally known as 6505 Concession 1.

Proposed lot line adjustment 71.9 ha with 437m frontage, existing agricultural use to be added to abutting rural residential lot – Robert & Lisa Frosch. Retained parcel is 0.72 ha with 95m frontage, existing and proposed rural residential use with existing dwelling, barn & shed. Existing drive shed to be removed.

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

- Minor variance required to permit accessory buildings on “lands to be retained”.
- CARRIED

### 11(b) Severance Application B113/17 (D10/GEO) – Wayne & Leslie George, Part Lot 19, Concession 8 municipally known as 0 Brock Road.

Proposed severance is 0.93 hectares with 53.4m frontage, existing vacant land for proposed rural residential use. Retained parcel is 9.9 hectares with 170m frontage, existing and proposed agricultural use with existing barn & shed.

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

- Subject to GRCA approval
  - Note there is an existing barn on the retained parcel
- CARRIED

## 12. OTHER MATTERS

### 12(a) Proposed Site Plan Control By-law

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be provided to staff regarding the proposed Site Plan Control By-law:

- Note the Grading Fee in existing agreements should be amended/removed to be consistent with other single detached dwelling requirements
  - Explore exemptions for any existing sewage treatment facilities or water treatment facilities under MOECC license
  - How is fill quality and quantity monitored and reviewed with developments
- CARRIED

## 13. CLOSED MEETING

- No matters

## 14. FUTURE MEETINGS

- Next Regular Meeting October 10, 2017 @ 7:00 p.m.

## 15. ADJOURNMENT

Moved by Dan Kennedy and Seconded by Deep Basi,

- That the Planning & Development Advisory Committee adjourns at 8:36 p.m.
- CARRIED