

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

The Corporation of The Township of Puslinch
7404 Wellington Rd. 34, R.R. #3
Guelph, ON N1H 6H9
(Tel) 519-763-1226 Ext. 226
(Fax) 519-763-5846
kpatzer@puslinch.ca

MINOR VARIANCE APPLICATION #D13/McPHAIL
(recirculation of deferred application)

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

Name of Owner(s): Vince Klimkosz
Applicant: Leanne McPhail
Location: 81 Brock Road South
Concession 7, Rear Part Lot 23
Township of Puslinch, County of Wellington

Meeting Place, Date & Time: Council Chambers
Township of Puslinch Municipal Office
7404 Wellington Road 34
Tuesday, August 12th, 2014 at 9:30 a.m.

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

Section(s) of By-law	Requirements	Proposed
General Provisions, Home Occupations, Section 3(9)	The by-law does not permit a roadside food stand as a Home Occupation.	Requesting permission to allow the use of a restaurant (roadside barbeque food stand) as a Home Occupation to operate until November 1, 2019, on a seasonal basis from May to November each year.
General Provisions, Home Occupations, Section 3(9d)	A home occupation may occur within an accessory structure in the Agricultural Zone.	To permit a home occupation in an accessory structure in the Hamlet Residential Zone.
General Provisions, Accessory Uses Yard Requirements, Section 3.1d(i)	An accessory building or structure to a single dwelling shall be located in an interior side yard or rear yard.	To permit an accessory structure in the front yard.
Hamlet Residential Zone, Section 6(3)(c)	The by-law requires a minimum front yard depth (minimum) of 10 metres.	The applicant is requesting relief of the by-law to allow a front yard depth of 5 metres for the accessory structure

A location map showing the location of the subject land is included 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 Planning/Zoning Department, 7404 Wellington Road 34, Aberfoyle 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 and, 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 a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

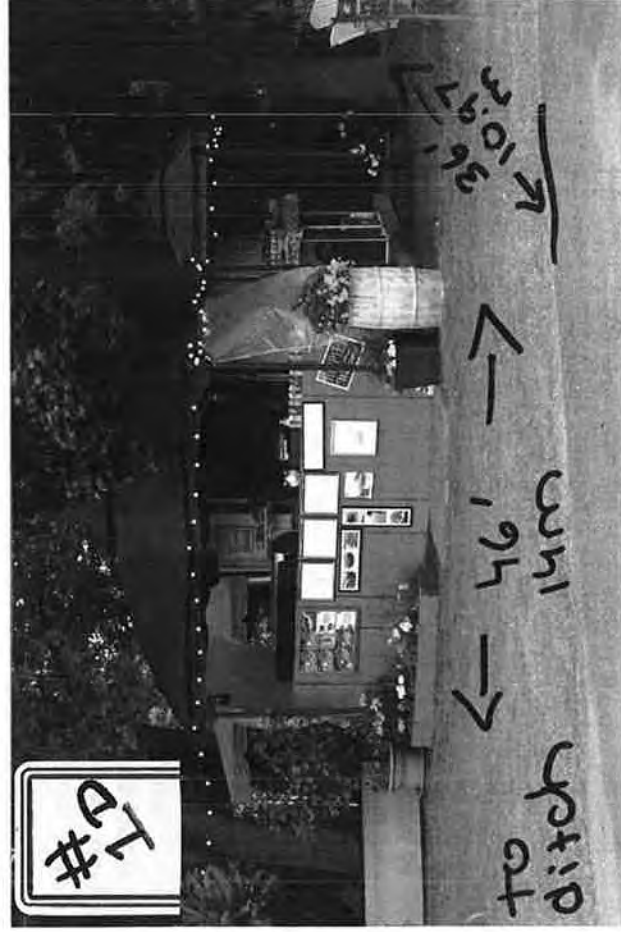
To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer for the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$125 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

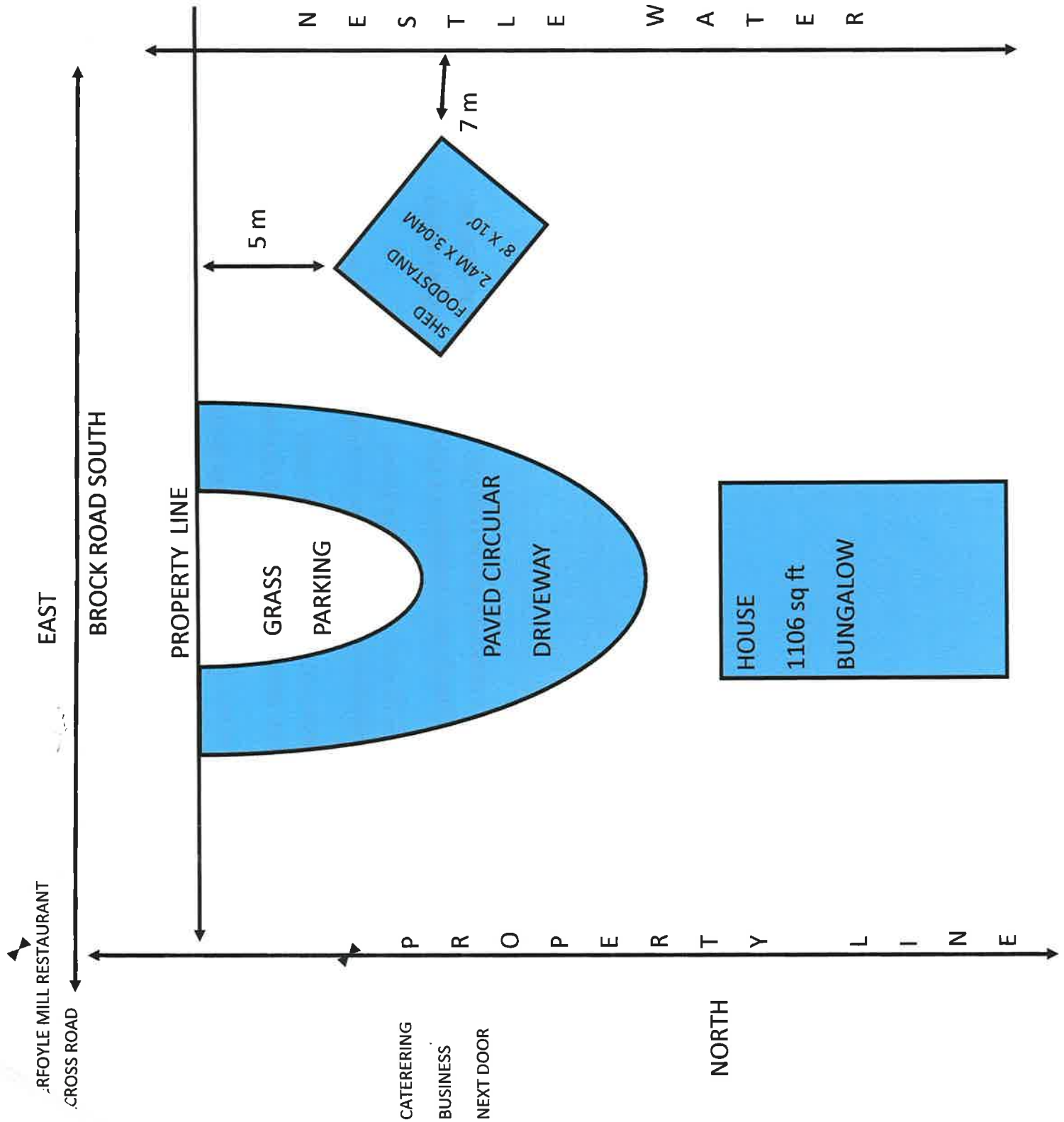
Kelly Patzer
Secretary-Treasurer
Township of Puslinch

DATED: July 23rd, 2014

Copied to: COA Committee Members, Property owners within 60 m
Also Salis, County of Wellington, Jameson Pickard, County of Wellington, Nathan Garland, GRCA, Robert Kelly, CBO

Location Map: 81 Brock Road South





↑ RFOYLE MILL RESTAURANT
CROSS ROAD

EAST
BROCK ROAD SOUTH

PROPERTY LINE

GRASS
PARKING

PAVED CIRCULAR
DRIVEWAY

HOUSE
1106 sq ft
BUNGALOW

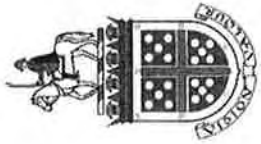
CATERING
BUSINESS
NEXT DOOR

NORTH

P R O P E R T Y L I N E

N E S T L E W A T E R

WEST



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
F 519.823.1694
1.800.663.0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

July 25th, 2014

BY E-MAIL Kpatzer@puslinch.ca

Ms. Kelly Patzer, Development Coordinator
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario
N1H 6H9

Dear Ms. Patzer:

**Re: Proposed Minor Variance – #D13/McPhail
Rear Part Lot 23, Concession 7
81 Brock Road, Township of Puslinch**

Thank you for providing this office with the revised application. We provide the following comments for the Committee's consideration.

It is our understanding that the Committee has deferred this application as more information was required from the applicant pertaining to the setback of the accessory structure from the front lot line. We also understand that the Committee was unclear about the County's comments dated July 2nd, 2014, regarding our position related to temporary nature of the minor variances requested.

With respect to the confirmation of the setback, the applicant should confirm the closest distance of the temporary food stand structures to the street line from existing survey information or by retaining a qualified person to establish those distances. If it is determined that the structures are within 27 m of the centreline of Wellington County Road 46 (or encroach into the road allowance) relief will be required through the County Engineering Services Department, with respect to the County Roads By-law.

With respect to the duration of the use, we wish to advise the Committee that our planning opinion and support for the previous variances being requested were based on the food use continuing on a temporary basis. Part of our consideration related to duration was based on the Township Zoning infraction letter sent to the owners which referred to bringing the property into compliance with the Hamlet Residential (HR) zone or "obtain a minor variance for the temporary

use during the 2014 season". Further, it was the Townships Building/ Enforcement inspector's position that if the use was to continue on a permanent basis a zoning by-law amendment application should be applied for and obtained. We concur with this opinion. A rezoning process would provide the Township with broader community input on the subject of allowing seasonal food stands/premises on lands not zoned for such uses.

Also as the Committee is aware, the current operators of the food stand are not the owners of the subject property and the accessory structures used for the food stand are not permanent (can be relocated). As such, it would seem that allowing the use on a temporary basis would be in keeping with the potential non-permanent occupancy of the property.

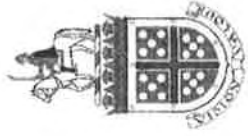
I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

A handwritten signature in cursive script that reads "Jameson Pickard".

Jameson Pickard
Junior Planner

cc. A. Salis



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

July 2nd, 2014

BY E-MAIL Kpatzer@puslinch.ca

Ms. Kelly Patzer, Development Coordinator
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario N1H 6H9

Dear Ms. Patzer:

**Re: Proposed Minor Variance – #D13/McPhail
Rear Part Lot 23, Concession 7
81 Brock Road, Township of Puslinch**

Thank you for circulating the above-noted application to our office for review. Please be advised that the following comments have been made without the benefit of a site visit.

It is our understanding that relief is being sought to allow a temporary road side barbeque food stand in a Hamlet Residential zone. This use currently exists and does not meet certain zoning restrictions such as the location of the food stand on the lands and permitted uses within the current zoning category. The notice indicates relief is required from sections 3(9) and 6(3)(c) of the Zoning by-law, however after review of the matters related to this use it is our opinion that the following relief is required in order to permit this use to continue:

- 1) That a road side barbeque food stand be permitted, whereas section 3(9) (home occupation) of the zoning by-law does not consider this type of use as a home occupation; and,
- 2) That a home occupation be permitted to be located in an accessory structure within a Hamlet Residential (HR) zone, whereas a home occupation is only permitted within the dwelling (section 3(9)(d)).
- 3) That an accessory structure, in this case the food stand, be permitted in the required front yard with a 0 m setback from the property line, whereas section 3(1)(d)(i) of the by-law requires accessory structures to be located in the rear and/or interior side yards, with a minimum 2 m setback from any lot line.

Powers of the Committee

We wish to clarify the Committee's authority to deal with a permitted use, as the committee may be more familiar with the applications to vary provisions related to zone requirements (e.g. setbacks, building height, etc.). Under section 45(1) and (2) of the Planning Act, a committee of adjustment is assigned responsibility for processing applications related to the following:

- Minor Variance to certain types of zoning
- Non-conforming uses; and
- Permitting specific uses where a by-law defines them in general terms.

With respect to the third bullet, the Committee may permit the use of any land, building or structure for any purpose which may not be listed or otherwise described clearly, but in the opinion of the Committee, conforms with the uses permitted in the by-law.

County Official Plan

According to Schedule A7-1 (Aberfoyle) of the County Official Plan the subject property is designated CENTRAL BUSINESS DISTRICT in the Urban Centre of Aberfoyle. The Central Business District is the main location for businesses in Aberfoyle and places a priority on accommodating a wide variety of retail, office, service, administrative, religious, cultural and entertainment uses. The more general Urban Centre Policies also provide for a range of land use opportunities. It identifies The "Main Street" of a community as an area where commercial businesses shall be promoted and supported.

Puslinch Zoning By-law

The property is currently is located in the urban centre of Aberfoyle and is zoned Hamlet Residential (HR "F") and falls within the floodplain of Mill Creek. The special flood plain provisions for the Aberfoyle area outlined in section 4(7) of the Zoning by-law, specifies flood proofing requirements for new and expanding development.

For properties within the Hamlet Residential (HR) zone a Home Occupation is a permitted use and may be established in accordance with Home Occupation provisions outlined in section 3(9) of the Zoning By-law. A Home Occupation as defined by the By-law means:

"An occupation or business conducted for gain or profit as an accessory use within, or on the same lot as, a permitted dwelling or dwelling unit by one or more persons residing therein".

Planning Opinion

It is our understanding that this minor variance would allow for the roadside barbeque food stand to be permitted on the lands as a temporary use during the 2014 season. We want to be clear that "temporary use" means permitting the use of land for a temporary period of time, not allowing a use to operate permanently on a seasonal basis.

The property is located in the urban centre of Aberfoyle within the Central Business district along Highway # 6. The property is adjacent to a catering business to the north, the Aberfoyle Mill to the east, and The industrial lands associated with Nestle water to the south. The property given its location is within an area that provides for a variety of uses, and is not strictly confined to residential uses.

Staff is of the opinion that the Committee, if it so wishes, would be within its rights to interpret this application under section 45 (2b) of the Planning Act, which speaks to permitting uses that are generally defined under the zoning by-law. Further, under section 45 of the act, the Committee has powers to place conditions on decisions, which can include requiring that a development agreement be entered into between the Municipality and the applicant.

Staff recommend that a development agreement be entered into should these variances be approved. This agreement should include details related to the use of the property, the conditions of the relief from the by-law required to permit this use, the time frame for which this proposed use can remain, and future requirements which would be required should this use become permanent.

Additional Information

It should be noted that the Township is currently in the process of developing a permitting system to regulate mobile food vehicles, Food vendors at Farmers markets/special events and food premises/stands. It is our understanding that this process is still underway, and no by-law has been passed as of yet requiring a vendor's permit for these uses.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

A handwritten signature in cursive script that reads "Jameson Pickard".

Jameson Pickard
Junior Planner

Kelly Patzer

From: Nathan Garland <ngarland@grandriver.ca>
Sent: June-30-14 1:38 PM
To: Kelly Patzer
Subject: Minor Variance - 81 Brock Road - South, Puslinch

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly,

We have reviewed the application and the proposed relief requested (Temporary Use, Front Yard relief) is not reviewed by the Conservation Authority, therefore we have no comments to provide at this time.

Just a note that I would ask you to pass along to the applicant (you can pass along this email) is that the area is within the Mill Creek floodplain, and future permanent establishment and formalization of the sales stand may require a permit from the Conservation Authority. In addition, if a rezoning application is required at a future time we would recommend pre-consultation take place prior to submission of a formal application.

Regards,

Nathan Garland
Resource Planner
Grand River Conservation Authority
400 Clyde Road
PO Box 729
Cambridge, ON N1R 5W6

Toll Free: 1-866-900-4722
Phone: 519-621-2763 EXT. 2236
Fax: 519-621-4844



The Healthy Hydration Company™

June 24, 2014

RECEIVED

JUN 26 2014

Ms. Kelly Patzer
Secretary-Treasurer
Committee of Adjustment
Township of Puslinch

The Corporation of the Township of Puslinch
7404 Wellington Road 34
Rural Route Number Three
Guelph, Ontario
N1H 6H9

Dear Kelly;

The purpose of my writing is to respond to your request for comments regarding Minor Variance Application #D13/McPhail, which seeks relief from General Provisions, Home Occupations, Section 3(9) and Hamlet Residential Zone, Section 6(3) (c).

We have no objection to this request by Leanne McPhail, 81 Brock Road South, Concession 7, Rear Part Lot 23, Township of Puslinch, County of Wellington, Ontario.

However, it would be helpful to us if it could be demonstrated by the applicant that all supporting well and septic systems are in good working order. Given our expertise in this area, we are prepared to work with the applicant to help demonstrate this, if required.

Should you have any questions or comments, please contact me by telephone at 1 888 565-1445, Ext. 6441, or via email at john.challinor@waters.nestle.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "John B. Challinor II".

John B. Challinor II APR
Director of Public Affairs

Kelly Patzer

From: Cindy Dochstader <cindy@cindychochstader.com>
Sent: July-07-14 9:49 PM
To: Kelly Patzer
Subject: Minor Variance Application #D13/McPhail

Hello,

We just wanted to comment about the Minor Variance Application #D13/McPhail.

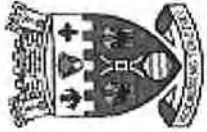
We live a few houses down from Leanne's and we absolutely love having The Village Grill there! It's great to have an affordable, locally owned place to eat within walking distance of our house. The premises is always kept neat and tidy, and has a relaxing atmosphere. Better still, the food is delicious!

Our only other options in the area at Leanne's price point are big chain fast food restaurants. While those are fine sometimes, they don't provide the unique experience that Leanne does... The Village Grill is definitely not your average "hot dog stand". In addition to the standard hamburger and hotdog fare, Leanne offers things like pulled pork, pulled buffalo chicken, and a family-recipe lemonade which is amazing! She also offers a wall of condiments, so every meal can be a new experience. You can't get that at Subway or A&W.

Leanne and Brooke are fun to chat with while we're waiting for our food to be made. They're also amazing with our kids who ask every weekend if we can go to Leanne's.

We think that The Village Grill is a real asset to the community and hope she will be allowed to remain open for years to come.

Thank you,
Kevin and Cindy Dochstader



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kpatzer@puslinch.ca

MINOR VARIANCE APPLICATION #D13/TER

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

Name of Owner(s): Frank & Evelyn Tersigni
Location: 4761 Wellington Road 32
Concession 5, Part Lot 6
Township of Puslinch, County of Wellington

Meeting Place, Date & Time: Council Chambers
Township of Puslinch Municipal Office
7404 Wellington Road 34
Tuesday August 12th, 2014 at 9:30 a.m.

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

Section(s) of By-law	Requirements	Proposed
Agriculture Zone Section 3b) Lot Frontage (minimum)	The by-law requires a minimum lot frontage of 121.9 metres (400 feet) on an Agricultural lot with a lot area greater than 4.0 hectares (9.8 acres)	Requesting permission to allow a 42.7 metre frontage on a proposed lot (related to Wellington County Consent file B5/14)

A location map showing the location of the subject land is included 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 Planning/Zoning Department, 7404 Wellington Road 34, Aberfoyle 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 and, 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.

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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 a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

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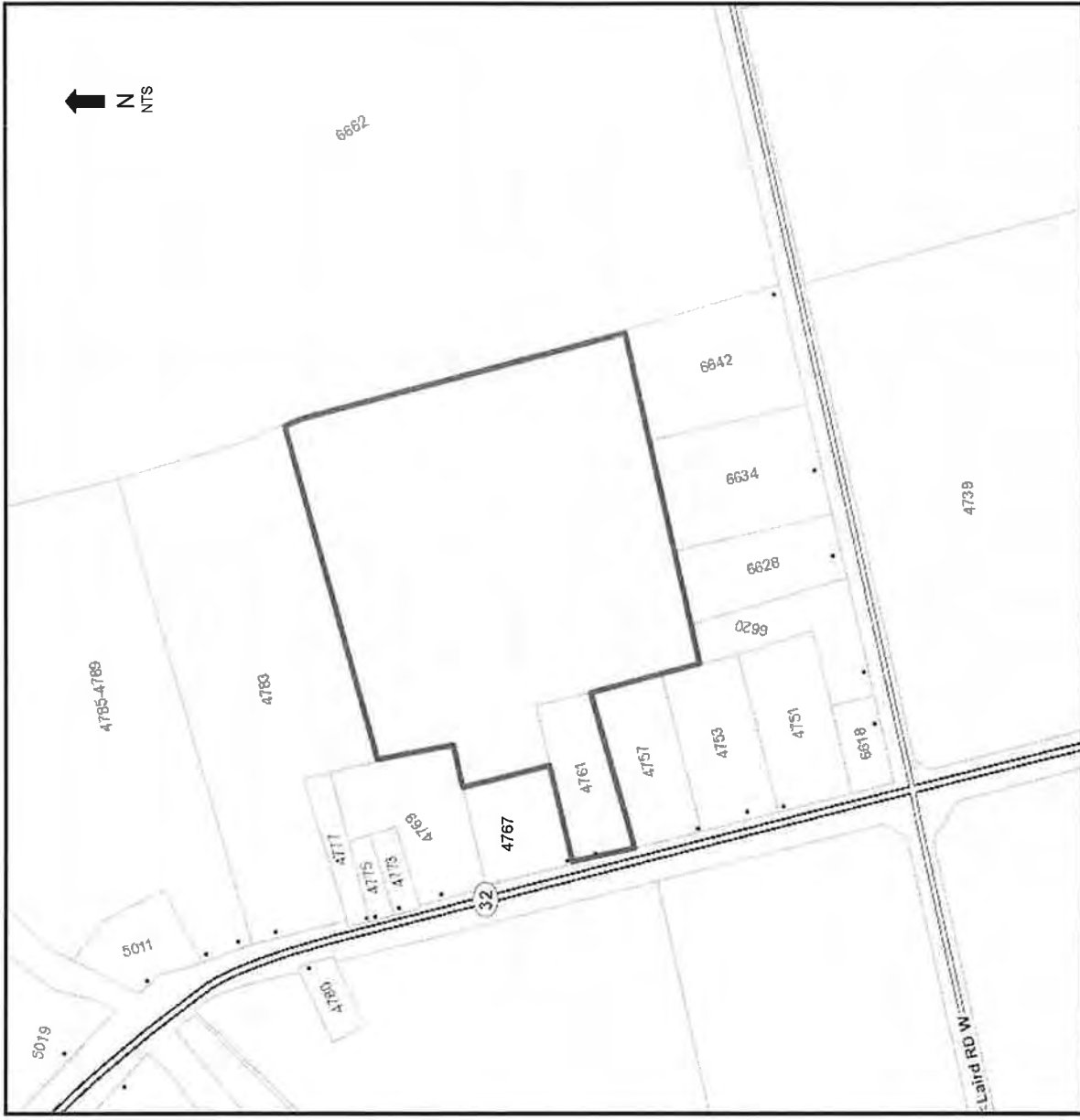
Kelly Patzer
Secretary-Treasurer
Township of Puslinch

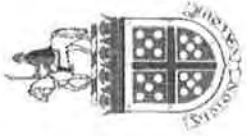
DATED: July 18th, 2014

Copied to:

COA Committee Members, Property owners within 60 m
Also Salis, County of Wellington, Jameson Pickard, County of Wellington, Nathan
Garland, GRCA, Karen Landry, Robert Kelly

Location Map: 4761 Wellington Road 32 & 4767 Wellington Road 32 – Proposed Parcel outlined





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
F 519.823.1694
1.800.663.0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

July 31st, 2014

BY E-MAIL Kpatzer@puslinch.ca

Ms. Kelly Patzer, Development Coordinator
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario N1H 6H9

Dear Ms. Patzer:

**Re: Proposed Minor Variance – #D13/TER (Frank & Evelyn Tersigni)
Pt Lot 6, Concession 5
4761 Wellington Road 32, Township of Puslinch**


Thank you for circulating the above-noted application to our office for review. It is our understanding that relief is being sought to allow for the following:

- a) To provide for a 42.7 m (140 ft.) minimum lot frontage for the “lands to be added to”, whereas 121.9 m (400 ft.) would normally be required.

This application would satisfy a condition of severance application B5/14 which was granted provisional consent April 10th, 2014. We would have no concerns with this request.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee’s decision with respect to this application.

Yours truly,


Jameson Pickard
Junior Planner



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

DATE: July 28, 2014
GRCA FILE: Puslinch/2014/MV/C

YOUR FILE: D13/TER

RE: **Applications of Minor Variance D13/TER**
4791 Wellington Road 32
Township of Puslinch, County of Wellington
Frank and Evelyn Tersigni

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed Minor Variance.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject area does not contain any features of interest to the Grand River Conservation Authority.

2. Legislative/Policy Requirements and Implications:

None.

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

No plan review fee will be charged as a fee was already received for the review of the related consent application file B5/14.

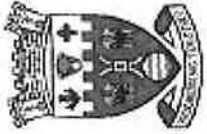
Should you have any questions or require further information, please do not hesitate to contact me at extension 2236.

Yours truly,

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.*

Frank and Evelyn Tersigni, 4761 Wellington Road 32, Guelph, ON N1H 6J3



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MINOR VARIANCE APPLICATION #D13/DEM

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

Name of Owner(s): Adrian & Brenda Demmers
Location: 4855 Pioneer Trail
Concession 5, Rear Part Lot 13
Township of Puslinch, County of Wellington

Meeting Place, Date & Time: Council Chambers
Township of Puslinch Municipal Office
7404 Wellington Road 34
Tuesday August 12th, 2014 at 9:30 a.m.

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

Section(s) of By-law	Requirements	Proposed
Agriculture Zone Section 5, 3e(iv) Reduced Lot Requirements; Lot Width (Frontage) (minimum)	The by-law requires a minimum lot width (frontage) of 24.3 metres (80 feet)	Requesting permission to allow a 14 +/- metre frontage on a proposed lot (related to Wellington County Consent file B18/13)

A location map showing the location of the subject land is included 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 Planning/Zoning Department, 7404 Wellington Road 34, Aberfoyle 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.

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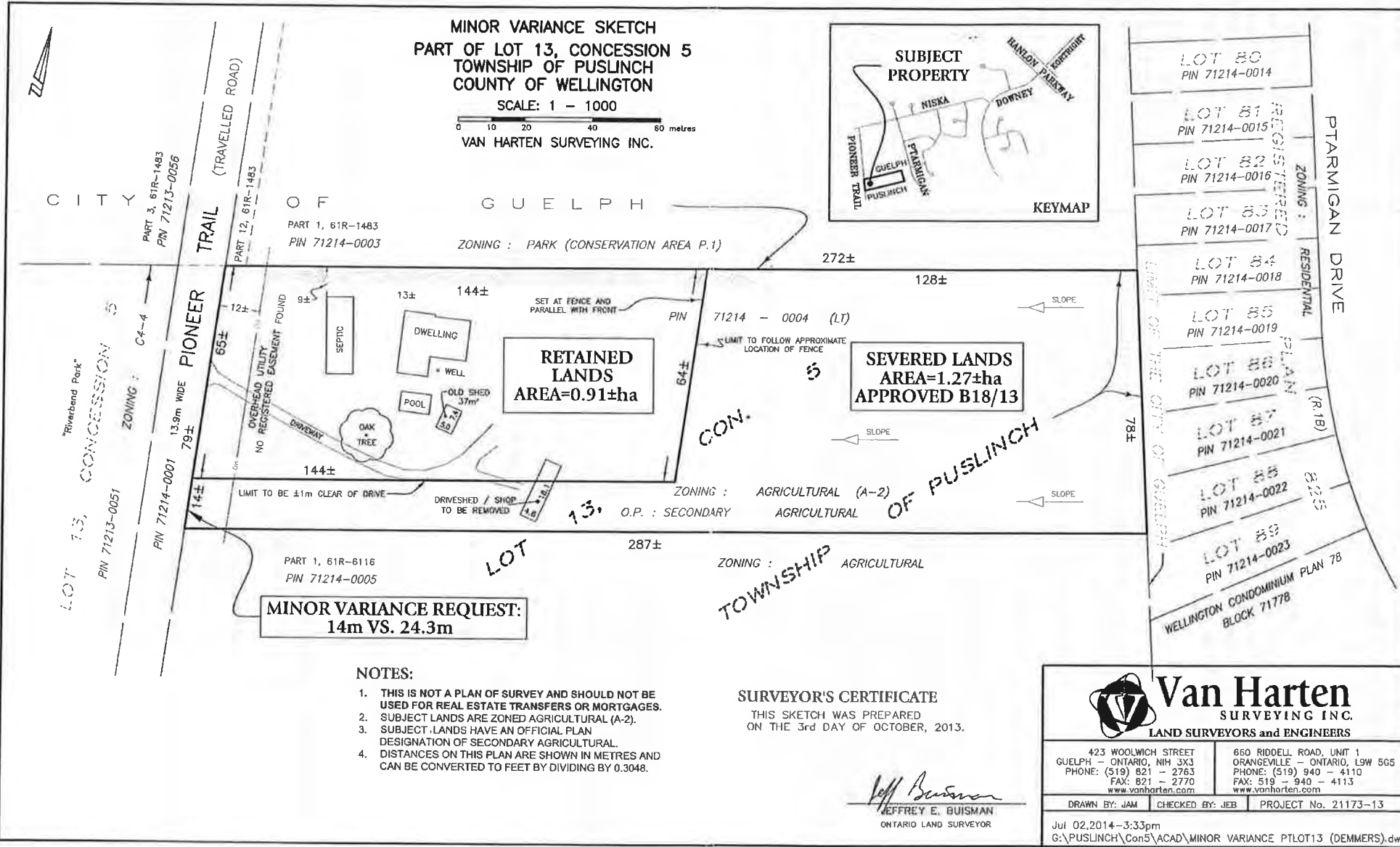
Kelly Patzer
Secretary-Treasurer
Township of Puslinch

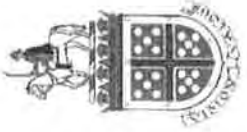
DATED: July 18th, 2014

COA Committee Members, Property owners within 60 m
 Aldo Salis, County of Wellington, Jameson Pickard, County of Wellington, Nathan
 Garland, GRCA, Karen Landry, Robert Kelly

Copied to:

4855 Pioneer Trail Severance Sketch





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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July 31st, 2014

BY E-MAIL Kpatzer@puslinch.ca

Ms. Kelly Patzer, Development Coordinator
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario N1H 6H9

Dear Ms. Patzer:

**Re: Proposed Minor Variance – #D13/DEM (Adriaan & Brenda Demmers)
Rear Pt Lot 13, Concession 5
7404 Wellington Road 34, Township of Puslinch**

Thank you for circulating the above-noted application to our office for review. It is our understanding that relief is being sought to allow for the following:

- b) To provide for a 14 m (45.9 ft.) minimum lot frontage for the “lands to be severed”, whereas 24.3 m (80 ft.) would normally be required.

This application would satisfy a condition of severance application B18/13 which was granted provisional consent January 9th, 2014. We would have no concerns with the relief requested.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee’s decision with respect to this application.

Yours truly,

Jameson Pickard
Junior Planner



400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6
Phone: 519-621-2761 Toll free: 866-900-4722 www.grandriver.ca

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

DATE: July 28, 2014 **YOUR FILE:** D13/DEM
GRCA FILE: Puslinch/2014/MV/C

RE: **Applications of Minor Variance D13/DEM**
4855 Pioneer Trail
Township of Puslinch, County of Wellington
Adrian & Brenda Demmers

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed Minor Variance.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject area does not contain any features of interest to the Grand River Conservation Authority.

2. Legislative/Policy Requirements and Implications:

None.

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

No plan review fee will be charged as a fee was already received for the review of the related consent application file B18/13.

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

Yours truly,

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.*

Adrian and Brenda Demmers, 4855 Pioneer Trail, Guelph, ON N1H 6J3