

AGENDA

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF MINUTES
 - a) Regular Meeting held Tuesday April 8, 2014, 9:30am
4. DELEGATION/PRESENTATIONS
 - a) Leanne McPhail, regarding application #D13/MCP Refer to Item 5(a)
 - b) Rod Greer, regarding application #D13/GRE Refer to Item 5(b)
 - c) Sam Simons, Terry Howald Pools, regarding application #D13/FOO Refer to Item 5(c)

5. REGULAR BUSINESS

- a) **Vince Klimkosz – 81 Brock Road S – Concession 7, Lot 23 - #D13/MCP**

Relief from provisions of Zoning By-Law #19/85 as follows:

General Provisions, Home Occupations, Section 3(9) - That a road side barbecue food stand be permitted, whereas the zoning by-law does not consider this type of use as a home occupation;

General Provisions, Section 3(9)(d) - 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; and,

General Provisions, Section 3(1)(d)(i) - That an accessory structure be permitted in the required front yard with a 0 m setback from the property line, whereas 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.

- (i) County of Wellington letter dated July 2, 2014.
- (ii) Grand River Conservation Authority email dated July 2, 2014, 2014

b) Rod Greer – Watson Road S – Concession 9, Part Lot 21 - #D13/GRE

Relief from provisions of Zoning By-Law #19/85 as follows:

General Provisions, Setbacks from the Natural Environment Zone, Section 3(25) – That a 15.5 m setback from the Natural Environment Zone be permitted for a proposed single family dwelling whereas the by-law requires a 30 m setback. The total relief requested is 14.5 m (47.5 ft.); and,

General Provisions, Setbacks from the Natural Environment Zone, Section 3(25)- That a 23.5 m setback from the Natural Environment Zone be permitted for a proposed private sewage system whereas the by-law requires a 30 m setback. The total relief requested is 6.5 m (21.3 ft.).

- (i) County of Wellington letter dated June 30th, 2014.
- (ii) Grand River Conservation Authority letter dated June 30th, 2014
- (iii) Letter from Rosemary Scrivener, dated June 27, 2014

c) William Foote – 20 Clergy Lane – Plan 452, Lot 4 - #D13/FOO

Relief from provisions of Zoning By-Law #19/85 as follows:

General Provisions, Setbacks from Watercourse, Section 3(26) – That a setback of 12m (40ft) from the edge of a warm watercourse be permitted whereas the by-law requires a 15.0 metre (49.2 ft) setback. The total relief requested is 3 m (10ft).

- (i) County of Wellington letter dated June 30th, 2014.
- (ii) Grand River Conservation Authority letter dated June 30th, 2014

6. CLOSED MEETING

None

7. ADJOURNMENT



MINUTES

MEMBERS PRESENT

Barb McKay, Chair
Matthew Bulmer
Beverley Nykamp

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Brian Cowan
Jeff Buisman, Van Harten Surveyors & Engineers

1. CALL TO ORDER

The meeting was called to order at 9:30 am.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. APPROVAL OF MINUTES

Moved by M. Bulmer and Seconded by B. Nykamp

That the Minutes of the Committee of Adjustment meeting dated March 8, 2014 are hereby adopted as presented.

CARRIED.

4. APPLICATIONS

1. Brian and Cheryl Cowan - 7294 Mason Road – Front Part Lot 25, Concession 7 - #A3/14

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85 Section 5(3)(e)(iv) to permit a minimum lot width/frontage of 15 metres whereas the by-law requires 24.3 metres.

An email from Grand River Conservation Authority dated March 4, 2014 advised there are no comments as the property is not regulated by GRCA.

An email from the County of Wellington Planning & Engineering dated March 24th, 2014 advised there are no concerns.

Jeff Buisman reviewed the details of the application and advised obtaining a minor variance is to satisfy a condition of consent.

Beverley Nykamp indicated that she did not have any concerns with the proposed variance.

Matthew Bulmer inquired about the proximity of the abutting properties barn to the property line and inquired if there were concerns from the abutting property owner with the ability to maintain the barn within the property line limits.

Jeff Buisman, advised he had completed work on behalf of the abutting property owner and was not aware of any concerns.

Brian Cowan advised he was not aware of any concerns and advised if there was a need to access his property to facilitate maintenance to the abutting properties owner's barn he would work with his neighbor.

Jeff Buisman noted that the barn is not high and in the past maintenance of the barn has been achieved within the limits of the neighbour's property.

Moved by B. Nykamp and Seconded by M. Bulmer

That the application by Brian and Cheryl Cowan., #A3/14:

1. To provide for a reduction in the minimum lot width frontage from 24.3 metres to 15 metres.
be approved.

CARRIED.

5. NEXT MEETING

Tuesday May 12, 2014.

6. AJOURNMENT

The meeting adjourned at 9:42 am.

Application for Minor Variance or Permission

under The Planning Act, R.S.O. 1990 c.P.13, as amended



Township of Puslinch
7404 Wellington Road 34
R.R. #3 Guelph, ON N1H 6H9
Tel: (519) 763-1226
Fax: (519) 763-5846

Application Fee Received: _____
Date Fee Received: _____
Date Application Filed: _____

File No.

General Information

1. Applicant Information

- ❖ Registered Owners Name(s): Vince Klimkosz
Address: Arken Ontario
- E-mail address: _____
- Tel. No. Home: 519-820-3639 Work: ESAME Fax: _____
- Applicant (Agent) Name(s): Leanne McPencil
Address: 81 Brock Rd. S. Guelph N1H6H9
Tel. No. Home: 226-180-1416 Work: ESAME Fax: _____

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

Send correspondence to: Owner Agent Other _____

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

Municipal Address: 81 Brock Rd. S. Registered Plan No. _____
Concession: 7 Lot: 23
Area: 50 ha _____ m _____ m
 50 ac _____ ft _____ ft
Width of Road Allowance (if known): _____

3. What is the access to the subject property?

- Provincial Highway Continually maintained municipal road Right-of-way
- Other (please specify): _____ Seasonally maintained municipal road Water access

❖ 4. 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 subject land to the nearest public road. _____

5. What is the current Official Plan and Zoning status?

Official Plan Designation: _____
Zoning: Hamlet Residential

Existing and Proposed Services

❖ 6. Indicate the applicable water supply and sewage disposal:

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

❖ 7. How is storm drainage provided?

- Storm Sewers Ditches Swales Other means (explain below): _____

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

Brock Rd. S. County Rd 46 S

Reason for Application

- ❖ 9. 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

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

Seasonal Non-mobile roadside bbg food stand. A heat & serve stand. No food is prepared from raw state. All pre-cooked in a regulated facility. Relief from front yard 10m required setback to 0m. Why is it not possible to comply with the provisions of the by-law? *(please specifically indicate on sketch)*

Please see attached letter.

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

- ❖ 12. What is the "existing" use of:
The subject property?
The abutting properties?

Residential
Mill Restaurant Across Road-East.
Cassoulet Catering to the North
Nestle Waters to the South & West

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

Existing	Proposed
Type of building(s) or structures House	NONE - All non-permanent
Main building height 20 ft	ft
% Lot coverage 15 m	m
# of Parking spaces 1	
# of Loading spaces 106 sq. ft.	sq. ft.
Number of floors 106 sq. ft.	sq. ft.
Total floor area 106 sq. ft.	sq. ft.
Ground floor area (exclude basement)	sq. ft.

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

Existing	Proposed
Front Yard m	ft
Rear Yard m	ft
Side Yards m	ft
	ft

- ❖ 15. Date of acquisition of subject property:
Date of construction of all buildings property:
Oct 2009

- ❖ 16. How long have the existing uses continued on the subject property? 5 months in 2013
- ❖ 17. Has the owner previously applied for relief in respect of the subject property? 1 month in 2014

- Yes
- No

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

Other Related Planning Applications

❖ 18. Has the applicant/owner made application for any of the following on the subject lands?

	File No.	Purpose	Status
Official Plan Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Zoning By-law Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Plan of Subdivision	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Consent (Severance)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below should be completed)

I (we) Vince Klimkusz of the Township of Puslinch County/Region of Wellington do hereby authorize Leanne McPrial to act as my agent in this application.

[Signature]
Signature of Owner(s)
May 27/14
Date

❖ **Affidavit**

I (we) Leanne McPrial of the Township of Puslinch County/Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Puslinch in the County/Region of County of Wellington this 9th day of June 2014,

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

Donna Lynn Tremblay
Signature of Commissioner
June 9, 2014
Date

DONNA-LYNN TREMBLAY, Deputy Clerk
Commissioner
Township of Puslinch
County of Wellington

Application fee of \$ 550.00
received by the municipality:
[Signature]
Signature of Municipal Employee
June 9, 2014
Date

Township of Puslinch

7404 Wellington Rd. 34, R.R. #3 Guelph, Ontario N1H 6H9
Telephone: 519-763-1226 Fax: 519-763-5846
www.twp.puslinch.on.ca



The Village Grill
81 Brock Road South
Aberfoyle, ON N1H 6H9

May 16, 2014

**RE: Zoning By-law 19/85 Violation
P01-KLI**

Dear Vincent and Derek Klimkosz,

The above noted property is zoned Hamlet Residential Zone and is subject to By-law 19/85, (Township of Puslinch Comprehensive Zoning By-law), as amended.

A recent inspection of the above noted property by our By-law Enforcement Division has revealed that the property is being used for a use other than permitted. The permitted uses for this lot are as follows:

- (a) A single detached dwelling;
- (b) A semi-detached or duplex dwelling;
- (c) A rooming house or boarding house;
- (d) A home occupation;
- (e) A public use;

Handwritten note:
X use by Village Grill
for the preparation and sale of food

A commercial use such as the Operation of the Village Grill for the preparation and sale of food is not a permitted use for this specified lot. You are hereby required to bring the use of the property into compliance with the Hamlet Residential Zone or apply and obtain a minor variance for the temporary use during the 2014 season. Should you wish to rezone the property to permit this use on a permanent basis a zoning application must be applied for and obtained.

Once you have brought the property into compliance please contact the Township of Puslinch to arrange a re-inspection to confirm compliance with the Zoning By-law.

If this violation remains outstanding after May 28, 2014 legal action will be taken without further notice to you. The Planning Act R.S.O 1990, Chapter P. 13 sets out a penalty if convicted of a contravention of the zoning by-law with a maximum fine of \$25,000 (\$50,000 for a corporation).

Your co-operation in this matter is appreciated and will make further action unnecessary.

Yours truly,

TOWNSHIP OF PUSLINCH

Adam French
Building & Enforcement
Inspector / Officer

(9) HOME OCCUPATIONS

No home occupation shall be permitted anywhere within the zoned area except in accordance with the following provisions:

- (a) A home occupation shall be accessory to a single dwelling occupied by the owner or tenant thereof as his principal residence and located within a zone in which a home occupation is specifically listed as a permitted use.
- (b) At no time shall any home occupation employ more than one person who does not reside in the dwelling to which such home occupation is accessory.
- (c) Not more than 25 per cent of the total dwelling unit area of any dwelling unit shall be used primarily for a home occupation and any area so used shall be over and above the minimum dwelling unit area required hereby for such dwelling unit.
- (d) A home occupation may occur within an accessory structure in the Agricultural (A) Zone.
- (e) The home occupation shall be clearly incidental and secondary to the main residential use to which it is accessory and shall not change the residential character of the dwelling.
- (f) No home occupation shall create or become a public nuisance, particularly with regard to noise, traffic, emissions, parking or radio or television interference, nor shall any open storage be permitted in conjunction with a home occupation except in accordance with the provisions of Subsection 3 (15) hereof.
- (g) None of the following uses shall be considered home occupations except where such uses are specifically permitted herein:

- (i) an automotive use;
- (ii) a hospital;
- (iii) a veterinarian's clinic;
- (iv) a restaurant;
- (v) a refreshment room;
- (vi) a truck terminal;
- (vii) a salvage yard;
- (viii) a variety store;
- (ix) an undertaker's establishment;

but may include a service trade as defined by this By-Law so long as it remains compatible with the surrounding areas.

(10) LANDSCAPING

JUNE 8, 2014

RE: APPLICATION FOR A MINOR VARIANCE OR PERMISSION

FROM: THE VILLAGE GRILL (LEANNE MCPHAIL& FAMILY)

We opened The Village Grill on May 24th, 2013. Previous to opening there were several attempts to get answers from Puslinch Township Office regarding by-laws, rules etc. Several phone calls were made, questions asked and no one could give straight forward answers. So we then just went ahead and opened. We felt that we were following the rules of the Puslinch Home Occupation By-Law. We still feel that we fit under the Home Occupation By-Law.

Here is why we feel that we fit into this category:

- We are tenants of this property and are located within a zone in which a home occupation is specifically listed as a permitted use.
- We do not employ anyone, it is strictly family
- We do not use more than 25 percent of total dwelling area
- The home occupation is clearly incidental and secondary to the main residential use, it is accessory and does not change the residential character of the dwelling. All of the shelters and equipment used in this business are easily taken away and nothing permanent remains. Once closed after Thanksgiving no one would even know there was a business operating at this location. Even the signs are gone. This is a seasonal 5 month business.
- We are not a public nuisance, we do not create noise, we do not have any traffic problems, we do not have any parking problems, we do not have any open storage.
- We are not automotive, hospital, vet, restaurant (we are a bbq food stand, not a restaurant in any way shape or form), a refreshment room, truck terminal, salvage yard, variety store or undertaker.
- We are completely compatible with our surrounding areas, we have a caterer next door, and the mill restaurant across the street, antique market, etc etc.

We would like to stress the point that we are **not a restaurant**, the health board considers us a non- mobile bbq food stand. We are not allowed by the health board to prepare any food from raw state. We are only allowed to heat and serve. All of our products are made and packaged in regulated facilities. We simply open, heat and serve. If you look up the definition of a restaurant we are clearly not one.

We follow all regulations:

- We are inspected by the Health Board
- We have appropriate insurance
- We have a vendors permit and registered name
- We follow all environmental issues. We recycle, we have our water tested, we collect and discard our grey water properly. We have very little grey water and dispose of it into our septic system, approximately 3 litres a day. We wash hands and bbq tongs.
- We have taken traffic issues very seriously and make sure that our customers pull off the road into our parking area. We make sure that when customers arrive and leave that they have good visibility. We do not have anything delivered to our business, we pick up all items needed to operate.
- We respect our neighbors and neighboring businesses.
- We keep our property maintained to a high standard and make sure that our business fits into its surroundings. If the signs were taken down people would think that the area was where we spend our leisure time.
- We feel that we are a great addition to the village and community. The Village of Aberfoyle should really be a destination spot for visitors and a comfortable place for locals. We have a lot to offer, the market, antiques, hall, arena, school, fair, baseball, soccer etc. We want to be part of that destination and make people feel welcome and enjoy our Village.
- We offer good quality food products (delicious, hot and fast), our customer service is top notch, and our look is warm, welcoming and clean.

In closing we just want to say that we do not make the kind of money that would warrant switching the property to commercial. The cost of switching to commercial would take several years to pay off in sales. Even renting on commercial property would not be worth it financially. This type of business works well as a Home Occupation Business because it does not make the kind of revenue required to be paying out large sums of money. It is a great small business for the reason we started it, to help pay for education and education related expenses. It is also a wonderful learning tool for young people to learn about running a business and how to deal with customers. There is no better experience for young people than to have front line hands on experience that they are responsible for. Our children have learned so much.

We have been told that we do not fit into the Home Occupation By-Law by Puslinch Township Office Officials so we are applying for the variance. We don't feel that we should have to but if we have no choice here we are. If you have any questions regarding our application please do not hesitate to contact us. We have included as much information as possible.

Thank you very much,

Leanne McPhail and family

WEST ↑

Westie Property

Further Information

Tel.: (519) 763-1226
Fax: (519) 763-5846

Office Hours:

Monday to Friday
9:00 a.m. to 4:30 p.m.

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

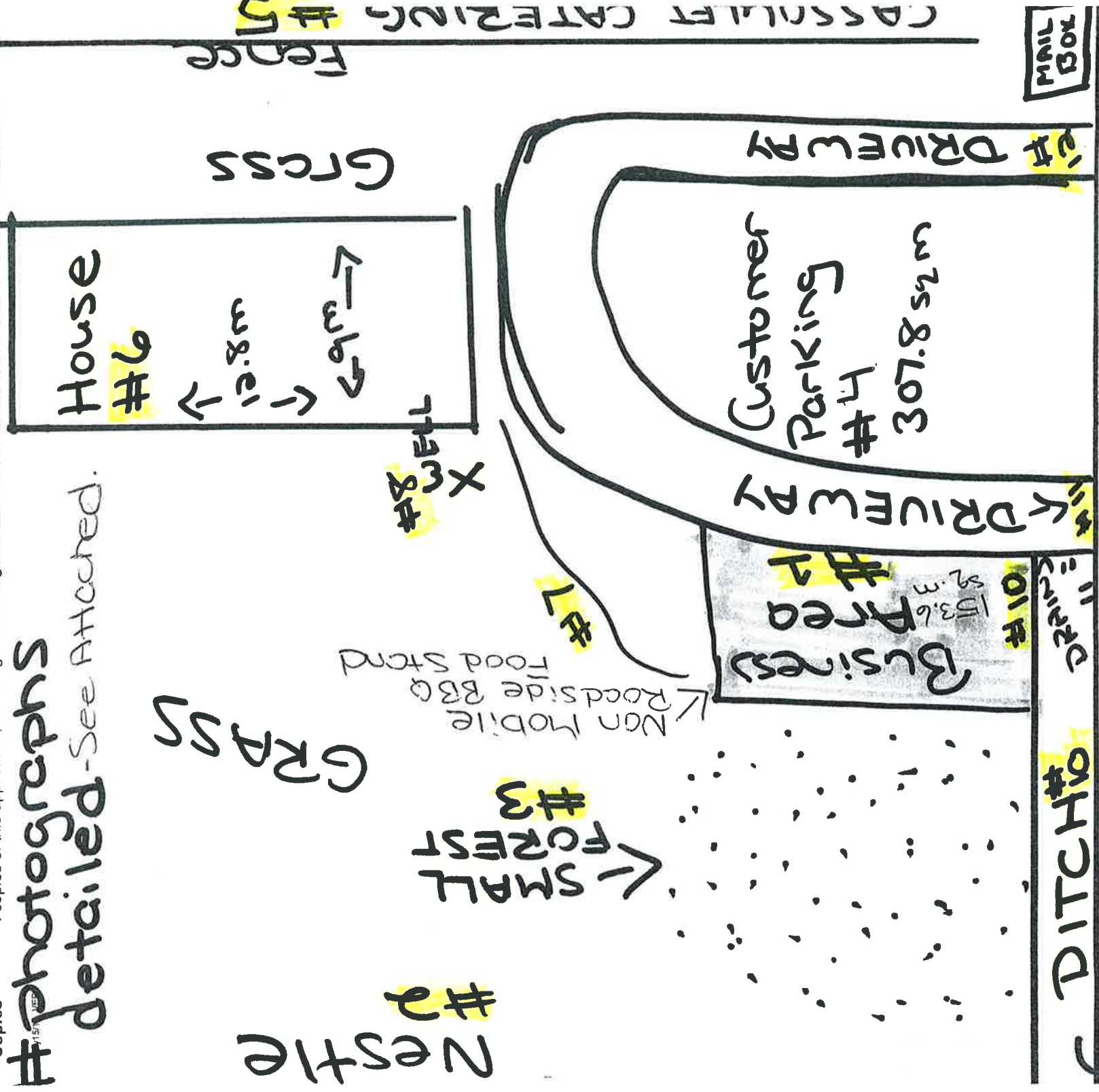
#19 Septic

tree tree tree

shed

4 copies of this application, including the drawing and other information as may be specified, shall be red.

#1 Photographs detailed - See Attached.



GRASS

House #6

12.8m
9.1m

#8 WELL

SMALL FOREST #3

WESTIE #2

Non Mobile Brg
Roadside Brg
Food Stand

Business
Paved

Customer Parking #4
307.852m

#10 DRIVEWAY

#10 DRIVEWAY

#10 DRIVEWAY

DITCH #10

DITCH #11

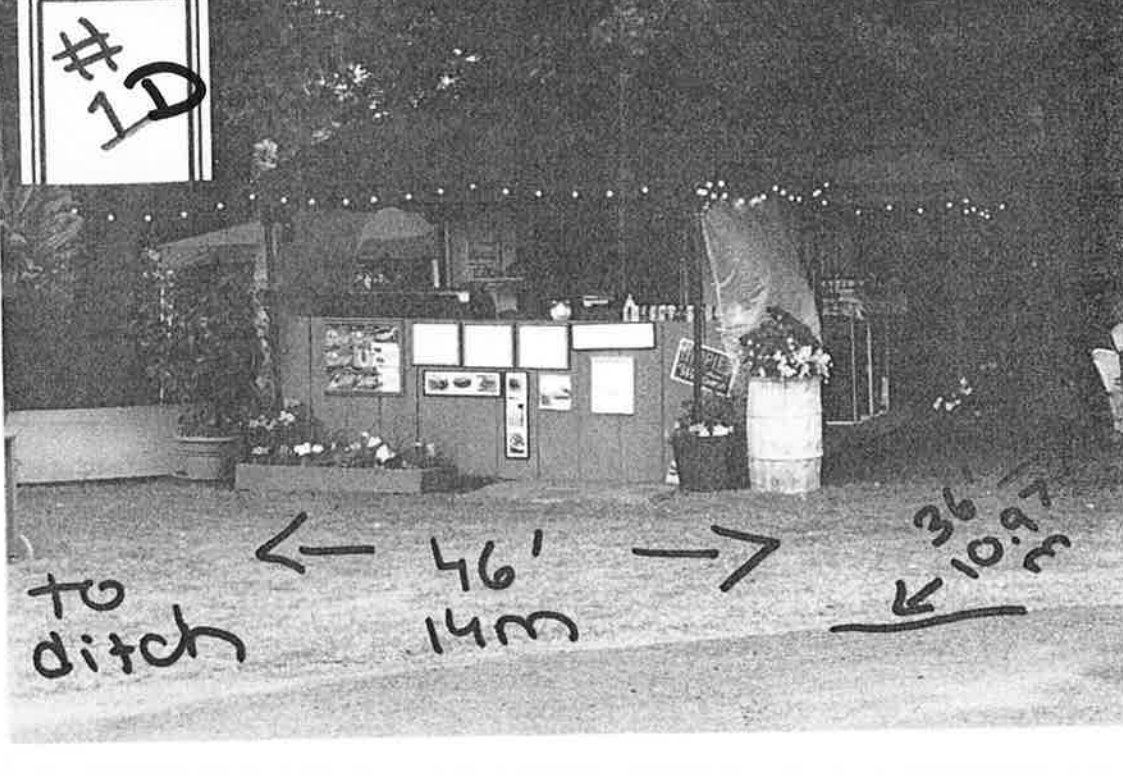
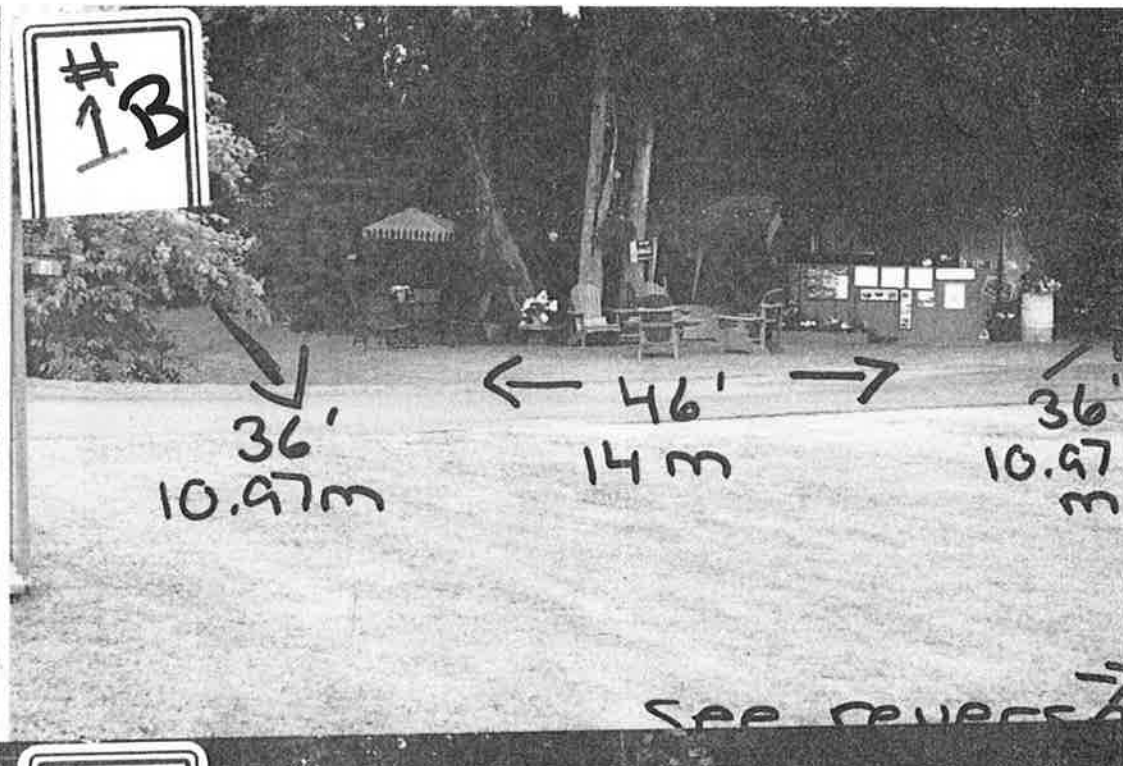
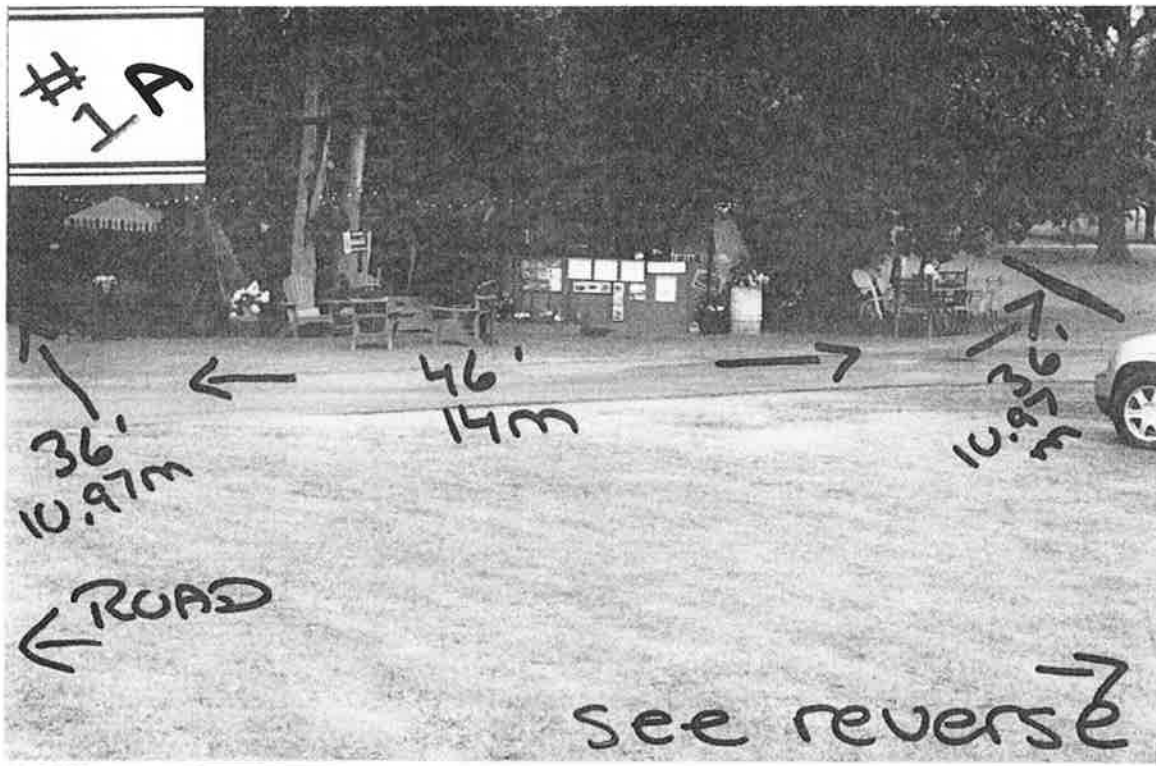
MAIL BOX

COUNTY RD 46 - BROCK RD. S.

ERSTV Afterfoyle Mill #13

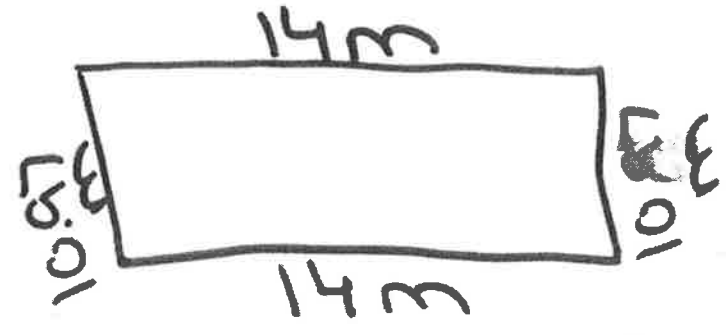
North ↓

CASSIDIAFT CATERING #5



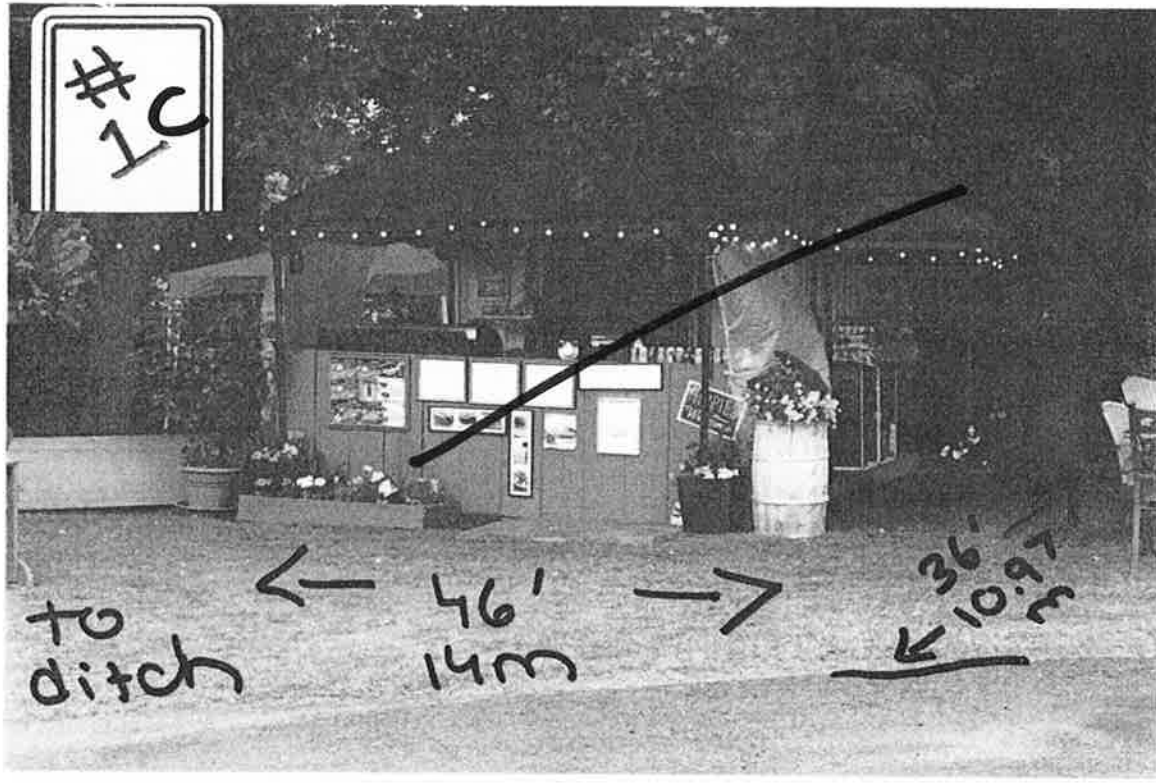
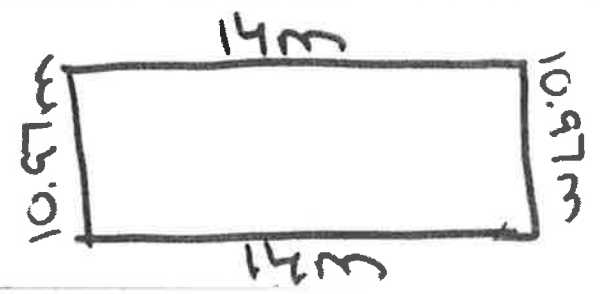
space used for business
#1A

1656 sq ft.
153.6 sq m



1656 sq feet
153.6 sq m #1B

used space for business



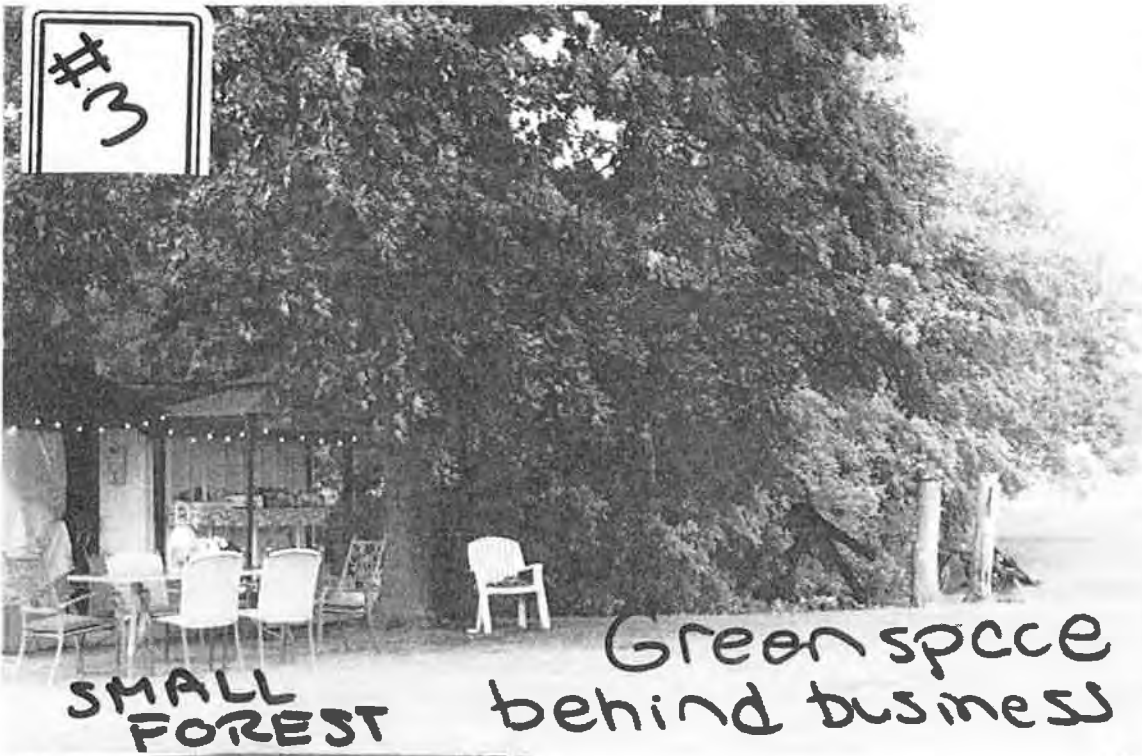
SHADE SHELTERS #1D

- 1 = 10' x 10'
- 1 = 10' x 12'
- 1 = 4' x 6'

Non Permanent
Shed = 12' x 8'

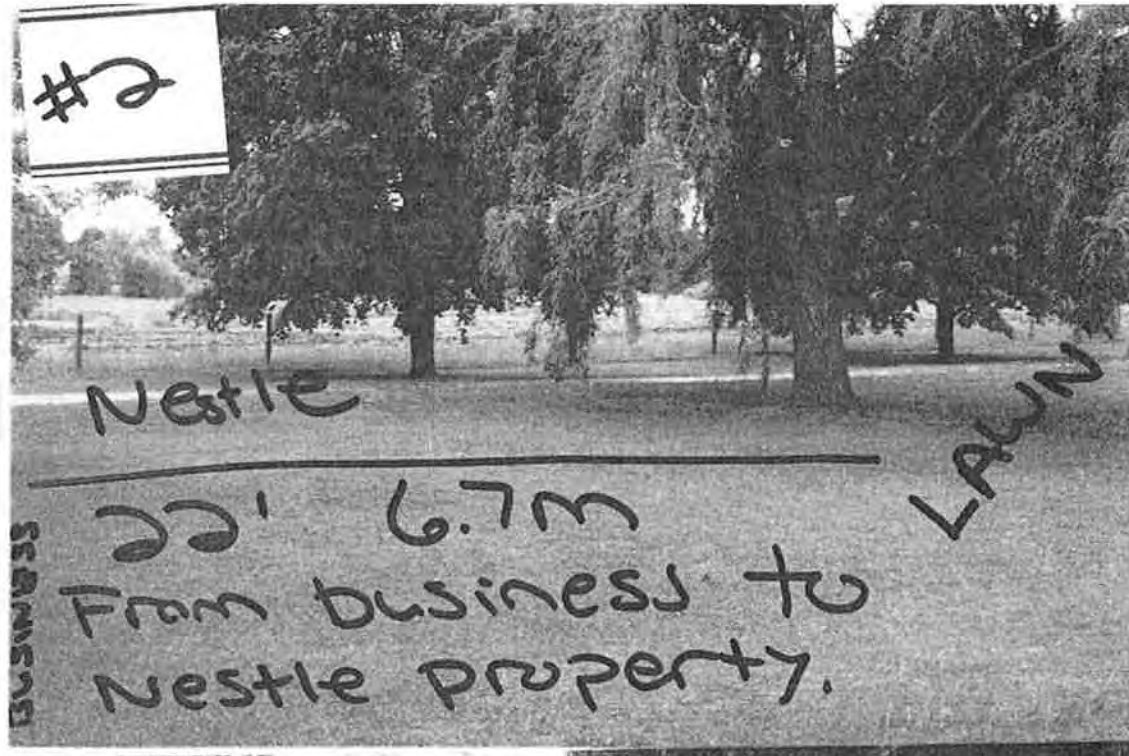
Non Permanent
Flooring
12' x 16'

All shelters are easily removed.



SMALL FOREST

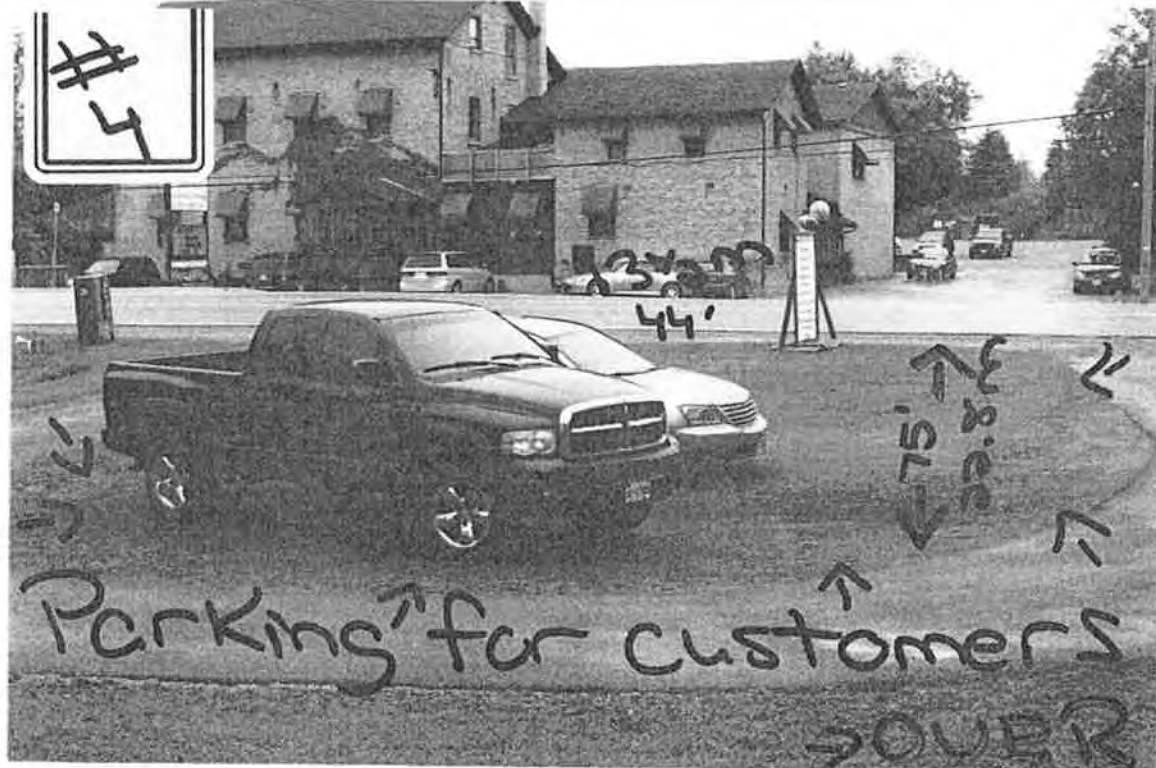
Green space behind business



Nestle

LAWN

22' 6.7m
From business to Nestle property.

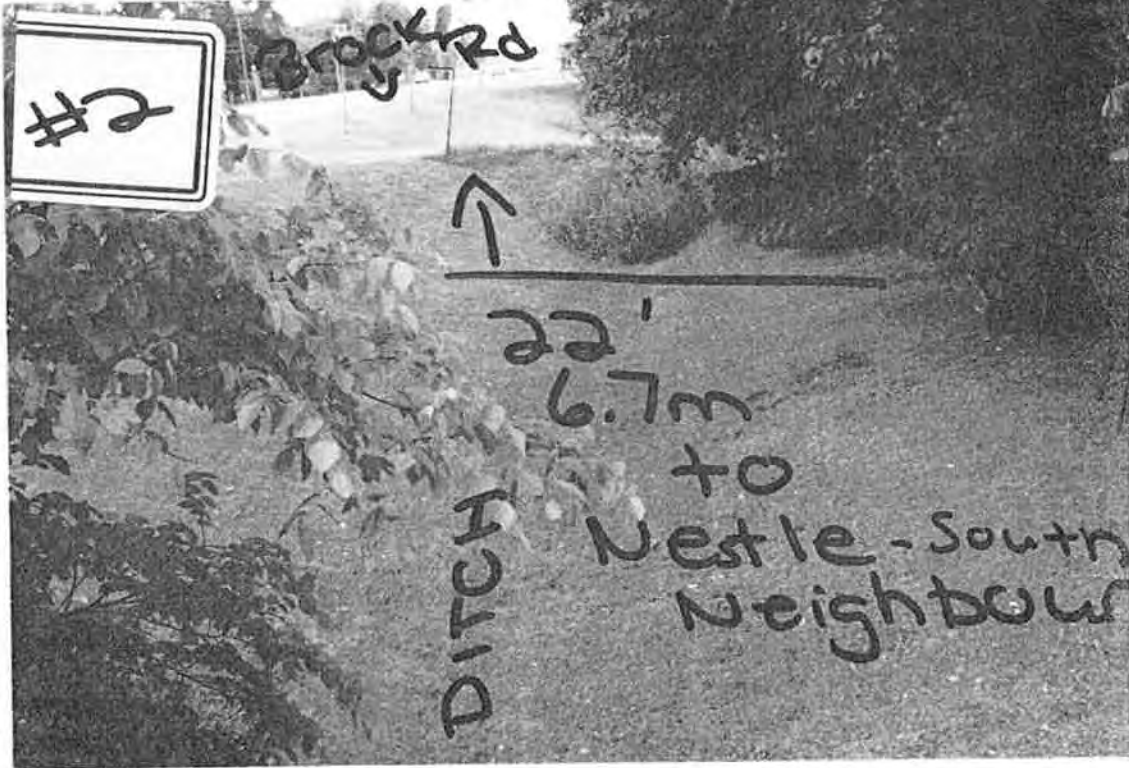


Parking for customers

SOVER

44'

75' →
28.8' →

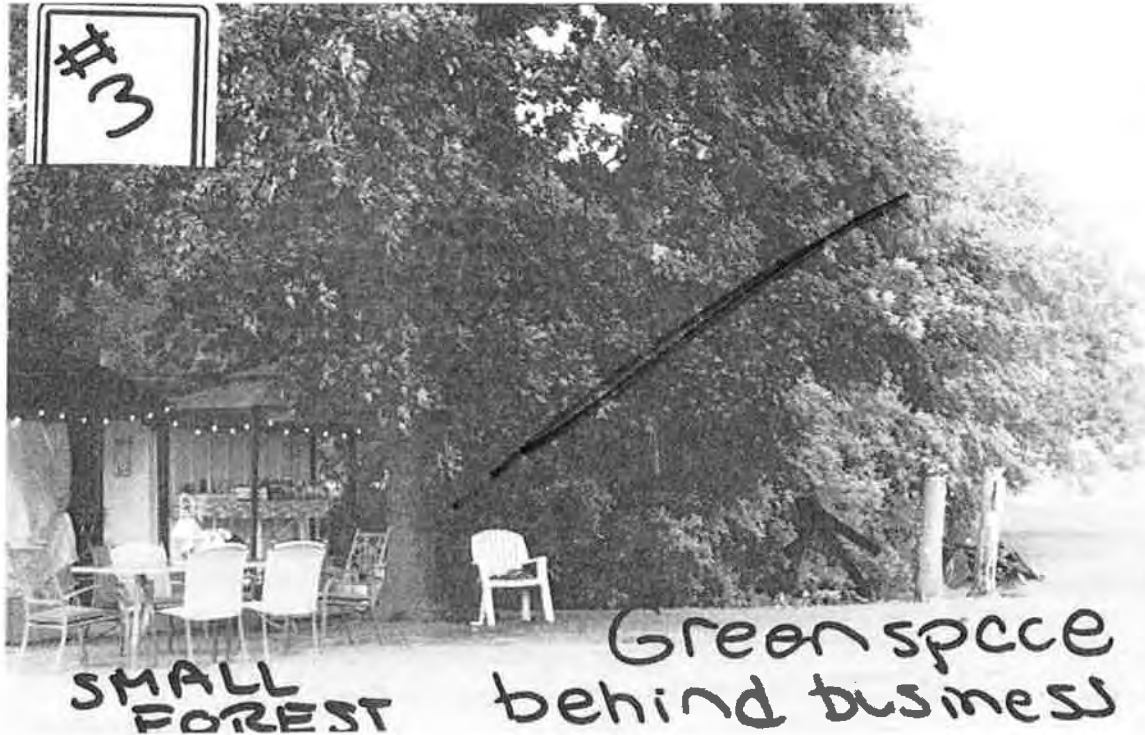


Brook Rd

DITCH

22' 6.7m
to Nestle - South Neighbour

#3



SMALL FOREST Green space behind business

Parking Area

75' sq ft X 44' sq ft

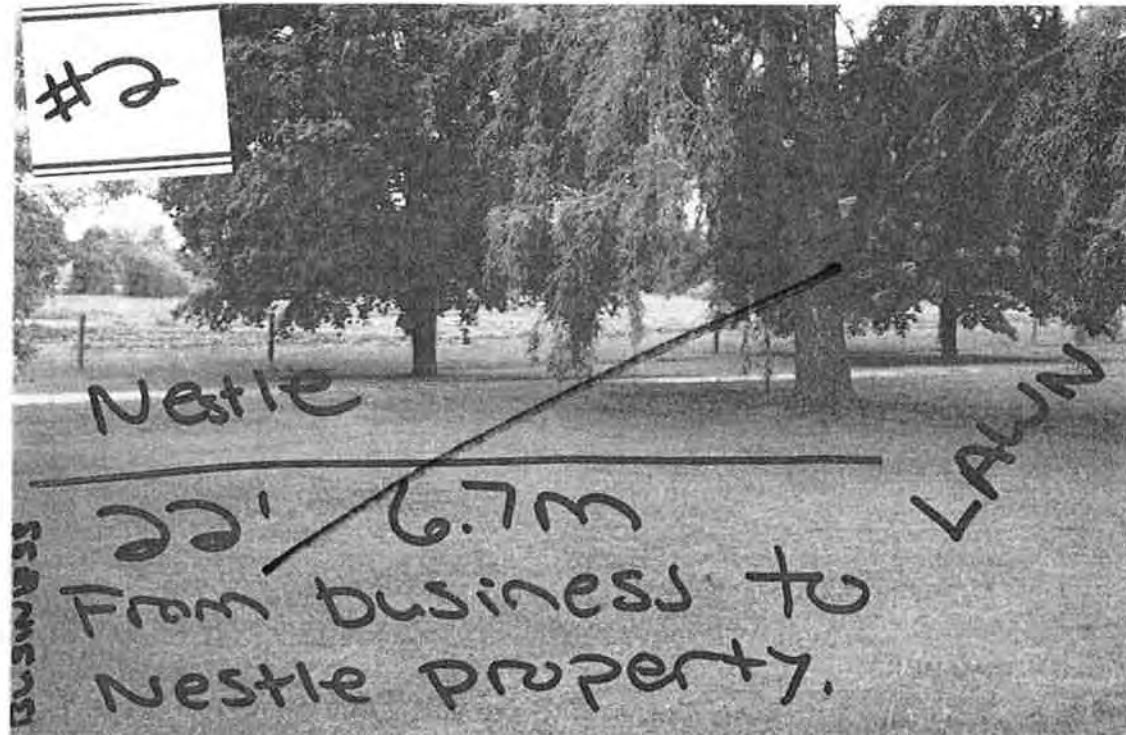
22.8 m² X 13.5 m²

Not near well or septic

307.8 sq.m.

#4

#2

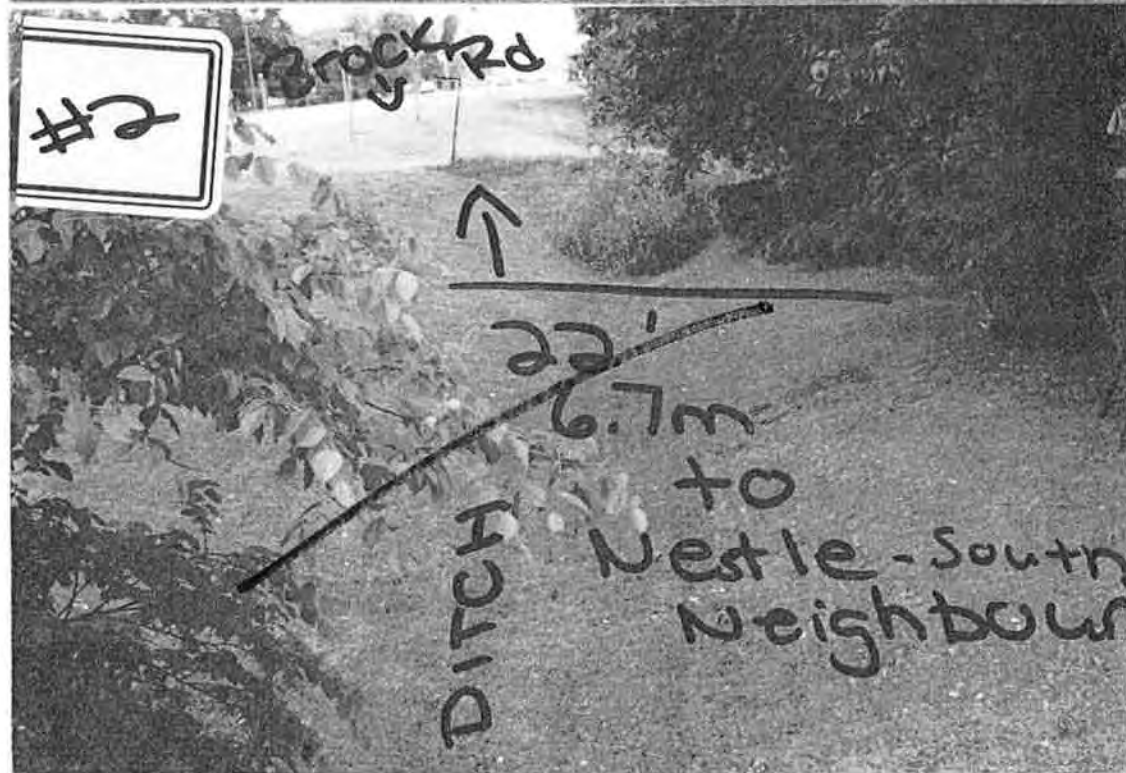


Nestle

LAWN

22' 6.7m From business to Nestle property.

#2



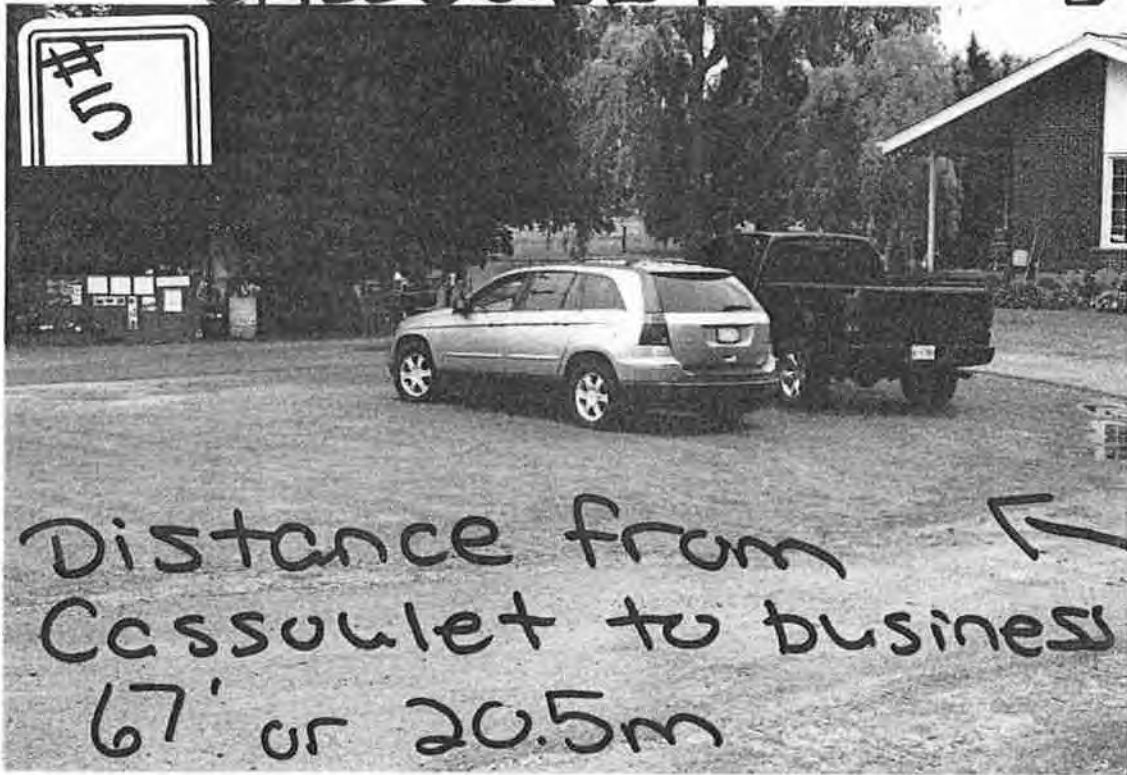
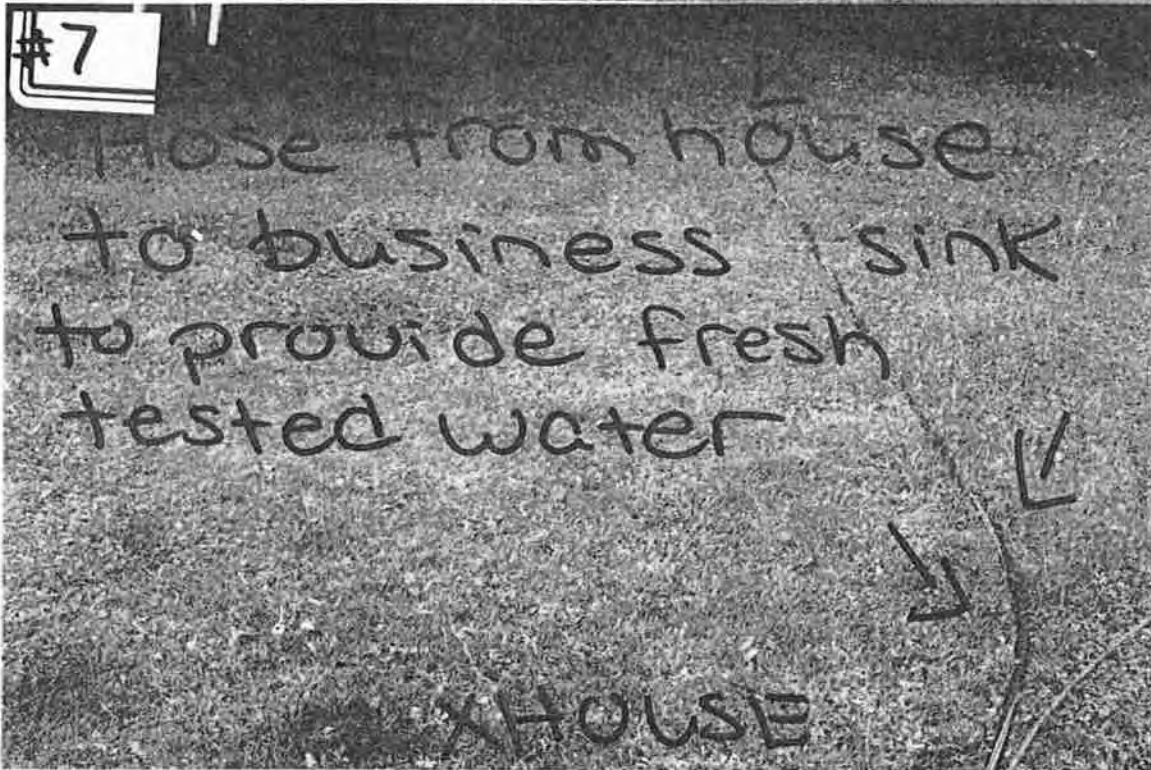
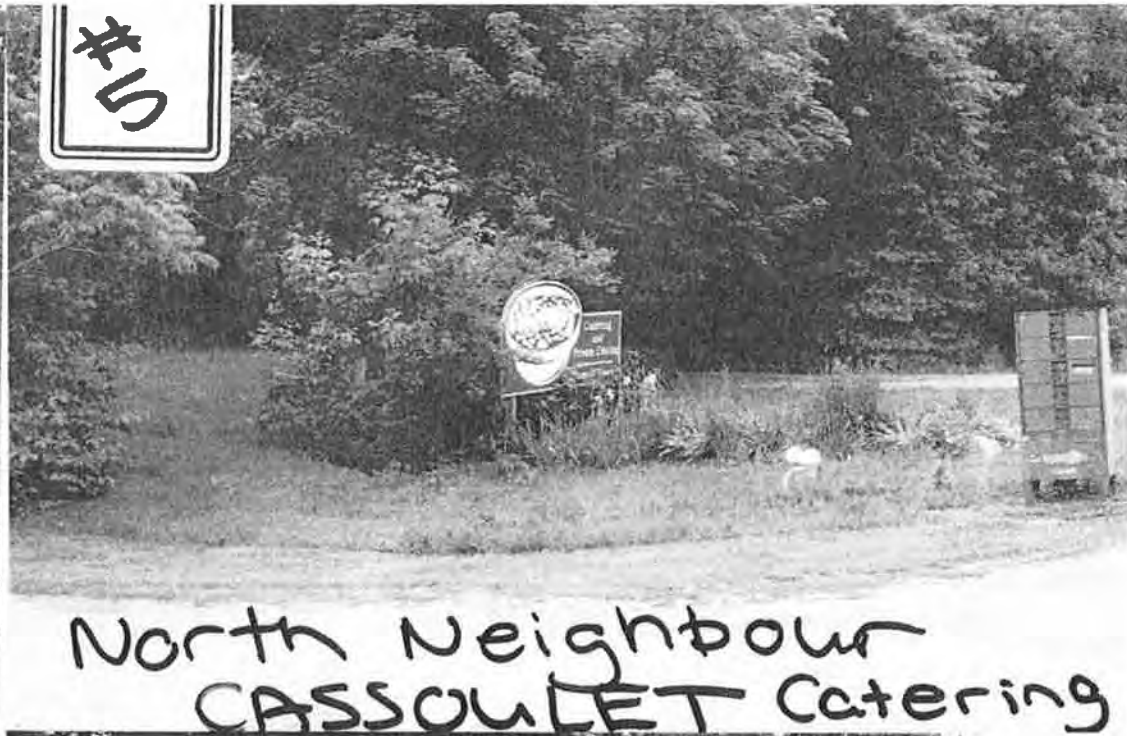
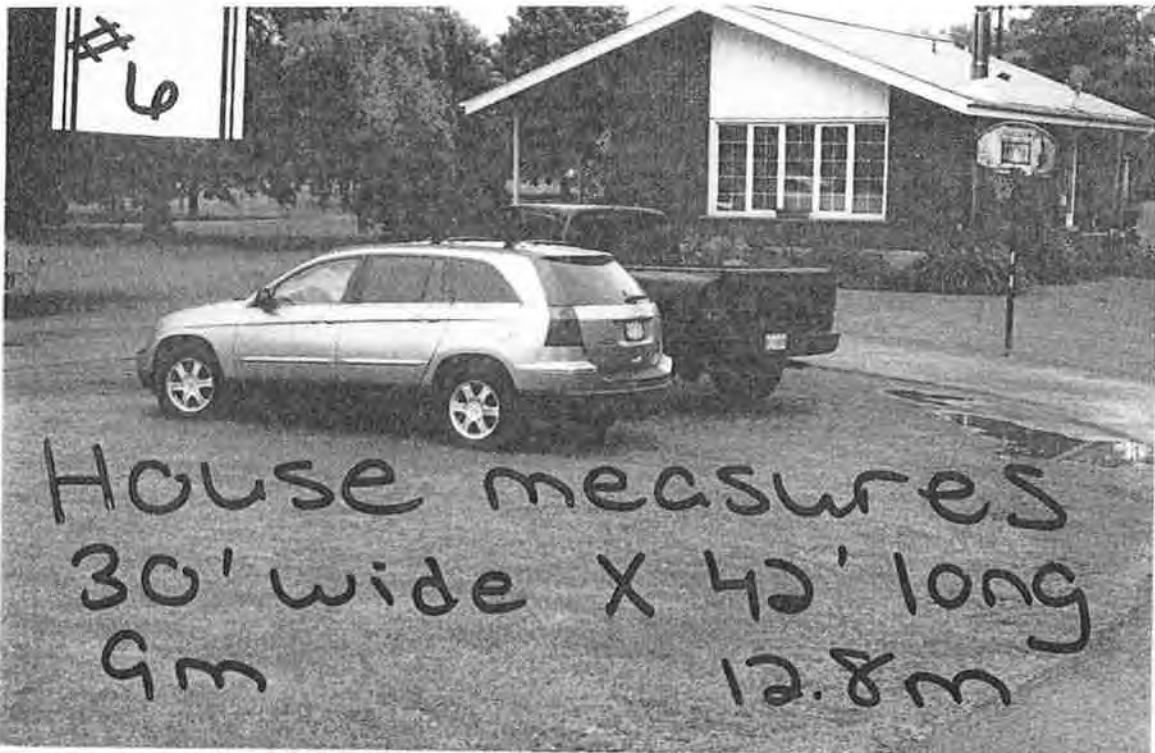
Brook Rd

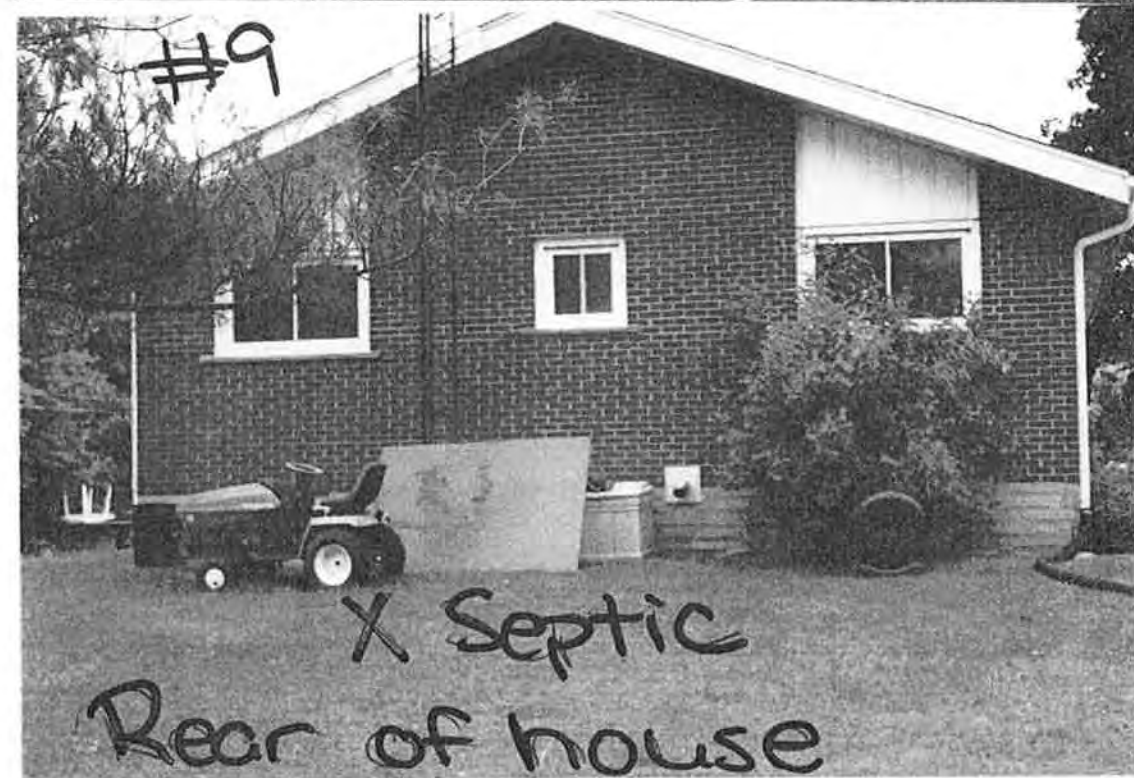
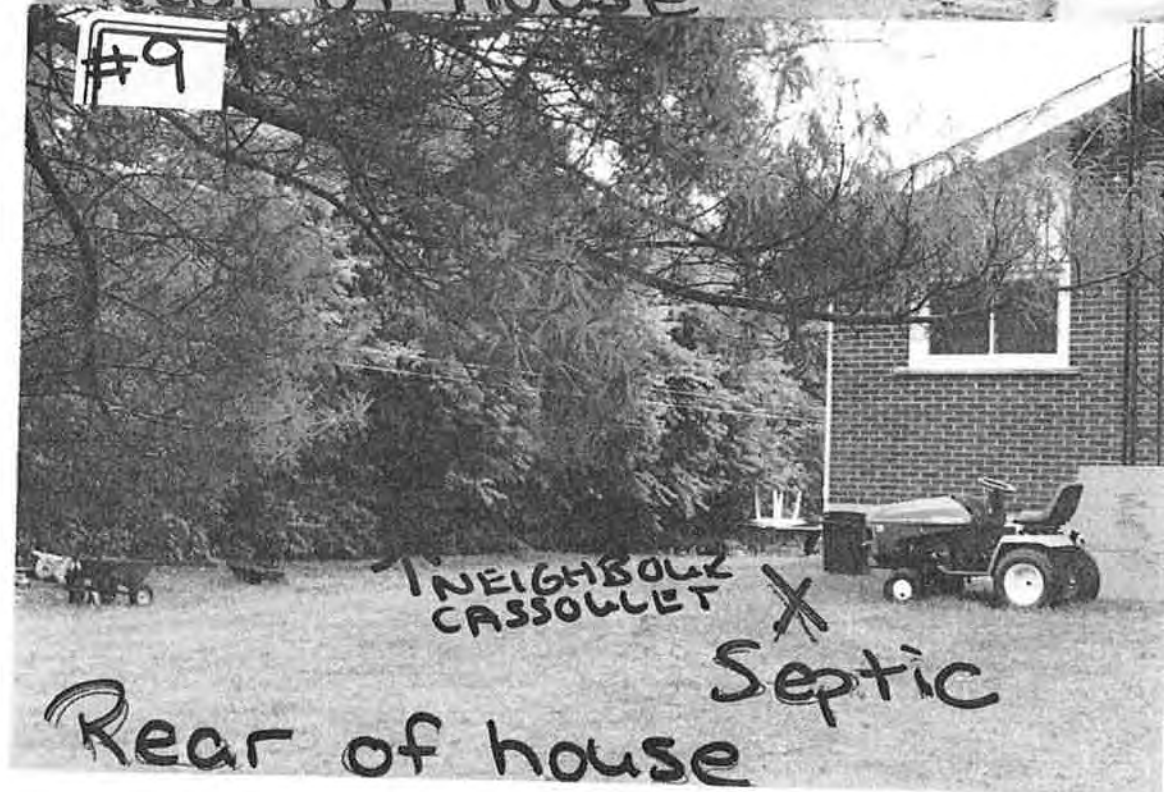
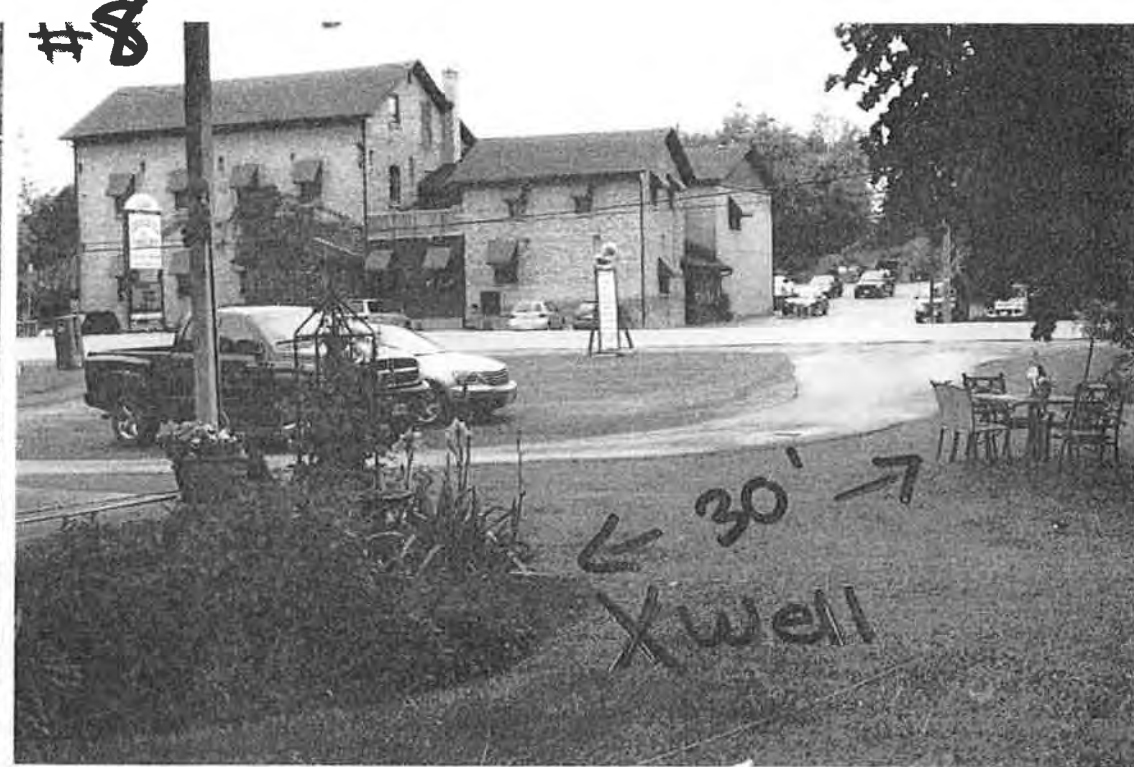
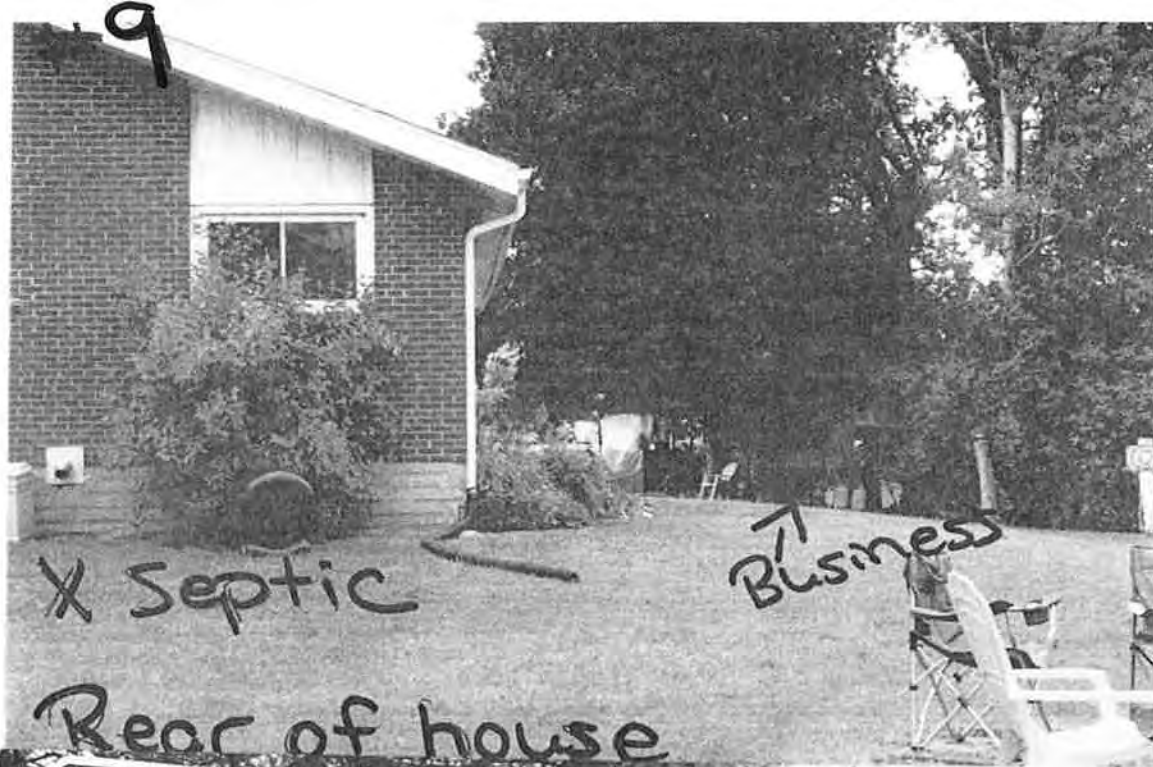


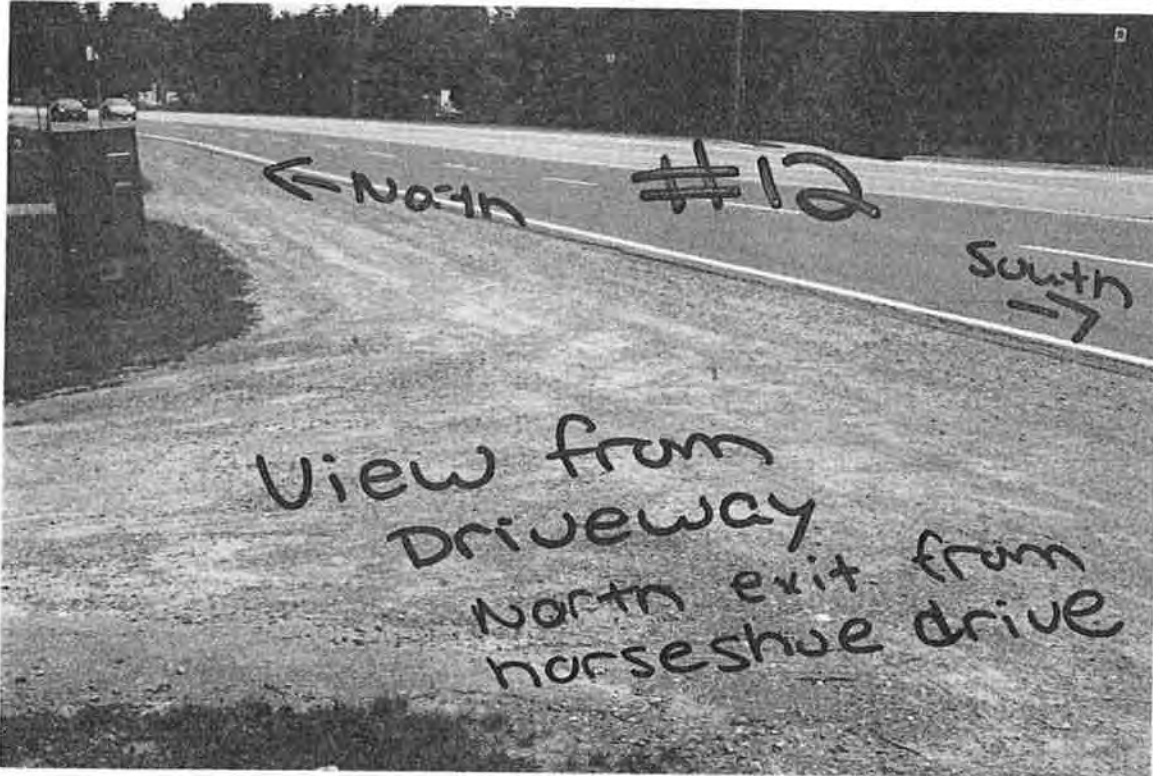
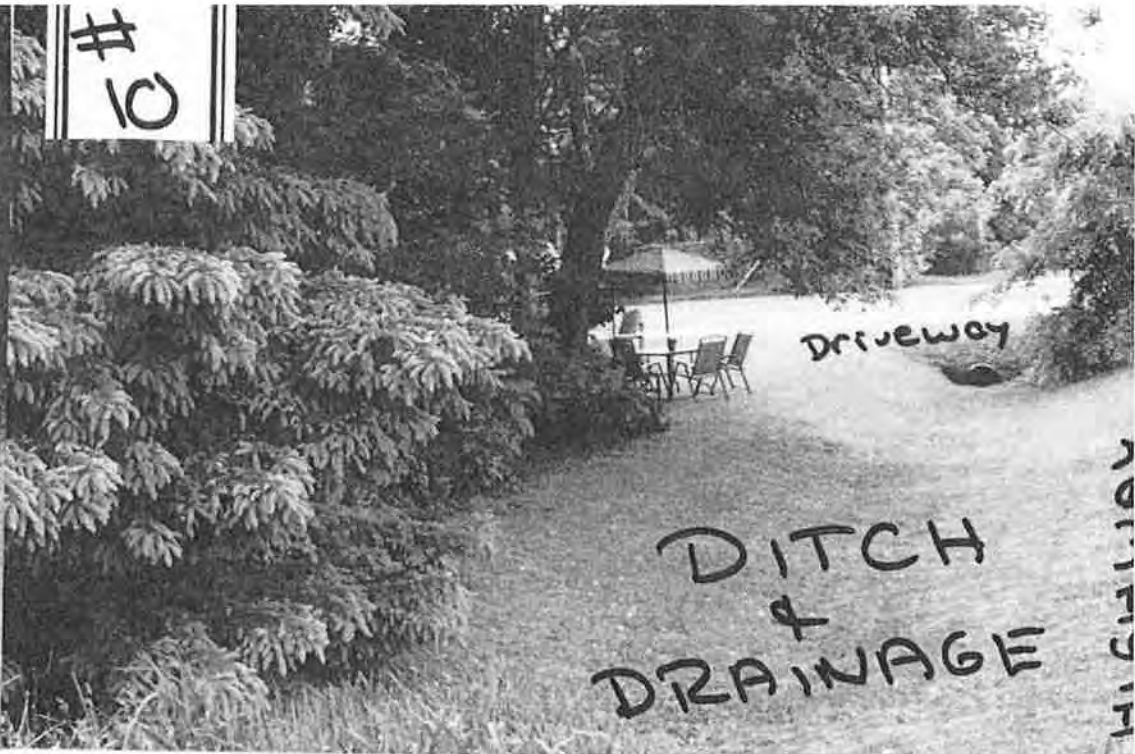
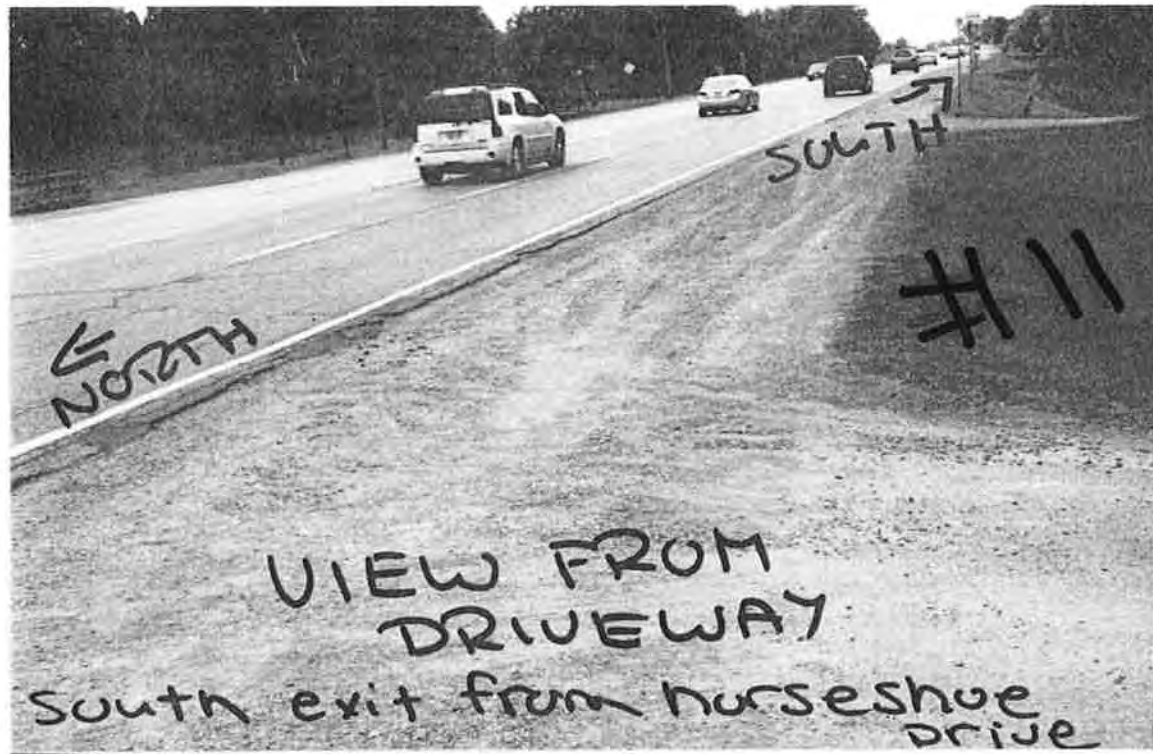
22' 6.7m

DITCH

to Nestle - South Neighbour



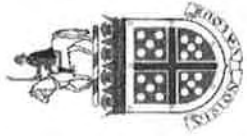




#13



Across road
neighbour



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 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 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

Application for Minor Variance or Permission

under The Planning Act, R.S.O. 1990 c.P.13, as amended



Township of Puslinch
7404 Wellington Road 34
R.R. #3 Guelph, ON N1H 6H9
Tel: (519) 763-1226
Fax: (519) 763-5846

Application Fee Received:	File No.
Date Fee Received:	
Date Application Filed:	

General Information

- Registered Owners Name(s): RODNEY GIBER, WENDY SWITZER - GIBER

Address: 8 AUSTERDAM CRES, GUELPH, ON, N1L 1T6

E-mail address: rodgiber@notchrs.com

Tel. No. Home: 519-826-9624 Work: 519-942-3511 x222 Fax: 519-942-7892

Tel. No. Home: 519-835-9624
- Applicant (Agent) Name(s): _____

Address: _____

Tel. No. Home: _____ Work: _____ Fax: _____

Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
WATERBURY FINANCIAL GROUP

Send correspondence to: Owner Agent Other

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

Municipal Address: WATSON ROAD SOUTH Lot: 2-1 Registered Plan No: P471, G16-11490

Concession: _____

Area: 2.30 ha 87.683 m Frontage: 102.045 m

Width of Road Allowance (if known): _____ ft _____ ft

3. What is the access to the subject property?

- Provincial Highway Continually maintained municipal road Right-of-way
- Other (please specify): _____ Seasonally maintained municipal road Water access

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 subject land to the nearest public road.

5. What is the current Official Plan and Zoning status?

Official Plan Designation: CODE CATEGORIES & SEASONAL AGRICULTURAL

Zoning: HE'S A

Existing and Proposed Services

6. Indicate the applicable water supply and sewage disposal:

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

7. How is storm drainage provided?

- Storm Sewers Ditches Swales Other means (explain below): _____

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

WATSON ROAD SOUTH

Reason for Application

- ❖ 9. 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

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

REDUCE SET BACK FROM THE NATURAL ENVIRONMENT ZONE TO PRIVATE SEWAGE TREATMENT SYSTEM TO 23.5M. TO HIGHLIGHTS LIVING SPACE OF DWELLING UNIT TO 23.5M AND TO EDGE OF GARAGE 15.5M.

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

- PRIVATE SEPTIC SYSTEM WORKS AND DENYING WOULD OCCUP NARROWITY OF EXTERNAL AMENITY SPACE. EXTERNAL ACTIVITY WITH POOL AND RECREATIONAL ACTIVITIES CAN NOT BE ACCOMMODATED. ADDITIONAL TREES WOULD REQUIRE REMOVAL, IMPACTING THE ENVIRONMENT FURTHER. SEPTIC SYSTEM IS LOCATED ON LOW AREA OF LOT. SHOULD BECAUSE OCCUR, CONTAMINATION IS NEARBY AT NORTH EAST CORNER.

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

- ❖ 12. What is the "existing" use of:

The subject property? VACANT TREE LOT.
 The abutting properties? RESIDENTIAL SINGLE FAMILY DWELLINGS. FARM LAND.

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

Existing	Proposed	Distance, DETACHED GARAGE
Type of building(s) or structures		Pool
Main building height	m	20'-0" ft
% Lot coverage	m	30% ft
# of Parking spaces		5
# of Loading spaces		N/A
Number of floors		2
Total floor area	sq m	3004 sq ft
Ground floor area (exclude basement)	sq m	1010 sq ft

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

Existing	Proposed
Front Yard	54.19 m
Rear Yard	29.60 m
Side Yards	37.62 m
	40.16 m

- ❖ 15. Date of acquisition of subject property: 27.10.2013
 Date of construction of all buildings property: FLOPPED DWELLING AUGUST 2014

- ❖ 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 the applicant/owner made application for any of the following on the subject lands?

	File No.	Purpose	Status
Official Plan Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Zoning By-law Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Plan of Subdivision	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Consent (Severance)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below should be completed)

I (we) _____ of the _____ of _____ County/Region of _____ do hereby authorize _____ to act as my agent in this application

Signature of Owner(s) _____ Date _____

❖ Affidavit

I (we) RODNEY GIBEL of the CITY of _____ County/Region of WATERLOO solemnly declare that all the

statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT

DECLARED before me at the Town of CLANDONVILLE this 17 day of JUNE, 2014

[Signature] Date 06.17.2014.
Signature of Owner or Authorized Solicitor or Authorized Agent

[Signature] Amanda Patricia Ponce Date June 17/14.
Signature of Commissioner a Commissioner, etc.

Province of Ontario,
for Devonleigh Homes Inc. and
its associated companies.

Application fee of \$ _____ Expires November 7, 2015.
received by the municipality:
Signature of Municipal Employee _____ Date _____



GRCA LINE OF NATURAL ENVIRONMENT TO BE PRESERVED.

N 46° D 40' 50" E 36.972

FUTURE 2 CAR GARAGE

LOT 21 CON 9

2.30 acres

PART 1, 61R-11490

GRAVEL DRIVE

TO GARAGE

15.53

TO HABITABLE SPACE

23.52

TO HABITABLE SPACE

24.25

ATTACHED GARAGE

PROPOSED PRIVATE SEWAGE SYSTEM

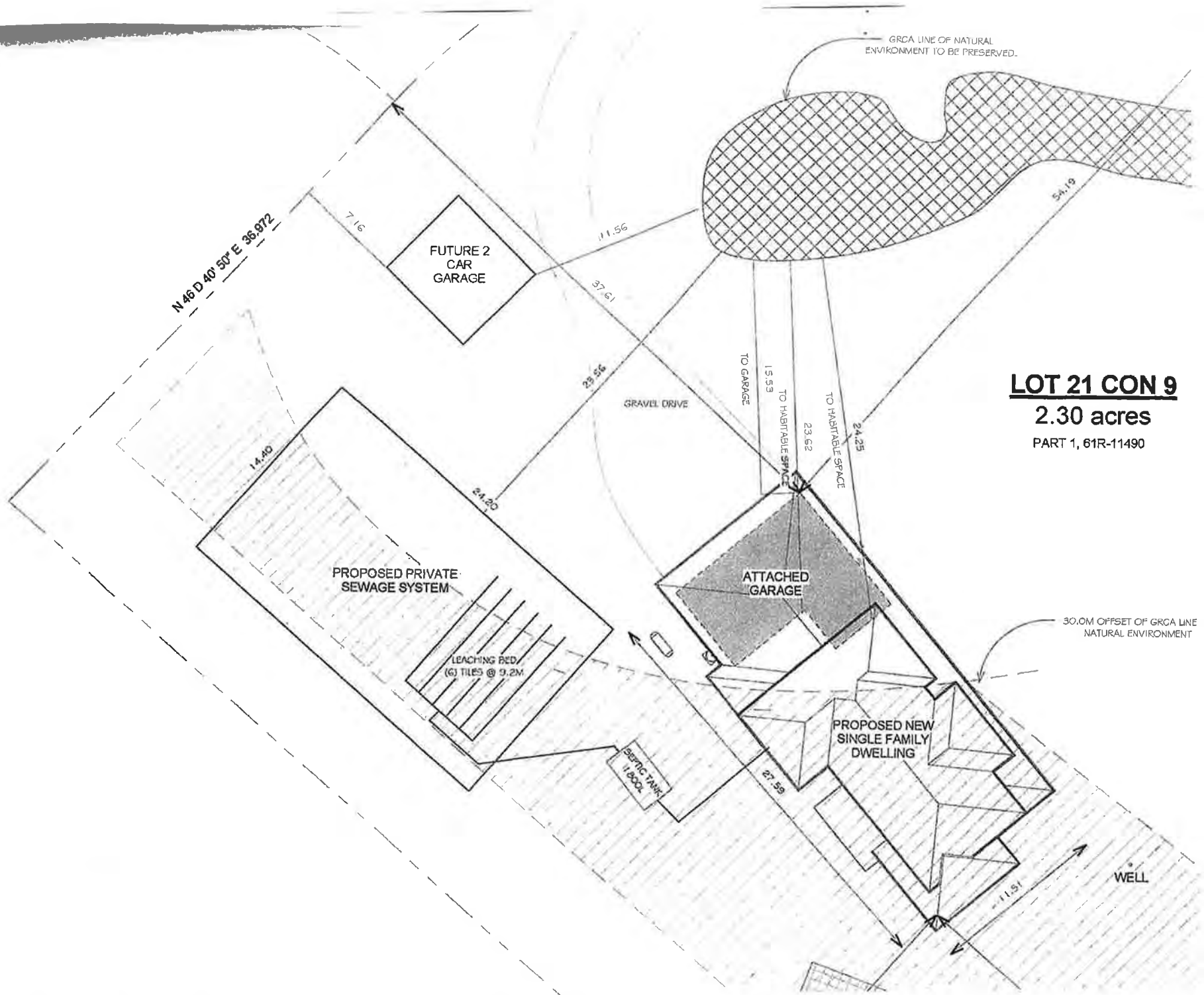
LEACHING BED
(6) TILES @ 9.2M

SEPTIC TANK
1,000L

PROPOSED NEW SINGLE FAMILY DWELLING

30.0M OFFSET OF GRCA LINE NATURAL ENVIRONMENT

WELL



SK-1

SECTION 17 AND 18 TOWNSHIP 35 NORTH
RANGE 10 EAST
COUNTY OF HENRIETTA, MICHIGAN

PREPARED BY
DATE

SCALE

PROJECT

OWNER

DATE

BY

CHECKED

APPROVED

DATE

BY

CHECKED

APPROVED

DATE

BY

CHECKED

APPROVED

DATE

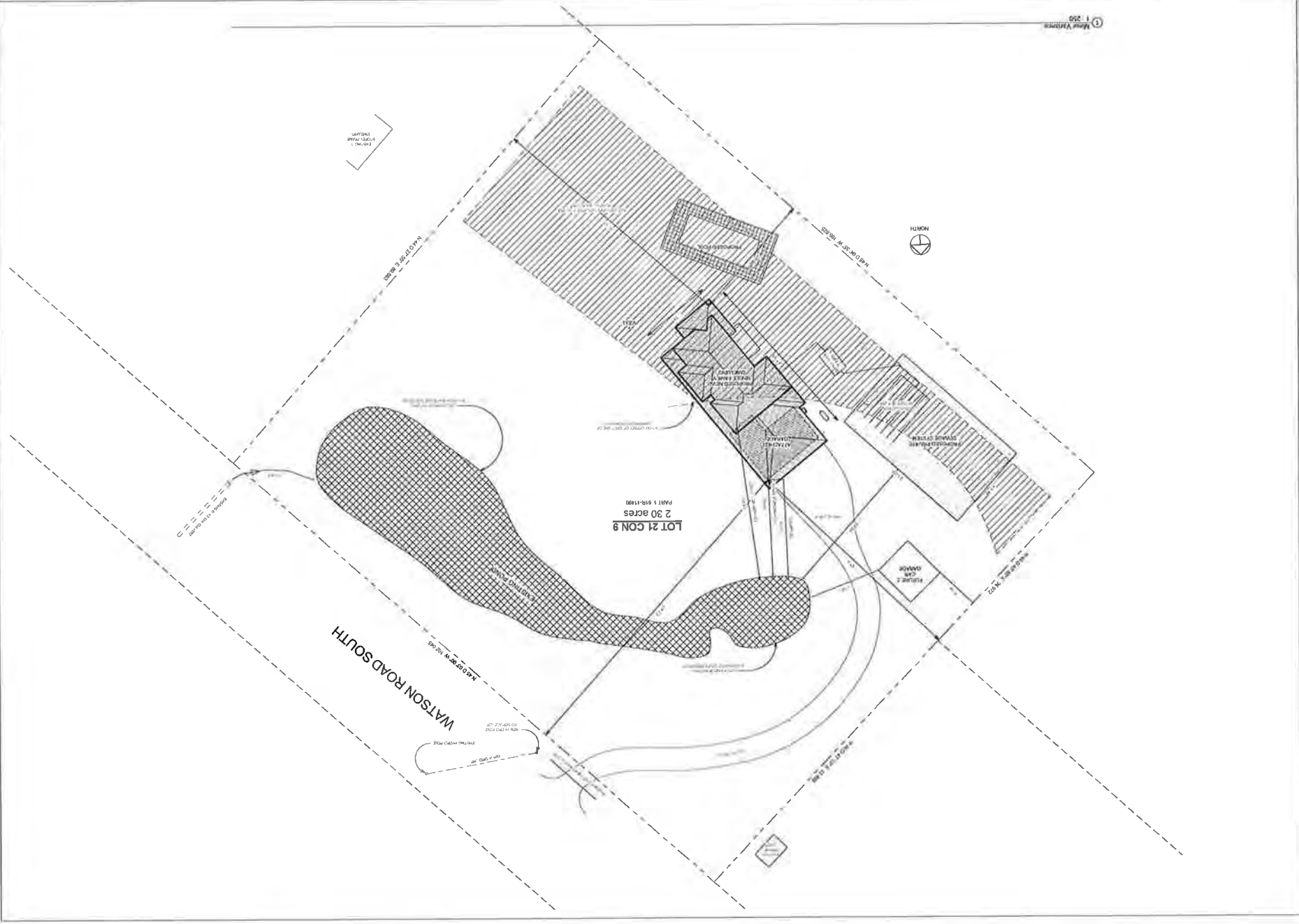
BY

CHECKED

APPROVED

DATE

BY



1 250
North Arrow



WATSON ROAD SOUTH

LOT 21 CON 9
2.30 ACRES
PART 1 518-1180

RESTROOMS

WATER TOWER

SEWER SYSTEM

DRAINAGE CANAL

EXISTING CURB

EXISTING DRIVE

EXISTING SIDEWALK

EXISTING DRIVE

EXISTING SIDEWALK

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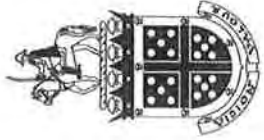
EXISTING SIDEWALK

EXISTING DRIVE

EXISTING SIDEWALK

EXISTING DRIVE

EXISTING SIDEWALK



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

GARY A. COUSINS, M.C.I.P., DIRECTOR

T 519.837.2600

T 1.800.663.0750

F 519.823.1694

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH ON N1H3T9

June 30th, 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/Greer
Rear Part Lot 21, Concession 9
Watson Road S, 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 section 3(25) of the Zoning By-law to allow for a reduction to the required 30 m buffer area associated with the NE zone, to permit the construction of a house and associated private sewage system. As such the following relief is required:

- 1) That a minimum setback of 15.53 m (50.9 ft.) to the NE zone limit from the proposed dwelling be permitted, whereas Section 3(25) of the By-law requires a 30 m (100 ft.) setback for all development. The total relief requested would be 14.5 m (47.5 ft.); and,
- 2) That a minimum setback of 23.5 m (77 ft.) to the NE zone limit from the proposed private sewage system be permitted, whereas section 3(25) of the Zoning By-law requires a 30 m (100 ft.) setback for all development. The total relief requested would be 6.5 m (21.3 ft.).

We would generally have no concerns with the relief requested provided that any concerns of the Conservation Authority can be addressed.

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: June 30th, 2014 **YOUR FILE:** D13/Greer
GRCA FILE: Puslinch/2014/MV/C

RE: Applications of Minor Variance D13/Greer
Part Lot 21, Concession 9
Township of Puslinch, County of Wellington
Rodney Greer and Wendy Switzer

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 lands contain a wetland and the allowances associated with these features.

2. Legislative/Policy Requirements and Implications:

Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06)*.

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

A plan review fee in the amount of \$250.00 will be invoiced to the applicant for the processing of this application.

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.*

Rosemary Scrivener
4438 Watson Rd. S.
R.R.#1 Puslinch, ON N0B2J0

June 27, 2014

Secretary Treasurer of the Committee of Adjustment
The Corporation of the Township of Puslinch
7404 Wellington Rd. #34 R. R. #3
Guelph, ON N1H 6H9

Dear Sir/Madam:

Re: **Rodney Greer & Wendy Switzer**
Part Lot 21, Concession 9, Plan 61R – 11490
MINOR VARIANCE APPLICATION #D13/GREER

My first thought on reading this application was how it could be referred to as a Minor Variance. In my opinion, the substantial reductions in setback provisions represent a Major Variance and if approved, would set a dangerous precedent for future similar situations.

Not only does the sewage system encroach on the environmental zone, but portions of the residence and two garages encroach. The garages which contain vehicles with the potential to leak oil and gasoline are totally within the NE zone.

On viewing the site plan, it is obvious that a driveway will be needed to reach the garages and this also would be in the NE zone. If vehicles exit the main garage, how do they turn around without encroaching on the sewage system or going further into the NE zone.

Furthermore, many trees would have to be removed to clear the site for the buildings, driveway and sewage system, and this again would impact the NE zone.

We know that wetland areas are important to the recharge system of Millcreek, and to wildlife, and as such they should be respected and protected.

In summary, I feel that the proposed variance application is inappropriate, and I request that the rules regarding setback from NE zones be followed.

I do request to be notified of the decision regarding this application.

Yours truly,



Rosemary Scrivener

Application for Minor Variance or Permission

under The Planning Act, R.S.O. 1990 c. P.13, as amended



Township of Puslinch
7404 Wellington Road 34
R.R. #3 Guelph, ON N1H 6H9
Tel: (519) 763-1226
Fax: (519) 763-5846

Application Fee Received:	File No.
Date Fee Received:	
Date Application Filed:	

General Information

- Registered Owners Name(s): William Foote

Address: 20 Clergy Lane

E-mail address: _____

Tel. No. Home: _____

Tel. No. Work: _____
- Applicant (Agent) Name(s): Sam Simons Terry Howard Pools

Address: 274 Courtland Ave

Tel. No. Home: 519 578 1634

Tel. No. Work: _____

Fax: 519 578 0889
- Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
William Foote
20 Clergy Lane

Send correspondence to: Owner Agent Other _____

- Provide a description of the "entire" property:
Municipal Address: 20 Clergy Lane

Concession: _____ Lot: #4 Registered Plan No. _____

Area: _____ ha _____ ac Depth: 247.4 m Frontage: 60 m

Width of Road Allowance (if known): _____ ft 66 ft. ft

- What is the access to the subject property?

Provincial Highway Continually maintained municipal road Right-of-way

Other (please specify): _____ Seasonally maintained municipal road Water access

- 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 subject land to the nearest public road.

- What is the current Official Plan and Zoning status?
Official Plan Designation: _____
Zoning: By Secondary A5

Existing and Proposed Services

- Indicate the applicable water supply and sewage disposal:

Municipal Water	Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
<input type="checkbox"/> Existing	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Proposed	<input type="checkbox"/> Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- How is storm drainage provided?

Storm Sewers Ditches Swales Other means (explain below): _____

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

Reason for Application

- ❖ 9. 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

❖ 10. What is the nature and the extent of the relief that is being applied for? (please specifically indicate on sketch)
For the swimming pool to be closer to the lake by 10 ft.

❖ 11. Why is it not possible to comply with the provisions of the by-law? (please specifically indicate on sketch)
Elevation issues, aesthetics from the lake.

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

❖ 12. What is the "existing" use of:
 The subject property? *residential grass.*
 The abutting properties? _____

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

	Existing	Proposed
Type of building(s) or structures	_____	_____
Main building height	_____ m	_____ m
% Lot coverage	_____ ft	_____ ft
# of Parking spaces	_____ ft	_____ ft
# of Loading spaces	_____	_____
Number of floors	_____	_____
Total floor area	_____ sq. ft	_____ sq. ft
Ground floor area (exclude basement)	_____ sq. ft.	_____ sq. ft.

** Pool - 3.657m x 8.229m*

❖ 14. What is the location of all buildings existing and proposed for the subject property?

(Specify distances from front, rear and side lot lines)

(Water Front)

	Existing	Proposed
Front Yard	25.298 m	12.192 m
Rear Yard	_____ m	_____ m
Side Yards	_____ m	_____ m

❖ 15. Date of acquisition of subject property: _____
 Date of construction of all buildings property: _____

June 2014

❖ 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

❖ 13. Has the applicant/owner made application for any of the following on the subject lands?

File No.	Purpose	Status
Official Plan Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Zoning By-law Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Plan of Subdivision	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Consent (Severance)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below should be completed)

I (we) WILLIAM FOOTE of the TOWNSHIP of PUSLINCH County/Region of WELLINGTON do hereby authorize SAM SIMON (T. DONALD POOLS) to act as my agent in this application.

Will Foote Signature of Owner(s) June 16/14 Date

❖ **Affidavit**

I (we) Terry Howard Pools (Sam Simon's) of the township of Kitchener County/Region of _____ solemnly declare that all the

statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

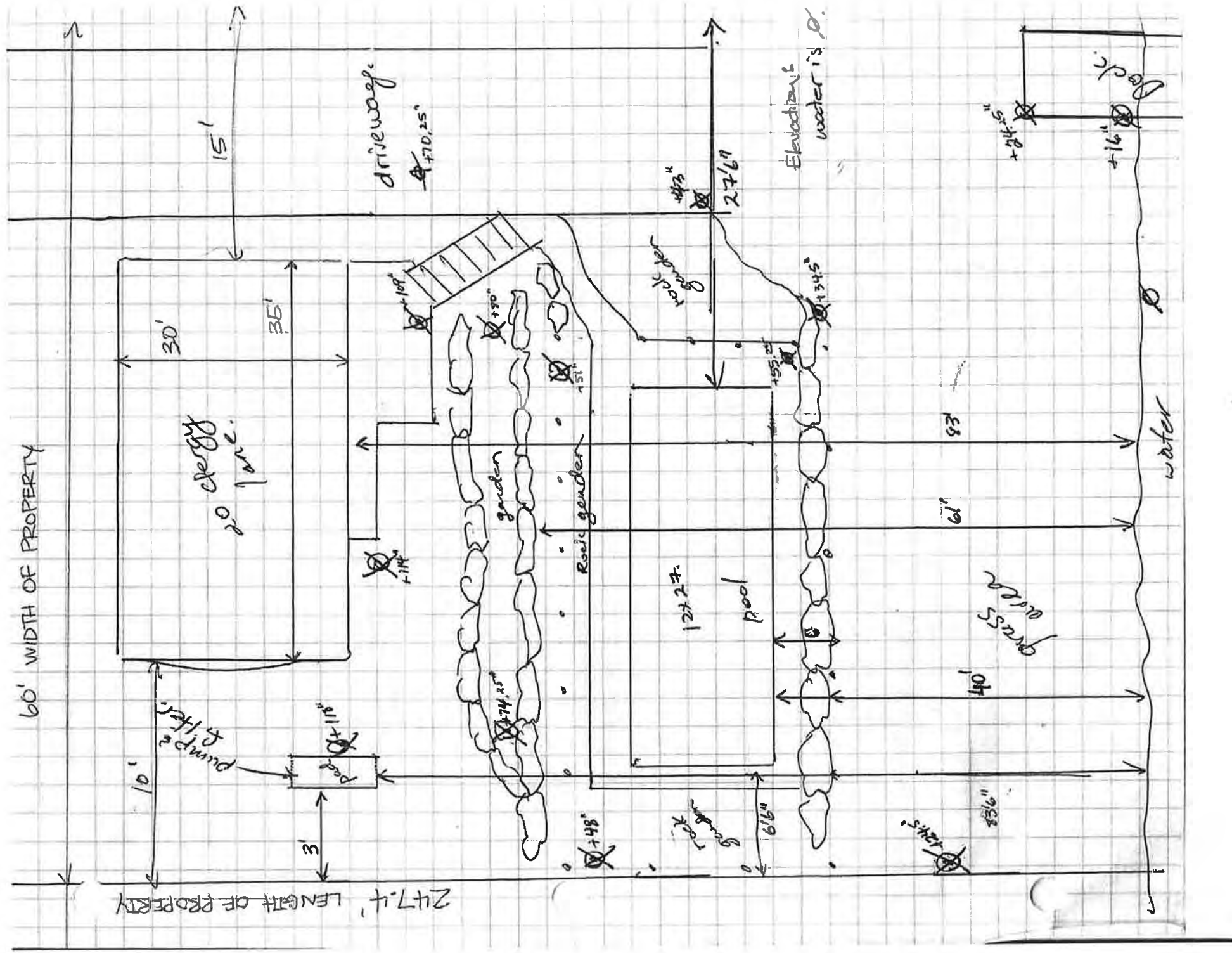
DECLARED before me at the Township of Puslinch,
in the County/Region of Kitchener City of Wd this 17 day of June, 2014

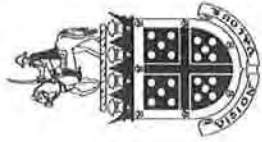
[Signature] Signature of Owner or Authorized Solicitor or Authorized Agent June 17/14 Date

[Signature] Signature of Commissioner June 17, 2014 Date

DONNA-LYNN TREMBLAY, Deputy Clerk
Commissioner
Township of Puslinch
County of Wellington

Application fee of \$ 550.00
received by the municipality:
Kelly P. Foote Signature of Municipal Employee June 17, 2014 Date





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

GARY A. COUSINS, M.C.I.P., DIRECTOR

T 519.837.2600

T 1.800.663.0750

F 519.823.1694

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH ON N1H 3T9

June 30th, 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/Foo
Plan 452, Lot 4
20 Clergy Lane, 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 from section 3(26) of the Zoning by-law, which requires a minimum setback of 15 m (49.2 ft.) for development from the edge of a warm watercourse. The applicant wishes to construct a new pool 12 m (40 ft.) from the edge of a warm water course (Puslinch Lake). A total relief of 3 m (10 ft.) is being requested.

We would generally have no concerns with the relief requested provided that any concerns of the Conservation Authority can be addressed.

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: June 30th, 2014

YOUR FILE: D13/FOO

GRCA FILE: Puslinch/2014/MV/C

RE: **Applications of Minor Variance D13/FOO**
20 Clergy Lane, Plan 452, Lot 4
Township of Puslinch, County of Wellington
William and Margaret Foote

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 property is adjacent to Puslinch Lake.
- 2. Legislative/Policy Requirements and Implications:**
Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06)*.
- 3. Additional Information/Suggestions provided in an advisory capacity:**
A plan review fee in the amount of \$250.00 will be invoiced to the applicant for the processing of this application.

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.*