



## AGENDA

### COMMITTEE OF ADJUSTMENT:

1. **OPENING REMARKS**

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **APPROVAL OF MINUTES** (See Attachment A)

Committee of Adjustment minutes held June 13, 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/TYA – William & Josephine Tyas** – Property described as Plan 61M203 Lot 117, 5 Basswood Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a maximum 39% lot coverage to construct an enclosed sunroom.

4(b) **Minor Variance Application D13/VIO – Clark & Brandon Viol** – Property described as Plan 135 Lots 33&34, 6 Back Street, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a maximum 5.8% lot coverage for a proposed accessory building.

4(c) **Minor Variance Application D13/LAU – Paul, Leanne, Michel & Yvette Laurin** – Property described as Concession 10 Part Lot 17, 4555 Watson Road S., Township of Puslinch.

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

1. A proposed detached garage in the front yard;
2. A 16 metre setback from the centerline of the road for a detached garage; and
3. A maximum lot coverage of 8% for a detached accessory building/garage.

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 June 13, 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**

- no matters

**13. CLOSED MEETING**

- no matters

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

**15. ADJOURNMENT**



## MINUTES

### MEMBERS PRESENT:

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

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Nancy Shoemaker

### 1. OPENING REMARKS

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

### 2. DISCLOSURE OF PECUNIARY INTEREST

- None

### 3. APPROVAL OF MINUTES

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

That the minutes of the Committee of Adjustment meeting held Tuesday May 9, 2017 be adopted.

CARRIED

### 4(a) **Minor Variance Application D13/KWE** – Miyen Kwek & Nicole Marchand – Property described as C Unit 15, Vacant Land Condominium 110, 30 Seifert Court, Township of Puslinch

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

1. A minimum 2.3 metre rear yard depth
  2. A covered porch to encroach 5 metres into the 7.5 required rear yard.
- Kelly Patzer outlined that no objections were received from the circulated agencies or public. The Building Department noted setback distances regarding the addition and septic would need to be maintained as per the O.B.C. The owners are installing a new septic together with the addition and have confirmed the required setbacks are met. The condominium corporation has also approved the location and design of the addition.
  - Nancy Shoemaker indicated these are the second owners of the property and are proposing an additional attached garage and deck at the rear of the house. A detached garage would have conformed to the by-law. Condo approval was required by the board prior to the variance being applied for. The closest neighbours to the addition are buffered by trees and are setback a fair distance .
  - There were no questions or comments.

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

1. Permit a 2.3 metre rear yard depth for a garage addition; whereas Section 7.3(f) of the by-law requires a minimum 7.5 metre rear yard depth
2. Permit a covered porch addition to encroach 5 metres into the required rear yard; whereas Section 3.23 (a)(iv) of the by-law states that no part of the required yard shall be obstructed by any building or structure or part thereof except: stoops, sundecks, porches, verandahs... where such structures project no more than 1.5 metres into the 7.5 required rear yard.

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

CARRIED

## 5. ADJOURNMENT

Moved by Dianne Paron and Seconded by Dan Kennedy,

The Committee of Adjustment meeting adjourned at 7:09 p.m.

CARRIED



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

**APPLICATION:** D13/TYA  
**OWNER:** William & Josephine Tyas  
**AGENT:** owner  
**LOCATION:** 5 Basswood Road  
**REPORT DATE:** July 7, 2017  
**HEARING DATE:** July 11, 2017 @ 7:00 p.m.

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

To permit a 39% lot coverage to permit an enclosed sunroom; whereas, Zoning By-law 19-85, Section 7B (5(h)) states the coverage of all buildings or structures, including accessory buildings or structures, within each site or lot area shall not exceed 35%.

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

None

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

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

#### **7.5 Dwelling Site requirements**

##### **(h) SITE COVERAGE**

Notwithstanding any other provision of this By-law to the contrary, the coverage of all buildings or structures, including accessory buildings or structures, within each site or lot area shall not exceed 35%. Open sided carports and uncovered decks not exceeding 0.6 m in height are exempt from the site coverage maximum.

##### **(d) SITE SIDE YARD**

Each dwelling unit shall have a minimum side yard of 1.2 metres.

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

Site Specific Zones under review – Mini Lakes Zone proposed to be a Rural Residential Zone which has a maximum lot coverage of 40%

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

This variance application would provide relief to allow an increased total lot coverage for a proposed screened enclosure on an existing deck.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of

the subject property. We consider the request minor and have no concerns with the application.

**CONSERVATION AUTHORITY (GRCA):**

No comments.

**BUILDING DEPARTMENT:**

No concerns.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** July 6, 2017  
**TO:** Kelly Patzer, Development Coordinator  
 Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
 County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 TYA (William & Josephine Tyas)**  
**5 Basswood Road**  
**Plan 61M203 Lot 117, Township of Puslinch**

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

**Planning Opinion**  
 This variance application would provide relief to allow an increased total lot coverage for a proposed screened enclosure on an existing deck.

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.

Section of By-law	Required	Proposed
Section 7B (59(h)) Mini Lakes Zone, Dwelling Site Requirements, Site Coverage	The by-law requires the coverage of all buildings or structures, including accessory buildings or structures, within each site or lot area shall not exceed 35%.	Requesting to permit a 39% lot coverage to permit an enclosed sunroom.

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 for lot coverage minor in terms of impact.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>The subject lands are zoned Mini Lakes (ML).</li> <li>A dwelling unit is permitted within the Mini Lakes (ML) 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 Greenlands (Environmentally Sensitive Area).</li> <li>The enclosure of the existing deck for a sunroom is not anticipated to negatively impact the environmentally sensitive area, or it's ecological function.</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 variance would facilitate the enclosure of an existing deck for a sunroom.</li> <li>• The proposed variance is appropriate development and desirable for the use of the land.</li> </ul>

In conclusion, planning staff is of the opinion that the requested variance for the enclosure of the existing deck for a sunroom **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





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/TYA**

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):** William & Josephine Tyas  
**Location:** 5 Basswood Rd  
 Plan 61M203 Lot 117  
 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 July 11, 2017

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

Section of By-law	Requirements	Proposed
Section 7B (59(h)) Mini Lakes Zone, Dwelling Site Requirements, Site Coverage	The by-law requires the coverage of all buildings or structures, including accessory buildings or structures, within each site or lot area shall not exceed 35%	Requesting to permit a 39% lot coverage to permit an enclosed sunroom.

**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.

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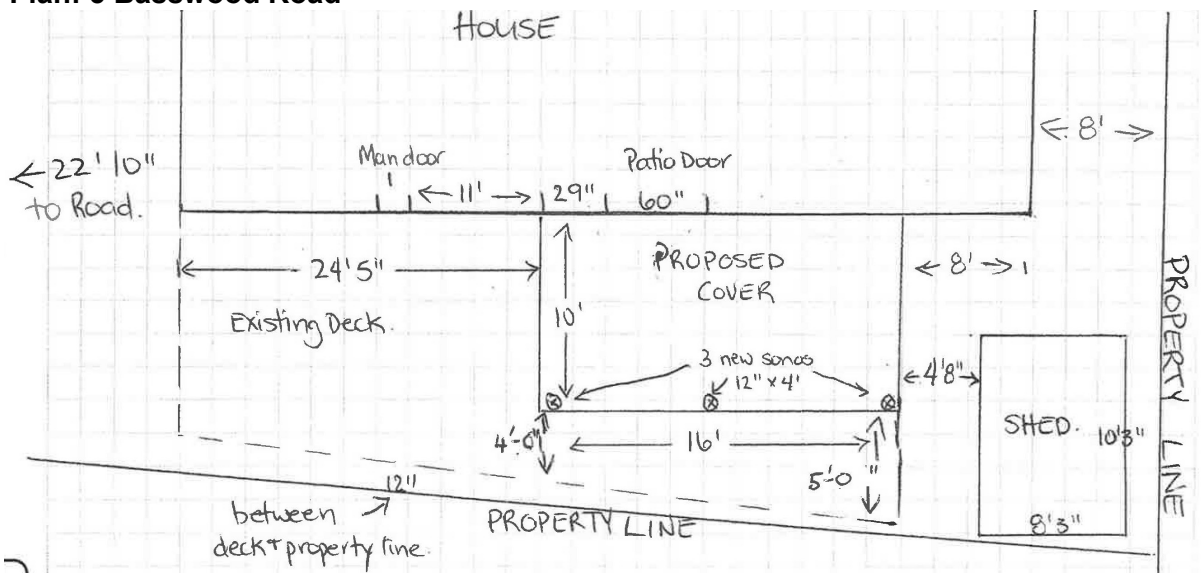
Kelly Patzer  
 Secretary-Treasurer, Township of Puslinch

DATED: June 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; Nathan Garland, GRCA.

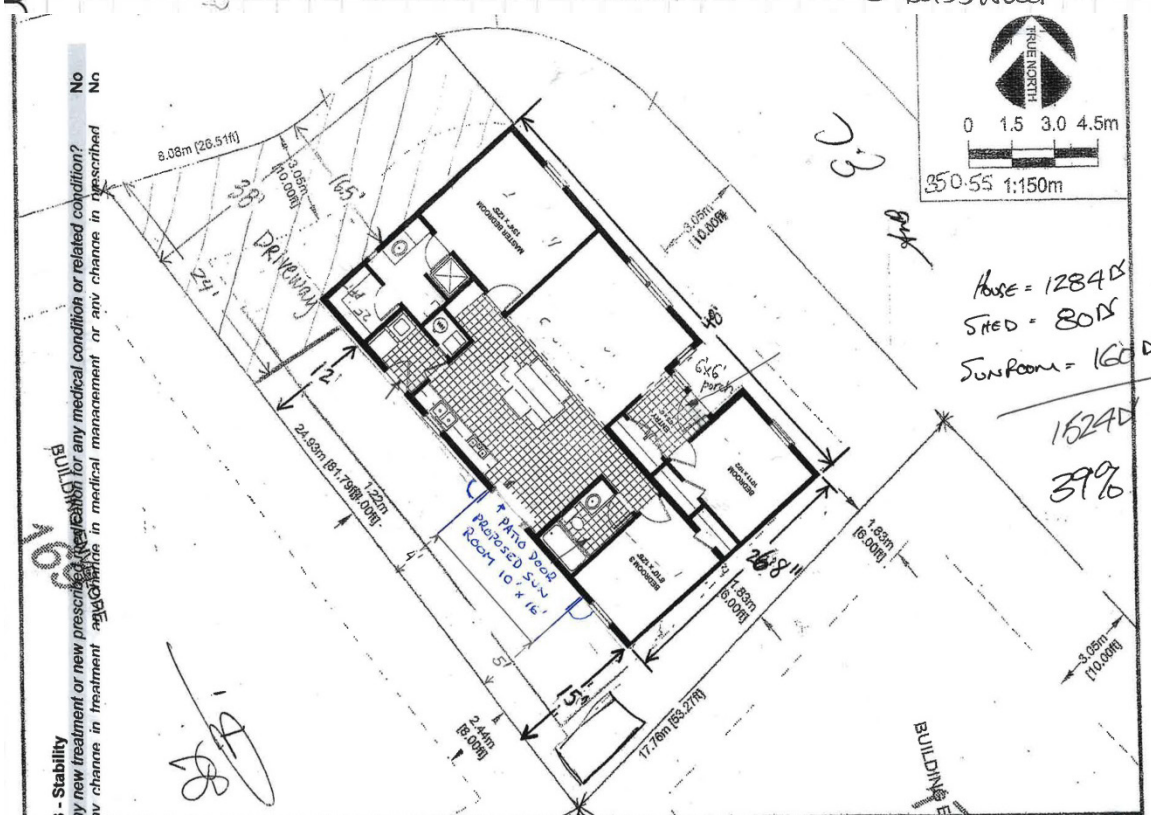
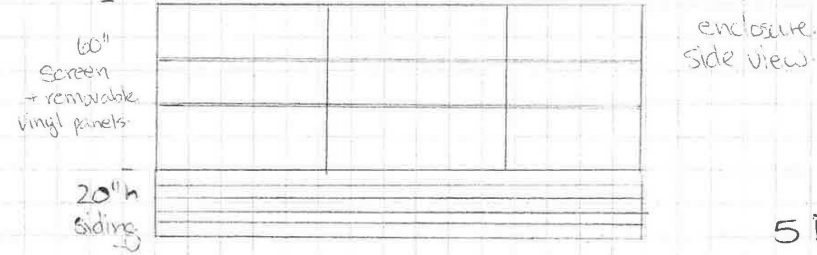
**Aerial: 5 Basswood Road**

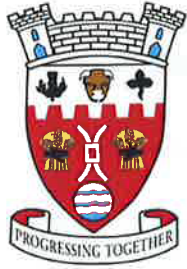


**Site Plan: 5 Basswood Road**



Enclose cover with screens and removable vinyl panels.





**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): WILLIAM & JOSEPHINE TYAS

Address: 5 BASSWOOD RD

City: PUSLINCH, ON.

Postal Code: NOB2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

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.

WILLIAM & JOSEPHINE TYAS  
5 BASSWOOD RD  
PUSLINCH, ON.  
NOB 2JO CLEAR TITLE

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

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

Municipal address: 5 BASSWOOD RD. PUSLINCH, ON.

Concession: PLAN 61M203 Lot: 117

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

Area: 4,086 <sup>54 FT</sup> ha Depth: 21 m Frontage: 15.5 m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

Width of road allowance (if known): 20 FT

**Reason for Application:**

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

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

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

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

Section 7B - Minilakes Zone - 5(h) permits a max lot coverage for all buildings and structures. Requesting: THIS ADDITION WILL INCREASE THE TOTAL LOT COVERAGE TO 39% SEE ATTACHED SKETCH

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

SCREENED ENCLOSURE ON EXISTING DECK

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

Official Plan Designation: PA7-6 - Recreational.

Zoning Designation: Mini Lakes Zone. Section 7B.

7. What is the access to the subject property?

Provincial Highway:

Continually maintained municipal road:

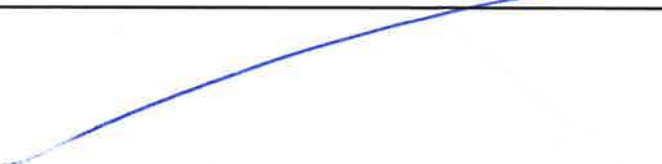
Seasonally maintained municipal road:

Other:  (please specify below)

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

WELLINGTON RD 34

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



**Existing and Proposed Service:**

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

<b>Water Supply/Sewage Disposal:</b>	<b>Existing:</b>	<b>Proposed:</b>
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input checked="" 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 checked="" 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? FAMILY HOME

The abutting properties? FAMILY HOMES

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures				
Main Building height	MODULAR HOME m	ft.	m	ft.
*Percentage lot coverage	35% m	ft.	m	39% ft.
*Number of parking spaces	4			SAME
*Number of loading spaces				
Number of floors	ONE			SAME
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>

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

Building Details:	Existing:		Proposed:	
Front Yard	<del>16.5</del> m	16.5 ft.	<del>16.5</del> m	16.5' ft.
Rear Yard	1.83 m	ft.	1.83 m	ft.
Side Yards	<del>12</del> m	12 ft.	1.2 m	4 ft.

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

Date of acquisition of subject property: 2008

Date of construction of buildings property: 2008

**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 type="checkbox"/>					
Zoning By-Law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Holding Removal for year round occupancy.</i>				
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					



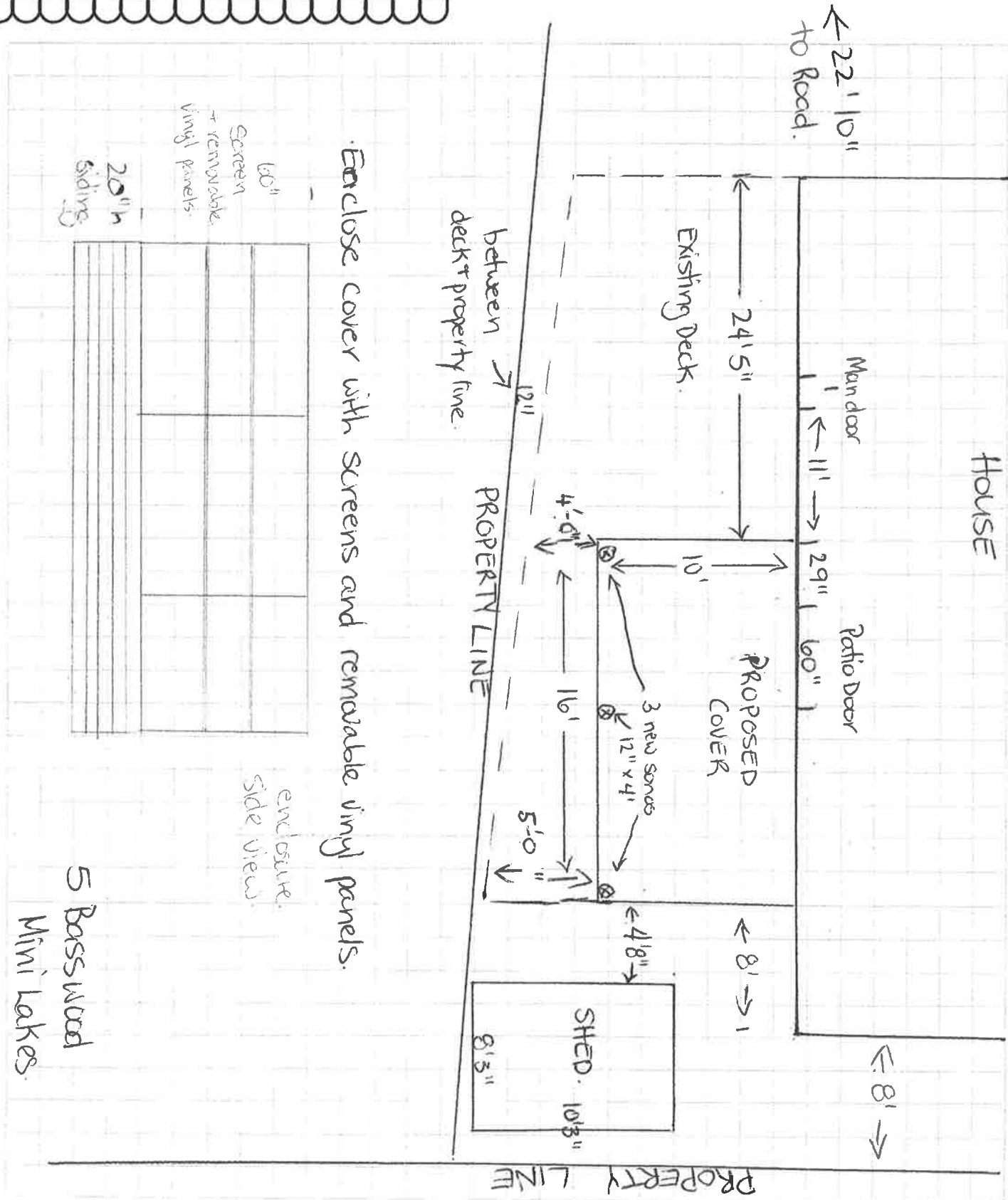
Enhance your exterior décor and comfort with Shade Plus!

# SHADE PLUS

Elora 519-846-2509

Retractable Awnings • Canopies • Patio Covers • Enclosures  
Windows • Doors • Roll Shutters • Railing

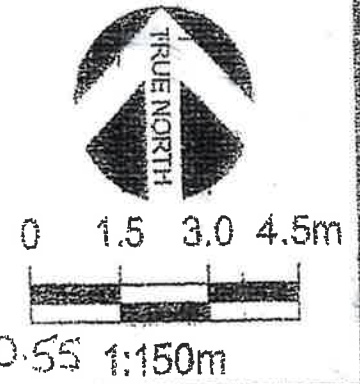
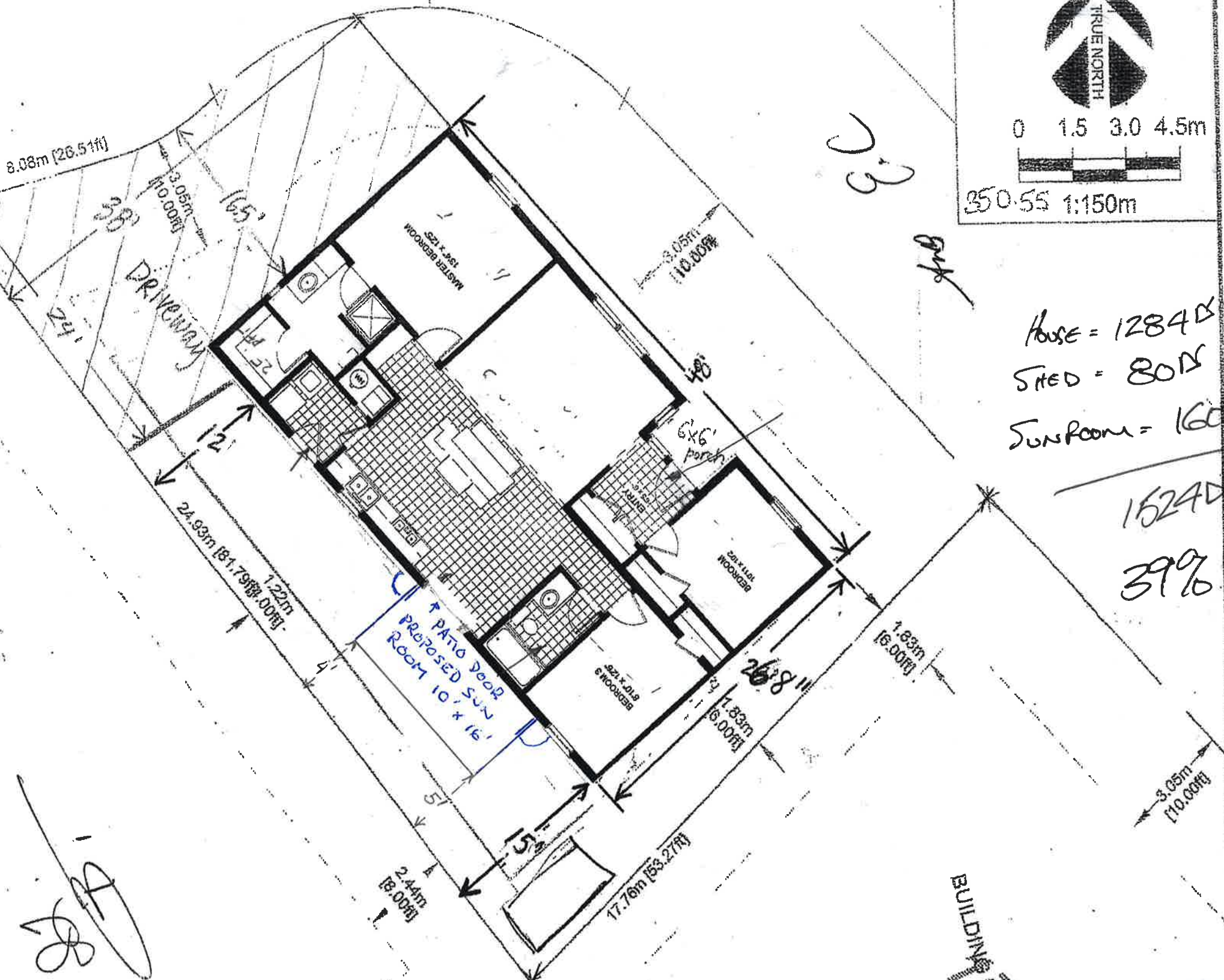
[www.shadeplus.ca](http://www.shadeplus.ca)



Enclose cover with screens and removable vinyl panels.

03 - Stability  
 Any new treatment or new prescribed medication for any medical condition or related condition? No  
 Any change in treatment and/or change in medical management or any change in prescribed medication? No

100  
 BUILDING



House = 1284 sq. ft.  
 Sted = 80 sq. ft.  
 Sun Room = 160 sq. ft.

1524 sq. ft.  
 39%



**MINI LAKES COUNTRY CLUB**  
 Aberfoyle - Ontario

**LOT**  
 361 sq.m.  
 0.0361 hectares  
 [3 885.77 sq.ft.]

**BUILDING ENVELOPE**  
 212 sq.m.  
 0.0212 hectares  
 [2 281.95 sq.ft.]

**FIG.**  
**LOT 170**



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

**APPLICATION:** D13/VIO  
**OWNER:** Brandon & Clark Viol  
**AGENT:** owner  
**LOCATION:** 6 Back Street  
**REPORT DATE:** July 7, 2017  
**HEARING DATE:** July 11, 2017 @ 7:00 p.m.

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

To construct an accessory building with a maximum lot coverage of 5.8%; whereas, Zoning By-law 19-85, Section 3.1(b) requires the total lot coverage of all accessory buildings or structures on a lot shall not exceed five percent of the lot area of the said lot.

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

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

**Section 3 – General Provisions**

**3.1 Accessory Uses**

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

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

**(b) LOT COVERAGE**

The total lot coverage of all accessory buildings or structures on a lot shall not exceed five per cent of the lot area of the said lot.

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

Maximum Lot Coverage for accessory buildings of 10% in residential zones.

**COUNTY OF WELLINGTON PLANNING OPINION:**

This variance application would provide relief to allow an increase in total lot coverage permitted for the construction of a new accessory structure.

The minor variance 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 (CH):**

Property not regulated.

**BUILDING DEPARTMENT:**

No comments.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** July 6, 2017  
**TO:** Kelly Patzer, Development Coordinator  
 Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
 County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 VIO (Brandon and Clark Viol)**  
**6 Back Street**  
**Plan 135 Lots 33 & 34, Township of Puslinch**

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

### Planning Opinion

This variance application would provide relief to allow an increase in total lot coverage permitted for the construction of a new accessory structure.

The minor variance 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.

Section of By-law	Required	Proposed
Section 3.1 (b) General Provisions, Accessory Uses, Lot Provisions	The by-law requires the total lot coverage of all accessory buildings or structures on a lot shall not exceed five percent of the lot area of the said lot.	Requesting to permit 5.8% lot coverage for a proposed accessory building.

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

Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>We would consider 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 lands are zoned Hamlet Residential (HR).</li> <li>Accessory structures are permitted within the Hamlet Residential (HR) 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 Urban Centre and Residential. Low density residential uses are permitted within these designations.</li> <li>The proposed structure is accessory to a low density residential use.</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 variance would facilitate the construction of a detached accessory building (workshop) logically situated on the property.</li> <li>• The additional area requested is approximately 14m<sup>2</sup> (150 square feet).</li> <li>• The property is large enough to accommodate the modestly over-sized accessory structure.</li> <li>• The proposed variance is desirable and appropriate.</li> </ul>

In conclusion, planning staff is of the opinion that the requested variance for the accessory building **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



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/VIO**

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):** Brandon & Clark Viol  
**Location:** 6 Back Street  
Plan 135 Lots 33 & 34  
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 July 11, 2017

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

Section of By-law	Requirements	Proposed
Section 3.1(b) General Provisions, Accessory Uses, Lot Provisions	The by-law requires the total lot coverage of all accessory buildings or structures on a lot shall not exceed five percent of the lot area of the said lot	Requesting to permit a 5.8% lot coverage for a proposed accessory building

**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.

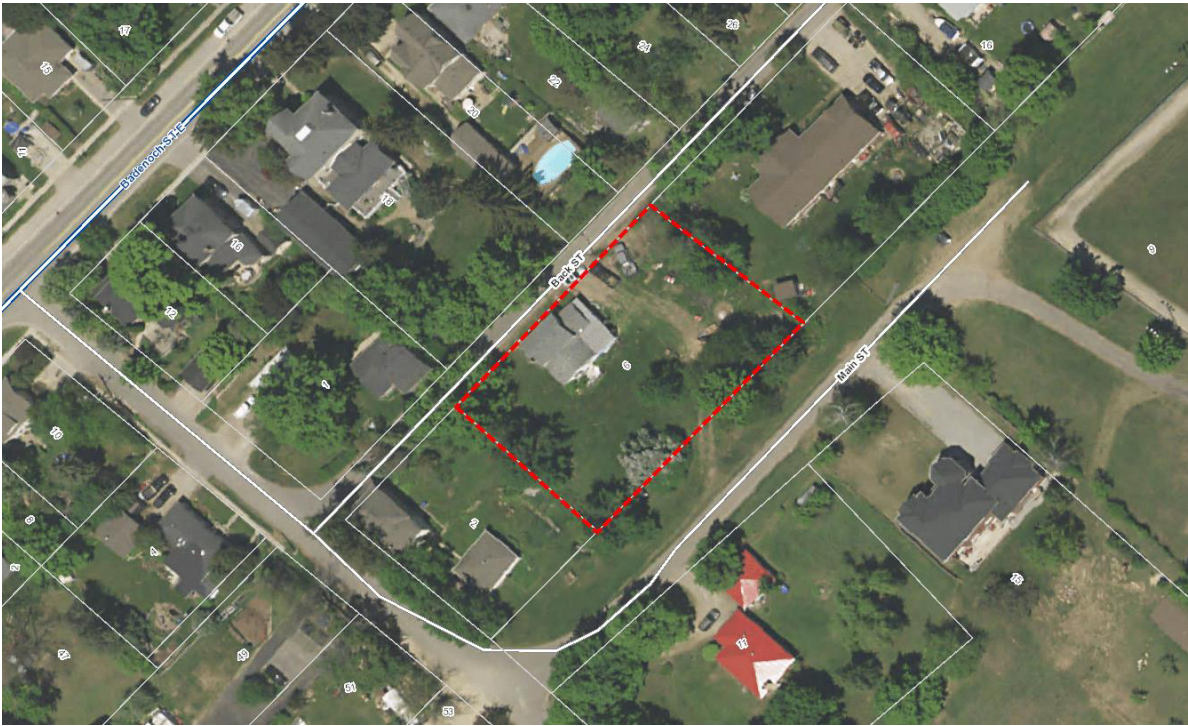
To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario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

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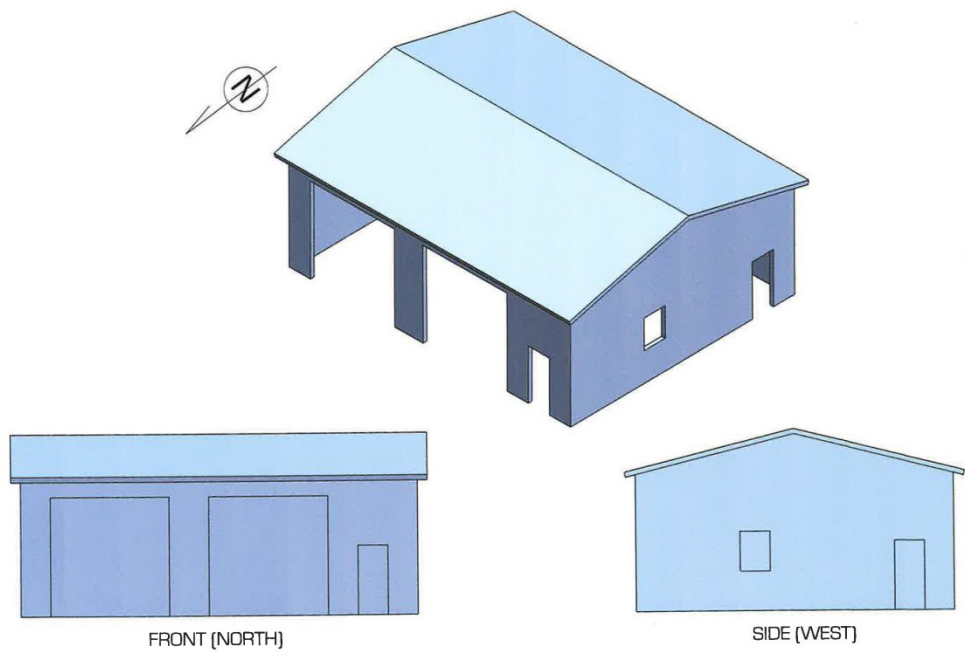
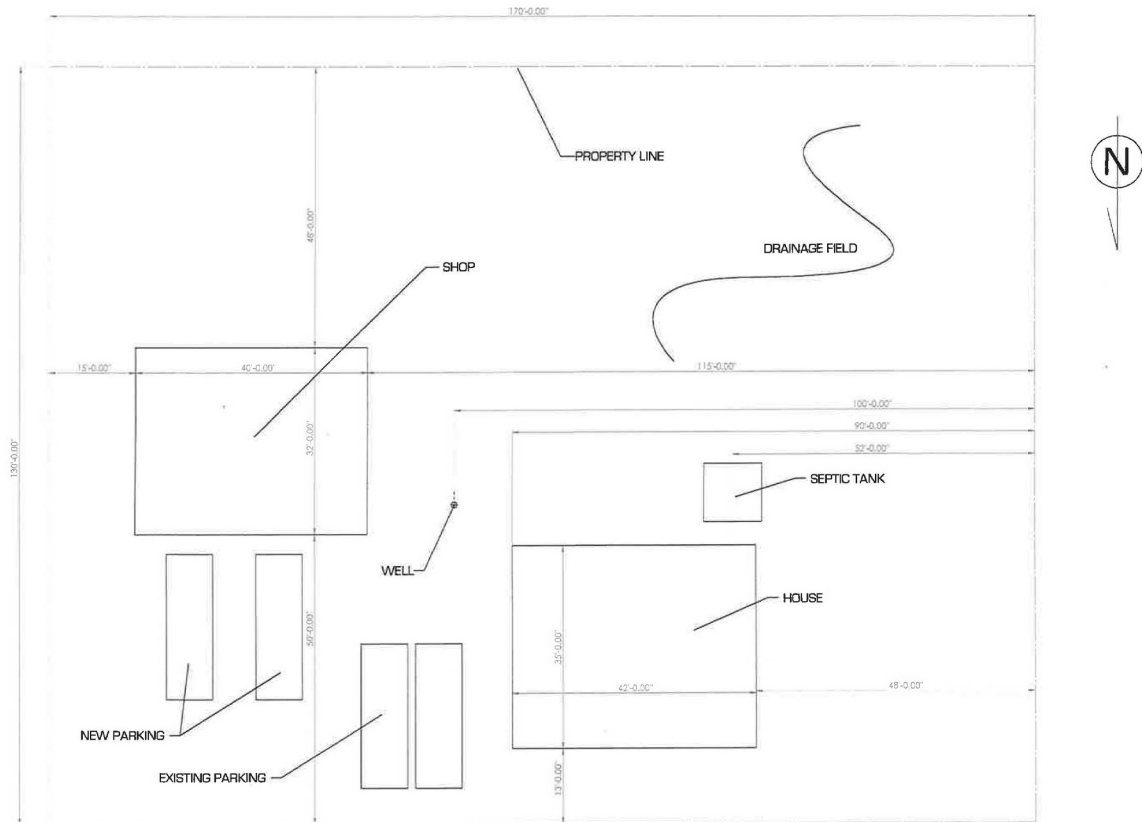
Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

DATED: June 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; John Morrissey, MTO.

**Aerial: 6 Back Street**



**Site Plan: 6 Back Street**







**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:

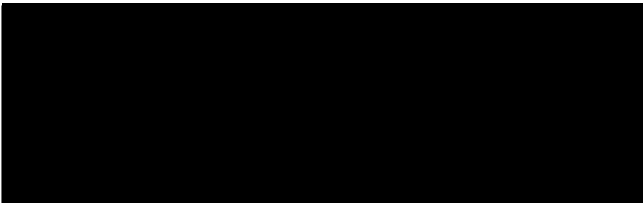
Registered Owner's Name(s): Brandon and Clark Viol

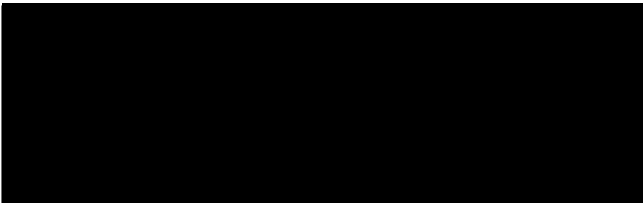
Address: 6 Back St.

City: Morrison

Postal Code: N0B 2C0

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.

Brandon Viol - current address is 12 Main St., Morriston - 519-993-5523  
Clark Viol - 6 Back St., Morriston - 647-529-2290

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

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

Municipal address: 6 Back St.

Concession: \_\_\_\_\_ Lot: 33 & 34

Registered Plan Number: Plan 135

Area: \_\_\_\_\_ ha      Depth: \_\_\_\_\_ m      Frontage: \_\_\_\_\_ m  
0.51 ac      130 ft      170 ft

Width of road allowance (if known): 6m

**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).**

Over the max 5% allowed for accessory building  
Section 3.1.B

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

Proposed building is larger than the 5% of property size allowed

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

Official Plan Designation: Residential

Zoning Designation: Hamlet Residential

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

Provincial Highway:

Continually maintained municipal road:

Seasonally maintained municipal road:

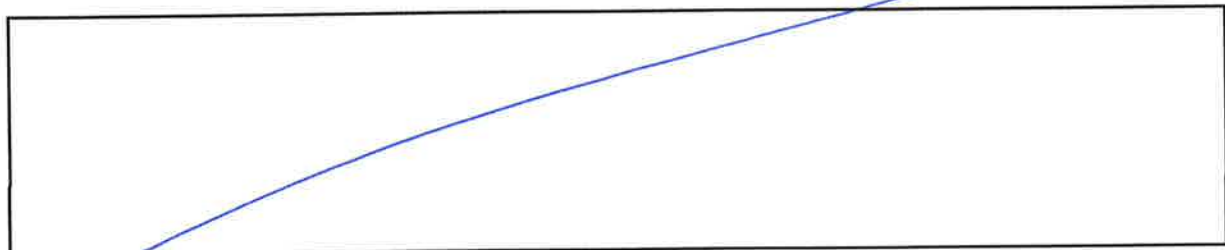
Other:  (please specify below)

\_\_\_\_\_

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

Back St.

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



**Existing and Proposed Service:**

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

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

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

Storm Sewers:

Ditches:

Swales:

Other means:  (explain below)

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

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

The subject property? Residential

The abutting properties? Residential

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures			storage building	
Main Building height	m	ft.	4.95 m	ft.
*Percentage lot coverage	m	ft.	5.8% m	ft.
*Number of parking spaces	2		2	
*Number of loading spaces	na		na	
Number of floors	2		1	
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	1280 ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	1280 ft <sup>2</sup>

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

Building Details:	Existing:		Proposed:	
Front Yard	m	2 13 ft.	m	50 ft.
Rear Yard	m	82 ft.	m	48 ft.
Side Yards	m	47 ft.	m	15 ft.

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

Date of acquisition of subject property: 2011

Date of construction of buildings property: August 2017

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

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

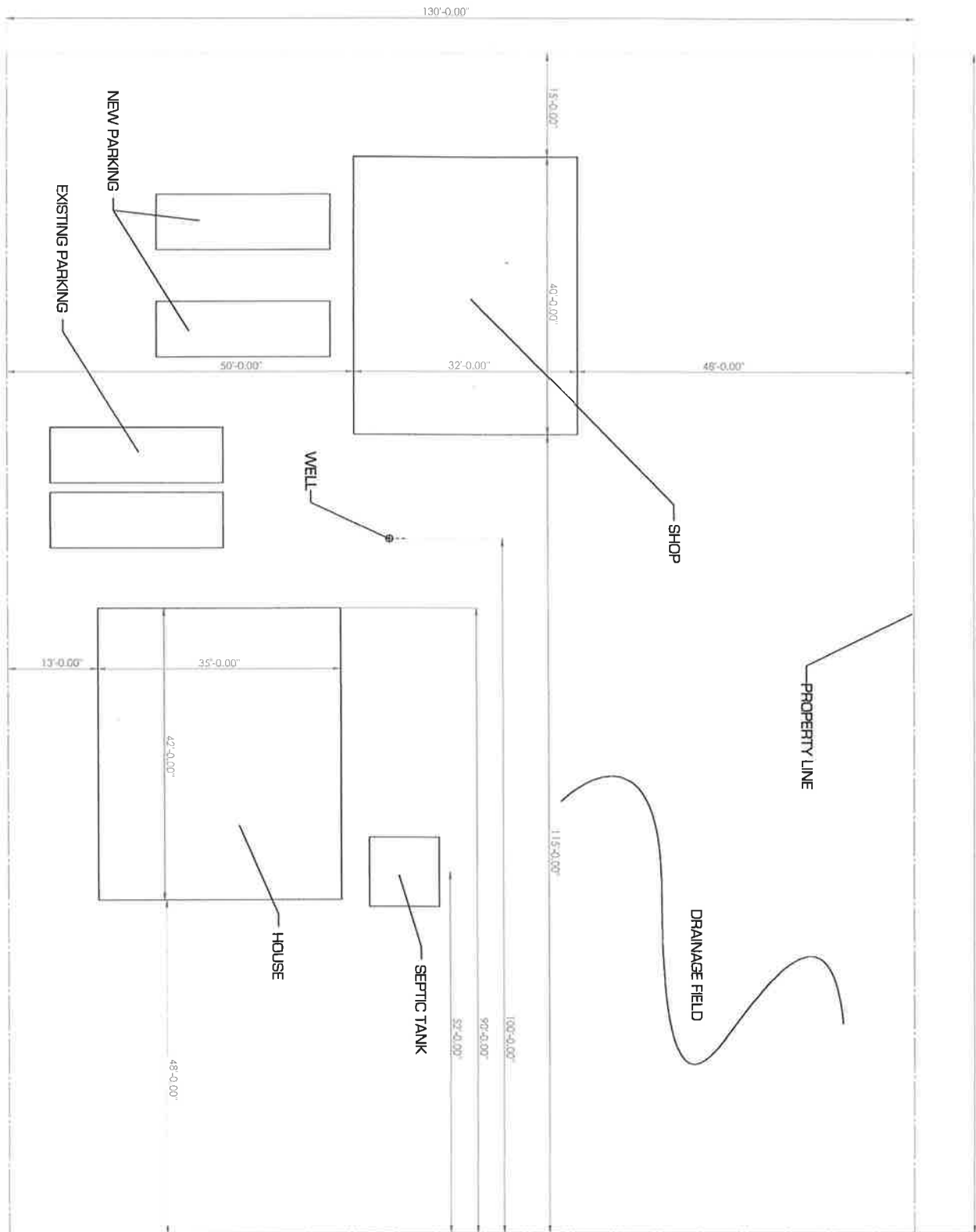
Yes  No

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 type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					



DATE: JUNE 20/17  
 DRAWN BY: BV  
 APPROVED: [Signature]  
 PAGE # 1

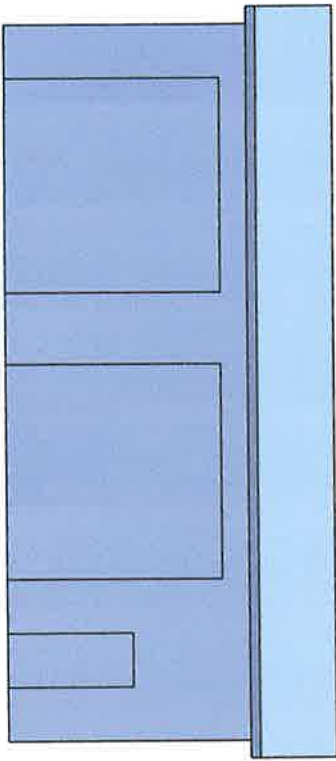
**AM ABERMOR**  
 MANUFACTURING INC

**SHOP LOCATION**  
 YARD LAYOUT  
 6 BACK ST., MORRISTON, ON, N0B 2C0

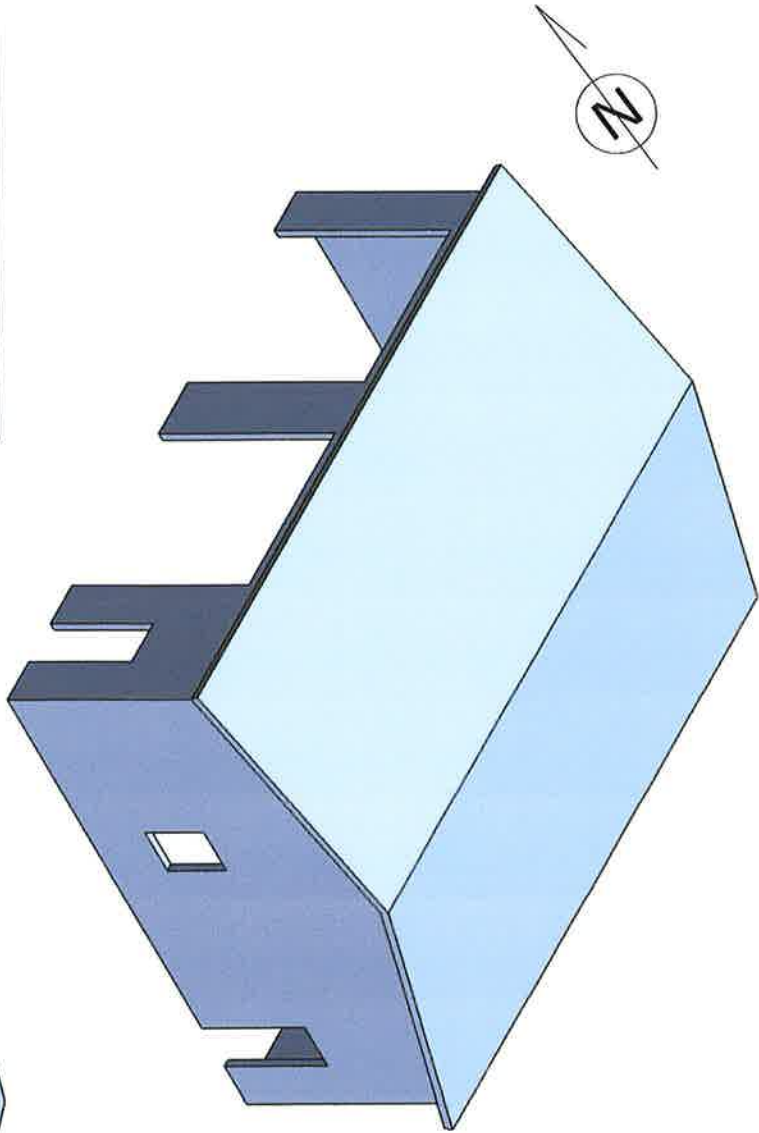
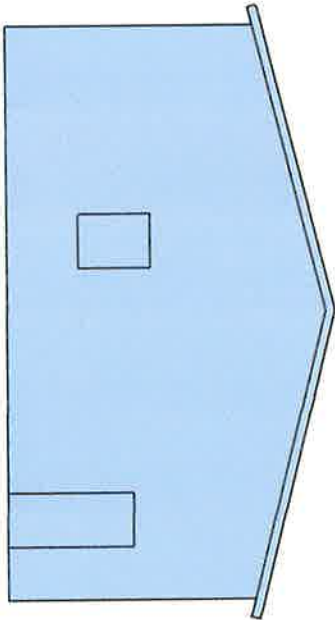
12 Main St., Morriston, Ontario N0B2C0 Tel: (519) 637-0424  
 www.abermormanufacturing.ca - abermormanufacturing@bellnet.ca

**CERTIFIED**  
 CSA W47.1  
 CSA W186

FRONT (NORTH)



SIDE (WEST)




SHOP ELEVATIONS  
YARD LAYOUT

16 BACK ST., MORRISTON, ON, N0B 2C0



12 Main St., Morriston, Ontario N0B2C0 Tel: (519) 837-0424  
www.abermormanufacturing.ca - abermormanufacturing@bellnet.ca



DATE: JUNE 20/17  
 DRAWN BY: BV  
 APPROVED:   
 PAGE # 1





# ATTACHMENT 'B(c)'

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

**APPLICATION:** D13/LAU  
**OWNER:** Paul Laurin  
**AGENT:** Dennis Dosen – Vision Total Home Solutions  
**LOCATION:** 4555 Watson Road South  
**REPORT DATE:** July 7, 2017  
**HEARING DATE:** July 11, 2017 @ 7:00 p.m.

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

1. To construct a detached garage in the front yard; whereas, Zoning By-law 19-85, Section 3.1(d) permits a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.
2. To permit a lot coverage of 8% for a detached accessory building/garage; whereas, Zoning By-law 19-85, Section 3.1(b) states the total lot coverage of all accessory buildings or structures shall not exceed five percent of the lot area of the said lot.
3. To permit a 16 metre setback from the centerline of the road for a detached garage/accessory building; whereas, Zoning By-law 19-85, Section 3.18(a) specifies that no person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch.

### CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

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

### Section 3 – General Provisions

#### 3.1 Accessory Uses

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

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

##### (b) LOT COVERAGE

The total lot coverage of all accessory buildings or structures on a lot shall not exceed five per cent of the lot area of the said lot.

**(d) YARD REQUIREMENTS**

Any accessory building or structure shall comply with the zone requirements and all other provisions hereof applicable to the zone in which such accessory building or structure is located, except that nothing in this By-Law shall apply to prevent the erection of:

- (i) a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line;

**3.18 SETBACKS**

**(a) REQUIRED SETBACKS**

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

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

Accessory Buildings and Structures:

Maximum Lot Coverage of 5% on lots with an area less than 1 acre.

Minimum front yard equal to the minimum front yard requirement for the principal building (Note that the minimum required front yard in the Agricultural Zone is 7.5 m)

**COUNTY OF WELLINGTON PLANNING OPINION:**

This variance application would provide relief to allow a detached garage in the front yard of the property with an increased total lot coverage and a reduced centerline setback from Watson Road South.

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, provided that Township Roads comments are supportive.

**CONSERVATION AUTHORITY (GRCA):**

Property not regulated.

**BUILDING DEPARTMENT:**

No concerns.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments/objections.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** July 6, 2017  
**TO:** Kelly Patzer, Development Coordinator  
 Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
 County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 LAU (Paul Laurin)**  
**4555 Watson Road S.**  
**Part Lot 17, Concession 10, Township of Puslinch**

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

**Planning Opinion**  
 This variance application would provide relief to allow a detached garage in the front yard of the property with an increased total lot coverage and a reduced centerline setback from Watson Road South.

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, provided that Township Roads comments are supportive.

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

Section of By-law	Required	Proposed
Section 3.1 (d) General Provisions, Accessory Uses, Yard Requirements	The by-law permits a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.	Requesting to construct a detached garage in the front yard.
Section 3.1 (b) General Provisions, Accessory Uses, Lots Provisions	The by-law requires the total lot coverage of all accessory buildings or structures on a lot shall not exceed five percent of the lot area of the said lot.	Requesting to permit 5.8% lot coverage for a proposed accessory building.
Section 3.18 (a) General Provisions, Required Setbacks	The by-law specifies that no person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township or Puslinch, the County of Wellington or the City of Guelph.	To permit a 16 metre setback from the centerline of the road for a detached garage/accessory building.

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

Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>• We would consider the variance for the front yard location and coverage minor in terms of impact.</li> <li>• Comments from the Township Roads Division will be provided under separate cover with respect to the centreline setback reduction.</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 lands are zoned Agricultural (A).</li> <li>• A single detached dwelling and accessory uses are permitted within the Agricultural (A) 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 Secondary Agricultural. Low density residential uses are permitted.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The proposed location appears to be practical. This location would allow the existing structures in the rear of the yard to be maintained.</li> <li>• The additional area requested is approximately 43m<sup>2</sup> (462 square feet). The property is large enough to accommodate the over-sized accessory structure.</li> </ul>

In conclusion, planning staff is of the opinion that the requested variances for the accessory building **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



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/LAU**

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):** Paul Laurin  
**Location:** 4555 Watson Road S.  
Part Lot 17, Concession 10  
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 July 11, 2017

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

Section of By-law	Requirements	Proposed
Section 3.1(d) General Provisions, Accessory Uses, Yard Requirements.	The by-law permits a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.	Requesting to construct a detached garage in the front yard.
Section 3.1(b) General Provisions, Accessory Uses, Lot Coverage	The total lot coverage of all accessory buildings or structures shall not exceed five percent of the lot area of the said lot.	Requesting a lot coverage of 8% for a detached accessory building/garage .
Section 3.18(a), General Provisions, Required Setbacks	The by-law specifies that no person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch, the County of Wellington or the City of Guelph	To permit a 16 metre setback from the centerline of the road for a detached garage/accessory building.

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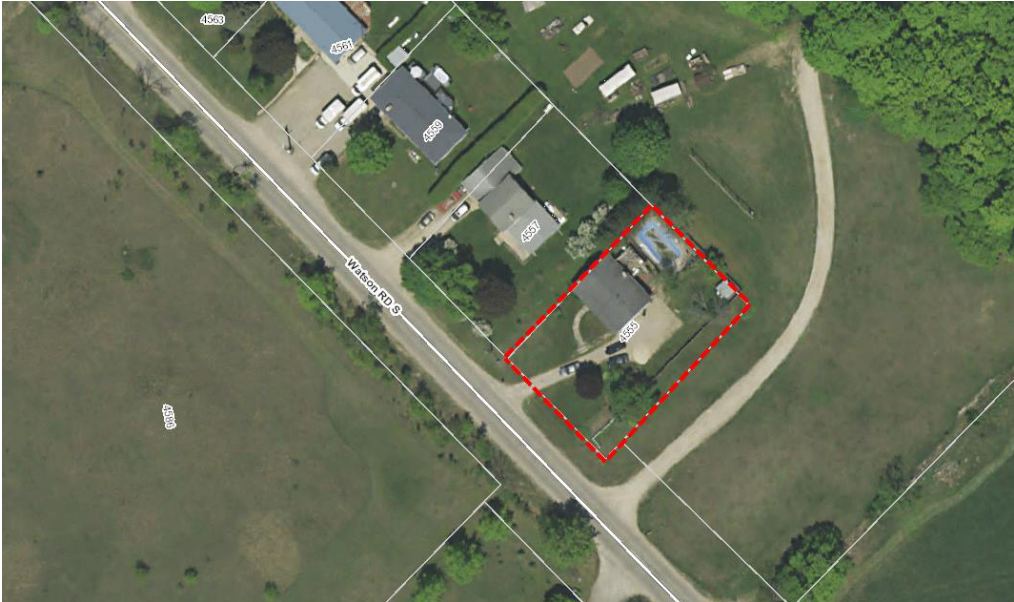
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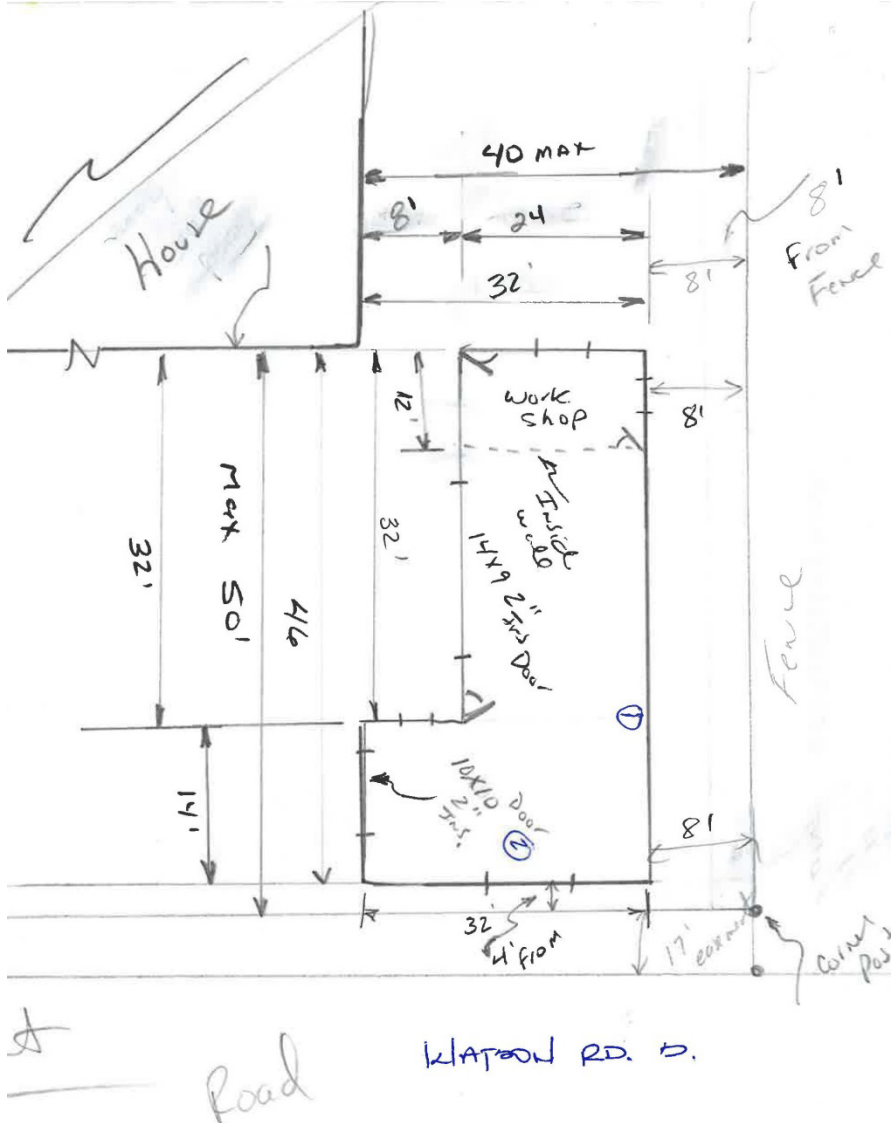
Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

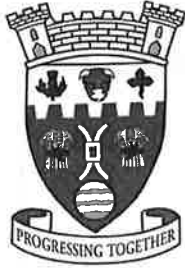
DATED: June 27, 2017  
Copied to: CofA Committee Members; Property owners within 60m; Sarah Wilhelm, County of Wellington; Michelle Innocente; County of Wellington; Adam French, CBO; M. Roess Fire; D. Creed Roads

**Aerial: 4555 Watson Rd 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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s): PAUL LAURIN

Address: 4555 WATSON RD. SOUTH.

City: PUSLINCH TWP.

Postal Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

Applicant (Agent) Name(s): DENNIS BOSON  
VISION TOTAL HOME SOLUTIONS.

Address: 42 RIVER RIDGE ST.

City: RITCHMOND ON.

Postal Code: N1A 0G4

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

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



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

SAME AS OWNER.

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

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

Municipal address: 4555 WATSON RD.

Concession: 10 Lot: 17

Registered Plan Number: 61R-7019

Area: 0.139 ha      Depth: 45.72 m      Frontage: 30.48 m  
0.343 ac      150 ft      100 ft

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

**Reason for Application:**

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

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

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

3.1d) REQUESTING PERMISSION TO CONSTRUCT AN ACCESSORY OUT BUILDING (GARAGE / SHOP) LOCATED TO THE FRONT PORTION OF THE ABOVE NOTED PROPERTY.

3.1b) REQUESTING LOT COVERAGE EXCEED THE CURRENT ALLOWABLE OF 5%

3.18a) REQUESTING TO ERECT BUILDING @ 10 m FROM  $\phi$  OF ROAD, INSIDE THE CURRENT ALLOWABLE OF 27m.

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

THOSE ARE CURRENTLY PRE-EXISTING STRUCTURES  
@ THE REAR OF THE PROPERTY, WHICH DO NOT  
ALLOW FOR CONSTRUCTION OF THE NEW BUILDING.

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

Official Plan Designation: PART 1 PLAN 61R-7019

Zoning Designation: \_\_\_\_\_


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?

KATSON ROAD SOUTH.

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



**Existing and Proposed Service:**

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

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

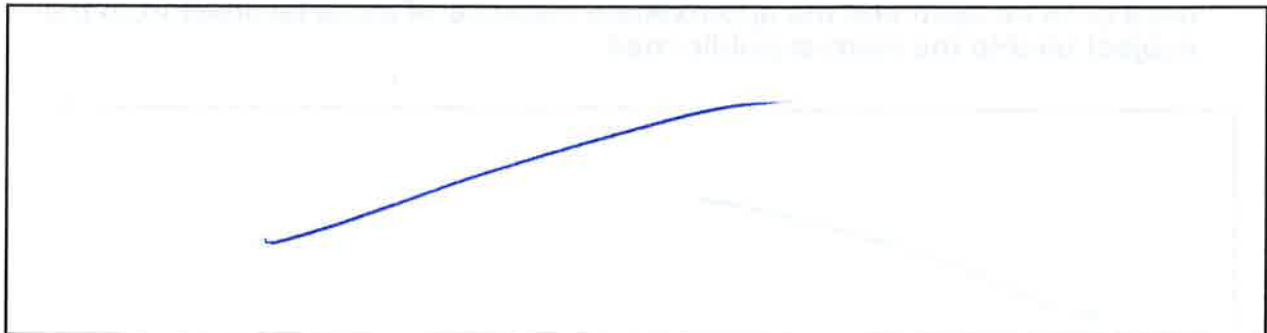
**11. How is storm drainage provided?**

Storm Sewers:

Ditches:

Swales:

Other means:  (explain below)



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

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

The subject property? RESIDENTIAL DWELLING.

The abutting properties? RESIDENTIAL DWELLING.

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures				
Main Building height	5-9 m	16-25 ft.	<sup>10 FORM.</sup> 5-6 m	16-18 ft.
*Percentage lot coverage	9% <del>ft</del>	— <del>ft</del>	8% <del>ft</del>	— <del>ft</del>
*Number of parking spaces	6+	—	—	—
*Number of loading spaces	—	—	—	—
Number of floors	1	—	1	—
Total floor area	126.8 m <sup>2</sup>	1364 ft <sup>2</sup>	113.02 m <sup>2</sup>	1216 ft <sup>2</sup>
Ground floor area (exclude basement)	126.8 m <sup>2</sup>	1364 ft <sup>2</sup>	— m <sup>2</sup>	— ft <sup>2</sup>

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

Building Details:	Existing:		Proposed:	
Front Yard	67.03 <del>ft</del> <sup>ft</sup>	20.34 <del>m</del> <sup>m</sup>	6.4 m	21 ft.
Rear Yard	50.2 <del>ft</del> <sup>ft</sup>	15.30 <del>m</del> <sup>m</sup>	25.3 m	83 ft.
Side Yards	14.60/40.29 <del>ft</del> <sup>ft</sup>	4.5 / 12.4 <del>m</del> <sup>m</sup>	2.44 m	8 ft.

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

Date of acquisition of subject property: 2016

Date of construction of buildings property: 1969-1970

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

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

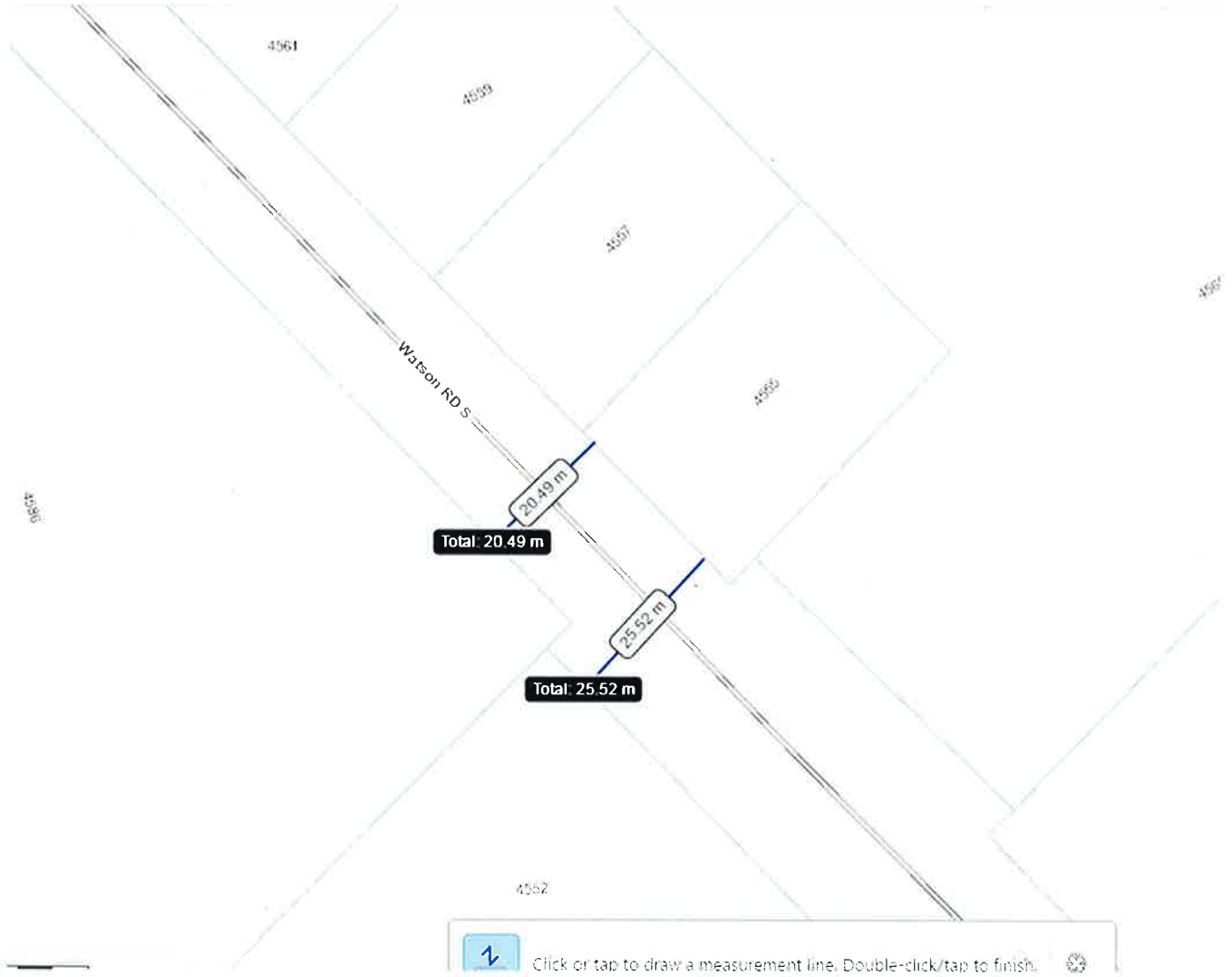
Yes  No

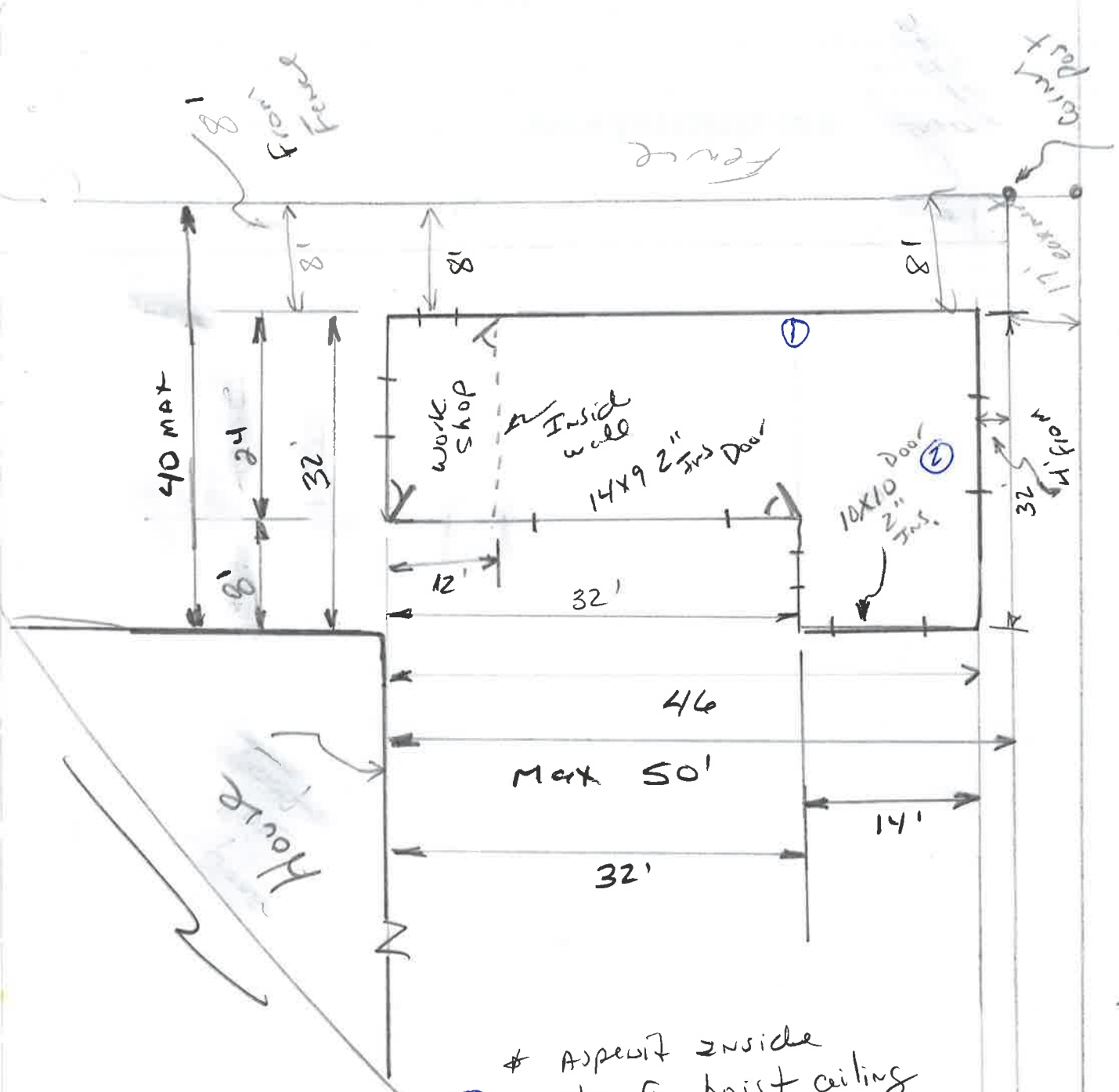
If the answer is yes, please indicate the file number and describe briefly:

**Other Related Planning Applications:**

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

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





Watson Rd. D.

Front Road

- \* Asphalt inside
- ② \* plug for hoist ceiling
- ① \* welding plug

\* 2x6 walls / Insulated

\* Tin roof

\* one 10x10 x 2" Insulated door

\* one 9x14 x 2" Insulated door

Two door openers wall mount

\* Two steel man door

\* windows → 3 / 1 Long

\* inside door 18" APPROX

Walls Insured?

448 sq ft  
 768 sq ft  
 1216 sq ft Total

Part 1, Plan 6IR-7019

INST. No. 748643

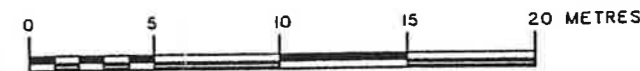


**SURVEYOR'S REAL PROPERTY REPORT, PART 1**  
**PLAN OF**  
**PART OF SOUTHWEST HALF LOT 17,**  
**CONCESSION 10,**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**

KERRY F. HILLIS - ONTARIO LAND SURVEYOR

1997

SCALE 1 : 300



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

**NOTES:**

1. BEARINGS ARE REFERRED TO THE NORTHWESTERLY LIMIT OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10 AS BEING N44°48'40"W AS SHOWN ON PLAN 6IR-7019.
2. UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES.
3. PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

- DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD., O.L.S.
- PI DENOTES PLAN 6IR-7019
- DI DENOTES INST. NO. M-99599

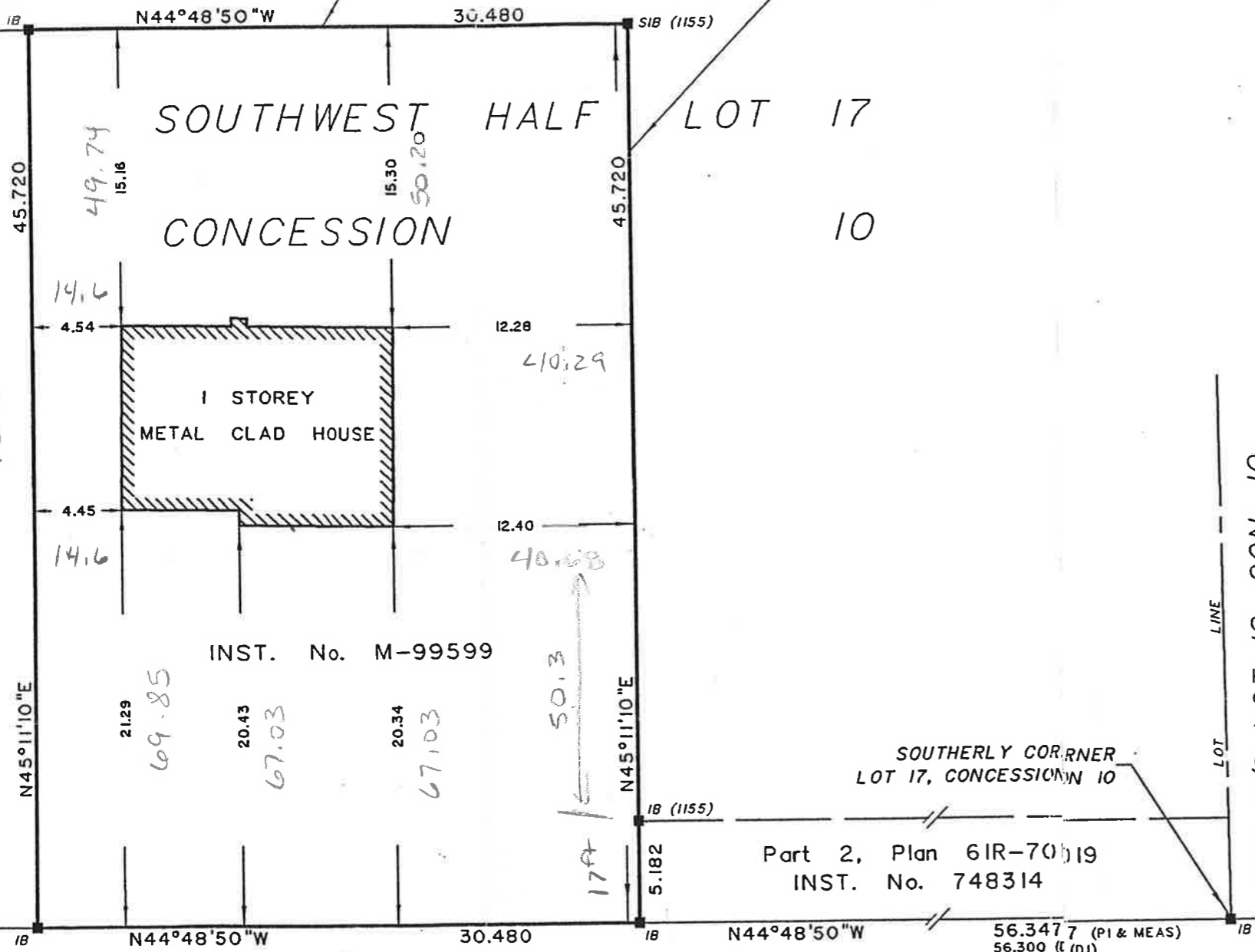
**ASSOCIATION OF ONTARIO**  
**LAND SURVEYORS**  
**PLAN SUBMISSION FORM**  
**1132206**



**THIS PLAN IS NOT VALID**  
**UNLESS IT IS AN EMBOSSED**  
**ORIGINAL COPY**  
**ISSUED BY THE SURVEYOR**  
In accordance with  
Regulation 1026, Section 29(3).

INST. No. M-111202

150



SOUTHWEST HALF LOT 17  
CONCESSION 10

1 STOREY  
METAL CLAD HOUSE

INST. No. M-99599

SOUTHERLY CORNER  
LOT 17, CONCESSION 10

Part 2, Plan 6IR-7019  
INST. No. 748314

S.W. 1/2 LOT 18, CON. 10

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10

**PART 2**

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPT. 19, 1997

THIS REPORT WAS PREPARED FOR HENRY JONES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18TH DAY OF SEPTEMBER, 1997

SEPTEMBER 19, 1997

KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

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LIMITED



Ontario Land Surveyors  
Urban and Rural Planners

351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

DATE: SEPTEMBER 19, 1997

KWH

PROJECT 97-1093





**MINUTES**

**MEMBERS PRESENT:**

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

**OTHERS IN ATTENDANCE:**

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Nancy Shoemaker

**1 - 5. COMMITTEE OF ADJUSTMENT**

- See June 13, 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.

**7. DISCLOSURE OF PECUNIARY INTEREST**

- None

**8. APPROVAL OF MINUTES**

Moved by Dan Kennedy, Seconded by Dianne Paron

- That the minutes of the May 9<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**

- None

**11. LAND DIVISION**

**11(a) Lot Line Adjustment Application B73/17 (D10/COT) – Joanne Cotroneo, Part Lot 17-18, Concession 8, municipally known as 7547 Hammersley Rd**

Proposal is a lot line adjustment of 41.7 ha to abutting vacant lot – Mario & Joanne Cotroneo. Proposed rural residential use. Retained parcel is 1.4ha fronting on Hammersley Road, existing dwelling, shed, pool and pond.

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

- No comments

CARRIED

**11(b) Lot Line Adjustment Application B74/17 (D10/DOU)** – David Doughty, Lots 24-25, Concession 2, municipally known as 7129 Smith Road.

Proposal is a lot line adjustment of 0.07ha to abutting residential lot being Unit 47 of Wellington Vacant Land Condominium Plan No. 172 – residential use. Retained parcel is 5.8 ha, existing and proposed rural residential use with a dwelling and shed.

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

- Note that Condominium approval will be required.

CARRIED

**11(c) Lot Line Adjustment Application B75/17 (D10/AUD)** – Audrey Meadows Ltd., Lot 29, Reg Plan 61M-153, municipally known as 14 Elizabeth Place.

Proposal is for a lot line adjustment of 355 sq. m., no frontage to abutting Janice and George Good rural residential parcel. Purpose is to increase privacy for the existing dwelling at 4506 Victoria Rd. Retained parcel is 3645 sq. m., 43.1 m frontage on Elizabeth Place, vacant, proposed residential – part of Audrey Meadows Subdivision.

- John Sepulis expressed concern that the application to reduce the lot area under the required 1 acre could be precedent setting.
- Sarah Wilhelm remarked that as long as servicing can be achieved and Building has no objections, the reduction in lot size would be considered minor.

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

- Minor variance will be required as the proposed lot area will be less than the required 0.4ha (1 acre) minimum lot area.

CARRIED

**11(d) Lot Line Adjustment Application B76/17 (D10/AUD)** – Audrey Meadows Ltd., Lot 28, Reg Plan 61M-153, municipally known as 18 Elizabeth Place.

Proposal is for a lot line adjustment of 355 sq. m., no frontage to abutting Janice and George Good rural residential parcel. Purpose is to increase privacy for the existing dwelling at 4506 Victoria Rd. Retained parcel is 3645 sq. m., 27.9 m frontage on Elizabeth Place, vacant, proposed residential – part of Audrey Meadows Subdivision.

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

- Minor variance will be required as the proposed lot area will be less than the required 0.4ha (1 acre) minimum lot area.

CARRIED

**12. OTHER MATTERS**

- None

**13. CLOSED MEETING**

- No matters

**14. FUTURE MEETINGS**

- Next Regular Meeting July11, 2017 @ 7:00 p.m.

**15. ADJOURNMENT**

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

- That the Planning & Development Advisory Committee adjourns at 7:24 p.m.

CARRIED