



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
DECEMBER 8, 2020
7:00 p.m.

Register at:

https://us02web.zoom.us/webinar/register/WN_A5SAmB-kQOKeR9EnTsBFcQ

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

Canada: +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

or +1 778 907 2071

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or +1 587 328 1099

Webinar ID: 816 1995 4066

Passcode: 441929

International numbers available: <https://us02web.zoom.us/j/kt0GYDAhU>

AGENDA - REVISED

COMMITTEE OF ADJUSTMENT:

1. CALL THE MEETING TO ORDER

2. ROLL CALL

3. OPENING REMARKS

4. DISCLOSURE OF PECUNIARY INTEREST

5. APPROVAL OF MINUTES

- November 10, 2020

6. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

6(a) Minor Variance Application D13-TRI – Dhiren Kumar and Kirtiben Trivedi - 11 Fox Run Drive, Lot 52, Registered Plan 795, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a maximum height of an accessory structure to be 8.02 meters to the peak of the roof instead of 5 meters, as required.



6(b) Minor Variance Application D13-BEN – Howard Bennion and Maureen Anderson - 17 Trillium Beach Drive, Plan 61M-203 Lot 163, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a minimum front yard setback of 1.96 metres instead of 3 metres, as required.

7. OTHER MATTERS

- None

8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- November 10, 2020

4. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

5. ZONING BY-LAW AMENDMENT - KENNEL BY-LAW – Zachary Prince, County of Wellington Planner, will provide an overview of the properties affected by the proposed changes.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 023/18 to rezone the lands from Agricultural to an Agricultural (A-___) Site Specific Zone to permit a dog kennel. These are Township initiated “housekeeping” amendments that affect the following lands in the Township of Puslinch:

1. Concession 11 Part Lot 32 RP 61R-1083 Part 1, municipally know as 4194 Darkwood Rd.
2. Concession Gore Part Lot 24 RP 61R11650 Part of Part 1 and RP 61R-20192 Part 1, municipally know as 7111 Concession 1.



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3. Concession 7 Rear Part Lot 36 Concession 8 Rear Part Lot 36 Part Road Allowance, municipally know as 4078 Highway 6.
4. Concession 4 Rear Part Lot 5 RP61R-9075 Part 1, municipally know as 4712 Wellington Rd 32.
5. Concession 10 Rear Part Lots 21 & 22 inclusive RP 61R-1753 Part 1, municipally know as 7813 Wellington Rd 34.
6. Concession 1 Part Lot 10, municipally know as 4284 Sideroad 10 S.
7. Concession 8 Part Lot 23, municipally known as 56 Gilmour Rd.

6. LAND DIVISION

- 6(a) Severance Application B92-20 (D10/CON) – Kelly Contini** – Part Lot 13, Concession 11, municipally known as 4660 Nassagaweya-Puslinch Townline Rd., Puslinch.

Proposed severance is 55 meters frontage x 73 meters = 0.40 hectares, vacant land for proposed rural residential use.

Retained parcel is 4.4 hectares with 120 meters frontage, existing and proposed rural residential use with existing dwelling, barn and shed.

- 6(b) Severance Application B93-20 (D10/MCK) – James & Sherry McKenzie** Part Lot 4, Concession 3, known municipally as 6574 Wellington Rd. 34, Puslinch.

Proposed severance is 54 meters frontage x 268 meters = 1.5 hectares, existing and proposed rural residential use with existing dwelling, garage & shed.

Retained parcel is 2.9 hectares with 18.5 meters frontage, proposed rural residential use.

- 6(c) Severance Application B88-20 (D10/ONT) – 2079597 Ontario Inc. c/o Glenn Morgan** – Part Lots 36 & 37, Concession Gore and Part Lot 38, Concession 8, known municipally as 4063 Highway 6, Puslinch.



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Proposed lot line adjustment is 303 square metres with no frontage (Part 2 on sketch), to add existing septic bed to abutting residential parcel – Mohammed Ibrahim & Karim Maryam (Part 3 on sketch).

Retained parcel is 5.8063 hectares with 182.12 meters frontage (Part 1 on sketch) existing and proposed agricultural use with existing with existing dwelling and sheds.

7. OTHER MATTERS.

None.

8. CLOSED MEETING

- None

9. NEXT MEETING Tuesday, January 12, 2021 @ 7:00 p.m.

10. ADJOURNMENT

MINUTES

The November 10, 2020 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

MEMBERS IN ATTENDANCE

Councilor John Sepulis, Chair
Dan Kennedy
Dennis O'Connor
Deep Basi
Paul Sadhra

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Deputy Clerk
Zachary Prince, Planner, County of Wellington
Meagan Ferris, Senior Planner, County of Wellington

3. OPENING REMARKS

The Chair welcomed those attending the meeting to the Committee of Adjustment and informed the attendees that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

4. DISCLOSURE OF PECUNIARY INTEREST

- Dan Kennedy declared a conflict of interest with respect to Item 5(d) – Manu and Pooja Kaushik – Part Block 42, Plan 802, Telfer Glen Rd. and Queen Street, Township of Puslinch because he is within the circulation area.

APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meeting held Tuesday, October 13, 2020 be adopted.

CARRIED

5. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

- 5(a) **Minor Variance Application D13-TIM – Timberworx Custom Homes Ltd.** – Property described as Wellington Vacant Land Condominium No.172 (Unit 71), municipally known as 109 Heritage Lake Drive PV, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, to permit a maximum lot coverage of the dwelling (Unit 71) to be 23.7% instead of 20% as required.

- Jeff Buisman, agent for the applicant, provided an overview of the application and advised the Committee that the abutting landowner at 105 Heritage Lake Drive PV has withdrawn is objection to the minor variance.
- There were no questions or comments from the public.
- John Sepulis asked if there have been any changes to the application from the previous submission in October.
- Jeff Buisman advised that there have been no changes and that it is identical to the October submission.
- There were no further questions or comments from the Committee.

That Application D13/TIM requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:

Permit a maximum lot coverage of the dwelling (Unit 71) to be 23.7% instead of 20% as required.

Is approved with no conditions.

5(b) Minor Variance Application D13-BRE – David Brewer – Property described as Part Lot 27, Concession 1, municipally known as 7204 Concession 1, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a reduced lot frontage of the retained parcel to be 92.91 meters instead of 120 meters, as required.

- Jen Baker from the Hamilton Naturalist's Club provided an overview of the application.
- There were no comments or questions from the public.
- Dan Kennedy asked how parking will be handled since the road shoulders are quite narrow.
- Jen Baker advised that they have an entrance permit to create 1 or 2 parking spaces but that the property is not going to be one that will be visited often and that David Brewer has offered some parking on his property as long as he resides on the property.
- Dan Kennedy also asked if there are provisions in place that will prevent the property from being developed.
- Jen Baker advised that they have a donation agreement with Mr. Brewer that the club will not develop the property and that they have applied for a grant with the federal ecological gifts program and if they violate the terms of the grant, then they would be required to pay back all monies gifted to the federal government and would have to reinstate the property to its original condition.
- There were no further questions or comments.

That Application D13/BRE requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:

Permit a reduced lot frontage of the retained parcel to be 92.91 meters instead of 120 meters, as required.

Is approved with no conditions.

5(c) Minor Variance Application D13-JUD – Malkiat and Jagraj Judge - Property described as WVLC 172 Level 1, Unit 21, municipally known as 19 Visser Drive PV, Township of Puslinch.

1. Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a reduced side yard setback to be 1.03 meters instead of 2.0 meters as required.
 2. Requesting relief of New Comprehensive zoning By-law Z#23-2018, as amended, to permit a reduced rear yard setback to be 0.91 meters instead of 2.0 meters, as required.
- Lynne Banks advised the committee that the public notice contained an error in the minimum side and rear yard setbacks and that they should be 2.0 for both the rear and side yard setbacks and not 5.0 side yard setbacks and 7.5 for the rear setbacks, as stated in the public notice. She also read correspondence from landowners from within the circulation buffer area.
 - The owner, Malkait Judge, provided an overview of the application and noted that there are several sheds larger than his shed and wasn't aware that he needed to apply for a permit for the shed.
 - Brian Fearon, landowner within the circulation area, stated that he is worried about future development and would the owner be permitted to build closer to the lot lines.
 - Linda Miele, landowner within the circulation area, advised that she is noted that the condominium board advised here that the owner needs to apply for a permit and stay within the regulations. She further asked whether the condominium board or the Township has priority over any construction.
 - John Sepulis advised that anytime there is construction on a property, the owner must comply with the regulations within the Township's zoning by-law.
 - There were no further questions or comments from the public.
 - Dan Kennedy asked if the owner is in compliance with the condominium declaration.
 - John Sepulis noted that the committee is only commenting on the distance from the shed to the property lines.
 - Dennis O'Connor asked if the owner considered expanding the base so that the shed could be moved so that it is 2.0 metres away from the property lines.
 - Mr. Judge advised that if he had to move the shed, he would have to tear it down and put up a new shed.
 - Dennis O'Conner asked Mr. Judge if he considered moving it previously.
 - Mr. Judge noted that he can't move it.
 - Deep Basi noted that the landowner stated that he had approval from the condominium board and asked if he had anything in writing.
 - Mr. Judge advised that he didn't inquire directly to the board, and that he did provide the drawings to the board and they told him to apply for a permit.
 - Deep Basi asked if the owner could plant some shrubs around the shed to make it more attractive.
 - Mr. Judge noted that the owner across the street who has objected to the shed and there are trees around the property.
 - Paul Sadhra Lynne Banks asked if the building permits have been processed and approved.
 - Lynne Banks advised that she can confirm with the building department to see if the permit was received and approved.
 - John Sepulis reminded the committee that they are only addressing the minor variance and that any permits are another matter.
 - John Sepulis stated that he wanted to add a condition that the reduced setbacks apply only to the shed and asked the committee to pass a motion.
 - The motion was moved by Deep Basi and seconded by Paul Sadhra. The committee voted that the motion be approved.

That Application D13/JUD requesting relief from provisions of Zoning By-Law #023/2018, as amended, to permit:

1. A reduced side yard setback to be 1.03 meters instead of 2.0 meters as required.

2. A reduced rear yard setback to be 0.91 meters instead of 2.0 meters, as required.

Is Denied.

The Committee voted on the application as follows:

Dan Kennedy – Deny
Dennis O'Connor – Deny
Deep Basi – Deny
Paul Sadhra – Deny
John Sepulis – Approve

5(d) Minor Variance Application D13-KAU – Manu and Pooja Kaushik – Property described as Part Block 42, Plan 802, Telfer Glen Rd. and Queen Street, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a reduced minimum height to be 1 story and 4.72 meters in height instead of 2 story and not less than 6.6 meters, as required.

- Dan Kennedy advised the Committee that he has a pecuniary interest in this application because he lives within the circulation area.
- Manu Kaushik, owner of the property, together with Michael Trussell, agent for the applicant, provided an overview of the application.
- Anthony Yu, owner of property at 20 Queen Street addressed the Committee and stated that he does not object to the minor variance, but inquired whether or not the applicant has received approval for an entrance from Telfer Glen Street.
- John Sepulis reminded that the application is only for the minor variance and asked Zachary Prince if the owner has site plan approval.
 - Michael Trussell advised that site plan approval has not be applied for yet, but have been in preliminary discussions with staff regarding site plan approval.
 - Mr. Yu wanted to know if the owner will be permitted to put an entrance off of Telfer Glen Street.
 - John Sepulis reminded Mr. Yu that this meeting is only for the minor variance application and entrance inquiries should be directed to Township staff.
 - Alan Fairweather, owner of 14 Telfer Glen Street, and noted that he has no objections to the minor variance and is very concerned with access to the property due to the increased traffic flow from the proposed medical clinic.
 - John Sepulis asked Michael Trusell if a traffic analysis has been done.
 - Mr. Trussell advised that it has not been addressed to date, and added that he does not believe that this is the forum for the discussion regarding traffic flow.
 - Zachary Prince noted that the MTO would need to provide comments due to the close location of Highway 6.

- John Sepulis asked Zachary Prince whether there is a future opportunity where Mr. Fairweather can address his concerns regarding traffic.
- Zachary Prince noted that Lynne Banks would be better suited to address site plan approval.
- Lynne Banks advised that staff has delegated authority for the execution of site plan agreements, however, she further noted that any site plan agreements that there might be concerns about would be taken to Council for approval and any interested parties would be able to address their concerns at the Council meeting.
- Michael Trussell noted that the driveway access was not raised as a concern at the pre-consultation with Township staff and consultants.
- John Sepulis asked Lynne Banks to discuss the entrance with staff and Township engineers and provide a response to Mr. Fairweather.
- Lynne Banks advised that she will discuss the entrance and will provide a response to Mr. Fairweather.
- There were no further questions or comments from the public.
- Deep Basi noted that he is okay with the height, but has concerns with traffic flow.
- There were no further questions or comments from the Committee.

That Application D13/KAU requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:

Permit a reduced minimum height to be 1 story and 4.72 meters in height instead of 2 story and not less than 6.6 meters, as required.

Is Approved.

5(e) Minor Variance Application D13-WAY – Alven Way – St. Helens Island, Puslinch Lake, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 12.4 and Section 4.17.1b to permit a second story addition.

- Al Way, owner of the property, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

That Application D13/Way requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:

Permit a maximum lot coverage of the dwelling (Unit 56) to be 24% instead of 20% as required.

Is approved with no conditions.

5(f) Minor Variance Application D13-TRI – Dhiren Kumar and Kirtiben Trivedi

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a maximum height of an accessory structure to be 8.02 meters to the peak of the roof instead of 5 meters, as required.

- The owner, Dhiren Kumar Trivedi, provided an overview of the application.
- There were no comments or questions from the public.
- John Sepulis noted that the County Planner's report noted that they are requesting a deferral.
- Meagan Ferris advised that she did not receive a concept plan until before the meeting and would like more time to review it, and does think that the building is quite high for the development area.
- John Sepulis asked if the application meets the four tests for a minor variance.
- Meagan Ferris noted that she needs more time to review the plans to confirm that the application meets the four tests in order to make a recommendation.

That Application D13/TRI requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:

Permit a maximum height of an accessory structure to be 8.02 meters to the peak of the roof instead of 5 meters, as required.

The Committee voted on the application as follows:

Paul Sadhra - Defer
Dan Kennedy - Defer
Deep Basi- Defer
Dennis O'Connor - Defer
John Sepulis - Defer

Is deferred until the December 8, 2020 Committee of Adjustment meeting so that the County of Wellington planner has time to review the concept plan in more depth.

6. OTHER MATTERS

None

7. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 8:23 p.m.

CARRIED



Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
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):

DHIREN KUMAR TRIVEDI
KIRTIBEN TRIVEDI

Address:

11 FOX RUN DRIVE

City:

PUSLINCH

Postal Code:

ON N0B 2J0

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.

* DHIREN KUMAR TRIVEDI - [REDACTED]
11 FOX RUN DRIVE, PUSLINC ON NOB 2JO
* KIRTIBEN TRIVEDI - [REDACTED]
11 FOX RUN DRIVE, PUSLINC ON NOB 2JO

Send correspondence to: Owner: ☒ Agent ☐ Other: _____

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

Municipal address: 11 FOX RUN DRIVE, PUSLINC ON NOB 2JO

Concession: _____ Lot: 52

Registered Plan Number: 795

Area: _____ ha Depth: _____ m Frontage: ~~273.87~~ m
0.50 to 1.99 ac _____ ft 278.87 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).

The regular approved height for the proposed carriage building is 5 meters. We are applying to make the building 8.02 meter as it will match our main property and also provide additional storage area.

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

Extra approval steps are necessary for increasing the height.

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

Official Plan Designation: PLAN 795 LOT 52

Zoning Designation: RES

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?

FOX RUN DRIVE

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 checked="" type="checkbox"/> [REDACTED]
Communal Water:	<input type="checkbox"/>	<input checked="" type="checkbox"/> [REDACTED]
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? Live in the propertyThe abutting properties? Yes**13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)**

Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces	23			
*Number of loading spaces				
Number of floors	2			
Total floor area	m ²	4800 6832 ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	4800 ft ²	m ²	ft ²

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

Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

15. What are the dates of acquisition and construction of subject property and building property?Date of acquisition of subject property: 25th July 2016Date of construction of buildings property: 5th Sept. 2001**16. How long have the existing uses continued on the subject property?** 20 years**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)							
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					



Sworn (or Affirmed or Declared) remotely by **Dhirenkumar Trivedi**
of (City, Town, etc.) of **Puslinch**
in the (County, Regional Municipality, etc.) of **Wellington**
before me at the (City, Town, etc.) of **Cambridge**
in the (County, Regional Municipality, etc.) of **Waterloo**
on **10/20/2020** (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

DocuSigned by:

9799D7ATA581432...

Courtenay Hoytfox

Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington

DocuSigned by:



Sealed by: The Corporation of the Township of Puslinch

Sealed Time: **10/20/2020**

Sworn (or Affirmed or Declared) remotely by **Kirtiben Trivedi**
of (City, Town, etc.) of **Puslinch**
in the (County, Regional Municipality, etc.) of **Wellington**
before me at the (City, Town, etc.) of **Cambridge**
in the (County, Regional Municipality, etc.) of **Waterloo**
on **10/20/2020** (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

DocuSigned by:

C055992F647046F...

Courtenay Hoytfox

Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington

DocuSigned by:



Sealed by: The Corporation of the Township of Puslinch

Sealed Time: **10/20/2020**

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

REPORT:

PREPARED FOR **SLOOT CONSTRUCTION LIMITED**
SIGNED ACCEPTS NO RESPONSIBILITY
FOR PARTIES.

DATE REPRESENTS CURRENT SITE
ALL TITLE INFORMATION PERTINENT TO THE
CITY ON AUGUST 17, 2001.

IF PROPERTY:

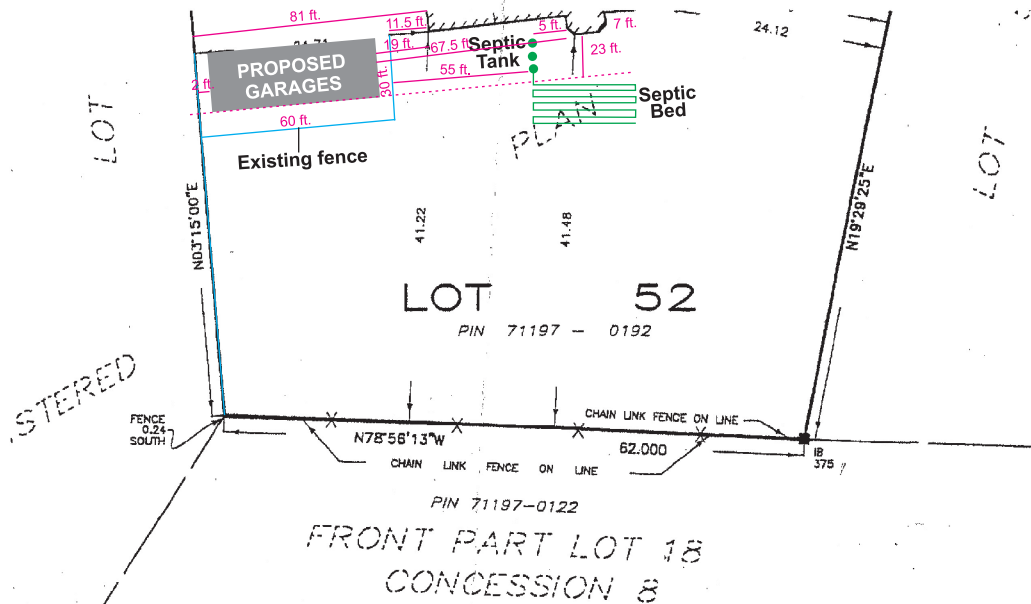
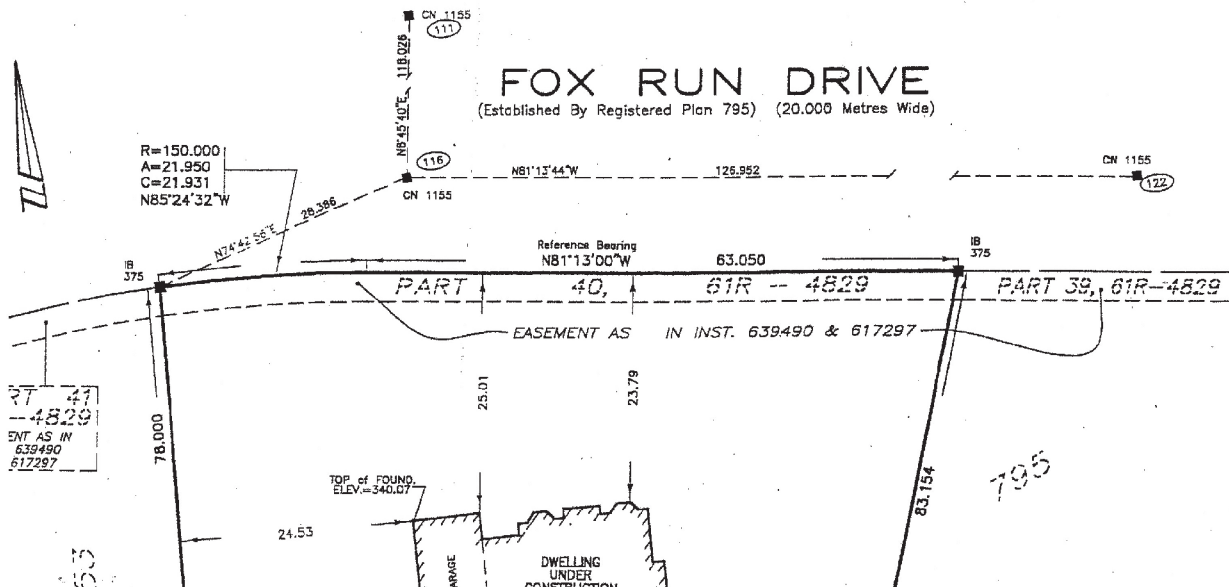
RED PLAN 795
PUSLINCH, COUNTY OF WELLINGTON

EASEMENT OVER PART 40, PLAN 61R-4829,
ELL CANADA AS IN INST 639490 AND
COUNTY OF ONTARIO HYDRO, AS IN INST 617297.

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
LOT 52, REGISTERED PLAN 795
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

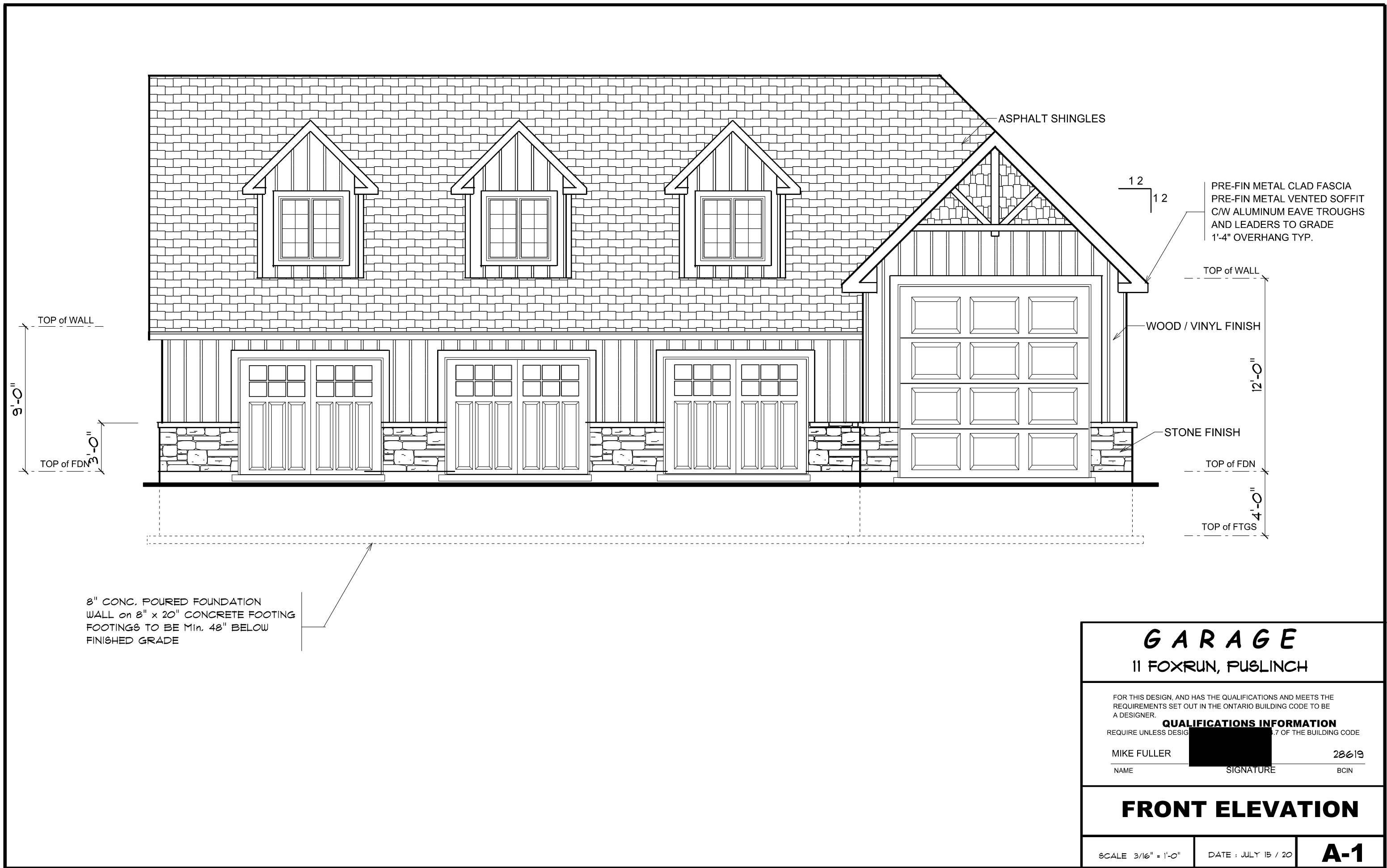
SCALE: 1 - 500

0 10 20 30 metres
VAN HARTEN SURVEYING INC.



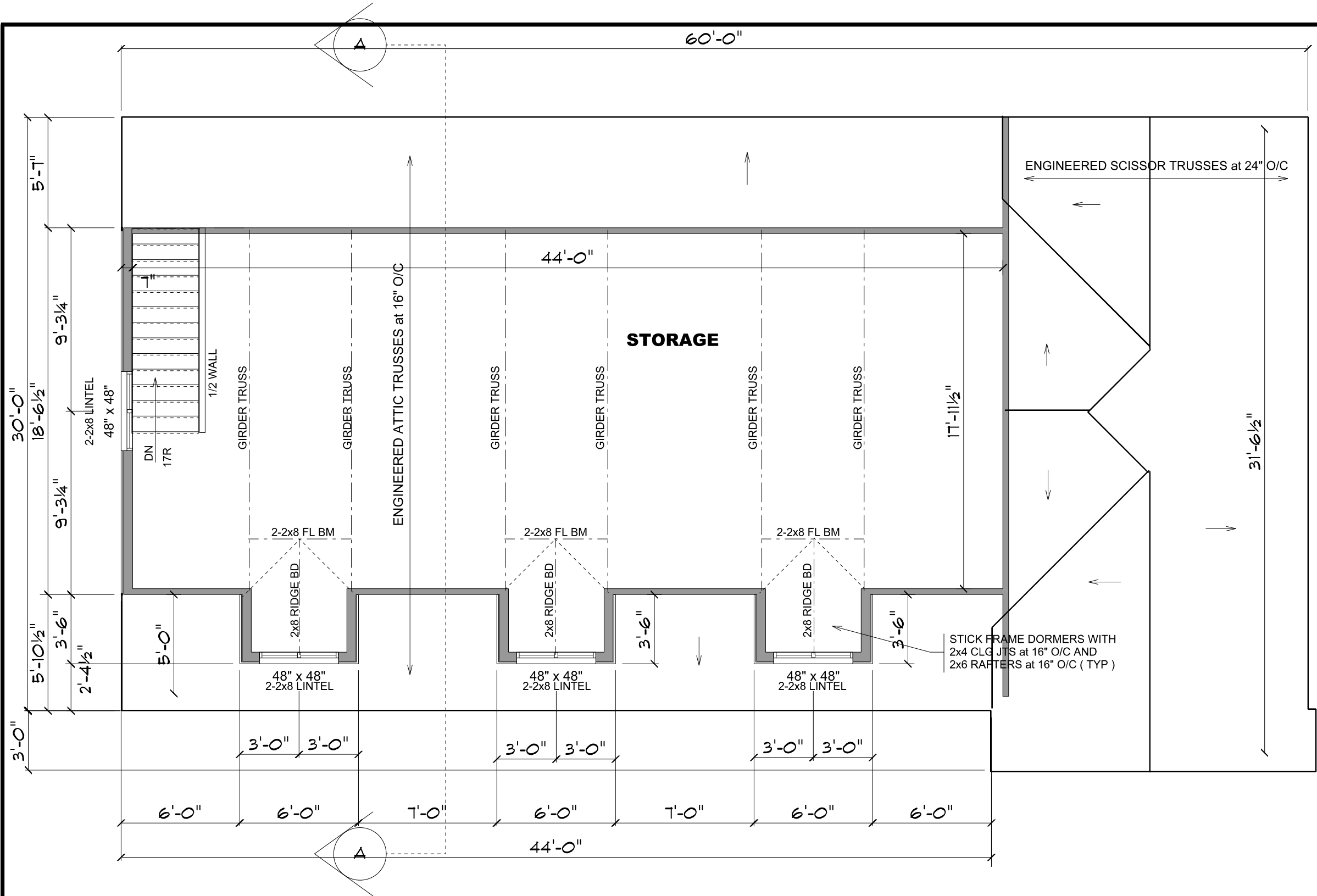
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.	
METRIC : DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	Sep 14, 2001-9:51am G:\PUSLINCH\795\ACAD\B52.dwg
NOTE : ALL MEASUREMENTS SHOWN TO BUILDING ARE TO THE CONCRETE FOUNDATION UNLESS INDICATED OTHERWISE	
IB IRON BAR 1155 VAN HARTEN SURVEYING INC., O.L.S.'s UND (100) CONTROL POINT CC CUT CROSS BAR 375 BLACK ET AL., O.L.S.'s	NOTE: BEARINGS ARE REFERRED TO THE SOUTHERLY LIMIT FOX RUN DRIVE, HAVING AN ASTRONOMIC COURSE OF N81°13'00"W, AS SHOWN ON REGISTERED PLAN 795.
PRCJ. NO. 11229-93 CHECKED BY J.M.L. DRAWN BY M.A.M.	
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 17th DAY OF AUGUST, 2001.	
JAMES M. LAWS, O.L.S. DATE: SEPTEMBER 6, 2001	
ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1372018 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3)	

VAN HARTEN SURVEYING INC.
LAND SURVEYORS
STREET - GUELPH, ONTARIO
19) 821-2763 FAX 821-2770
E-MAIL: info@vonharten.com





A-2



FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATIONS INFORMATION
REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE

MIKE FULLER

NAME

SIGNATURE

28619

BCIN

G A R A G E

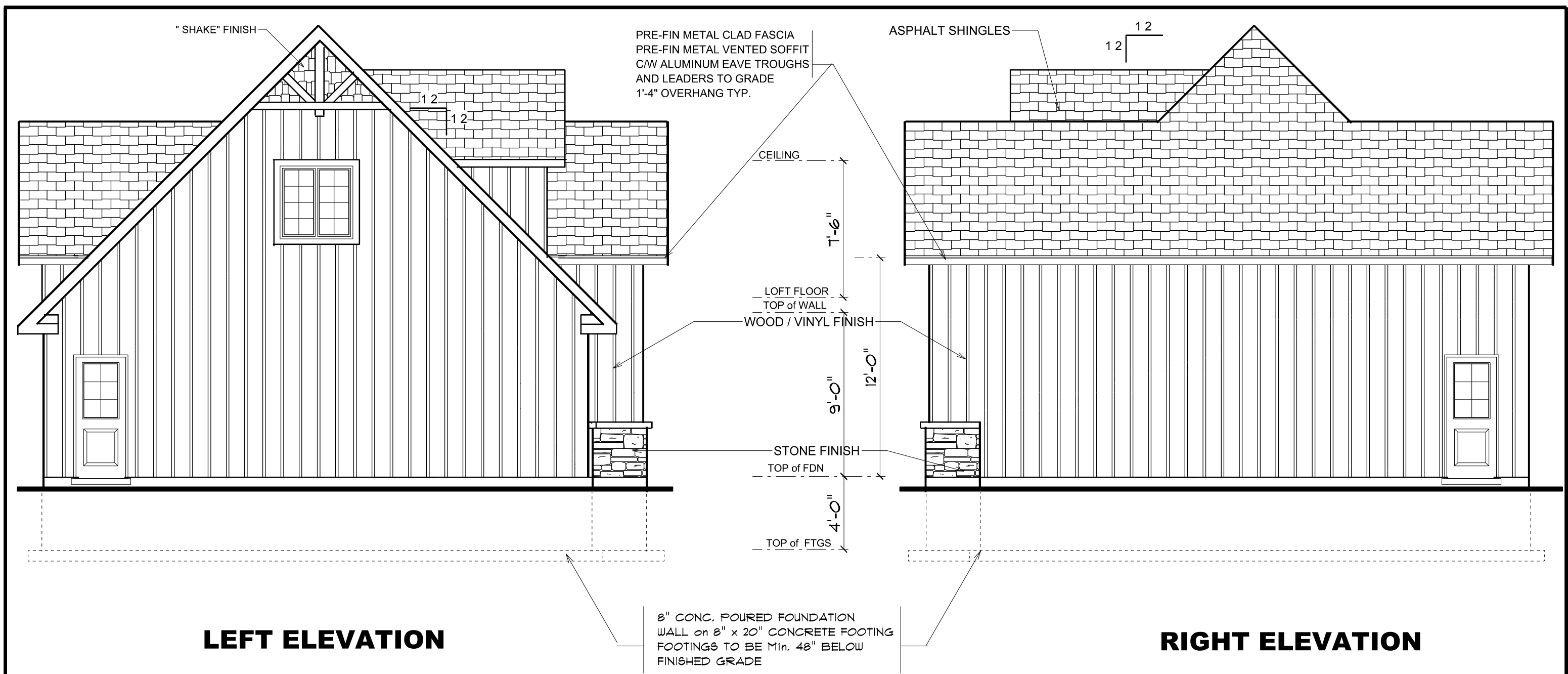
11 FOXRUN, FUSLINCH

LOFT PLAN

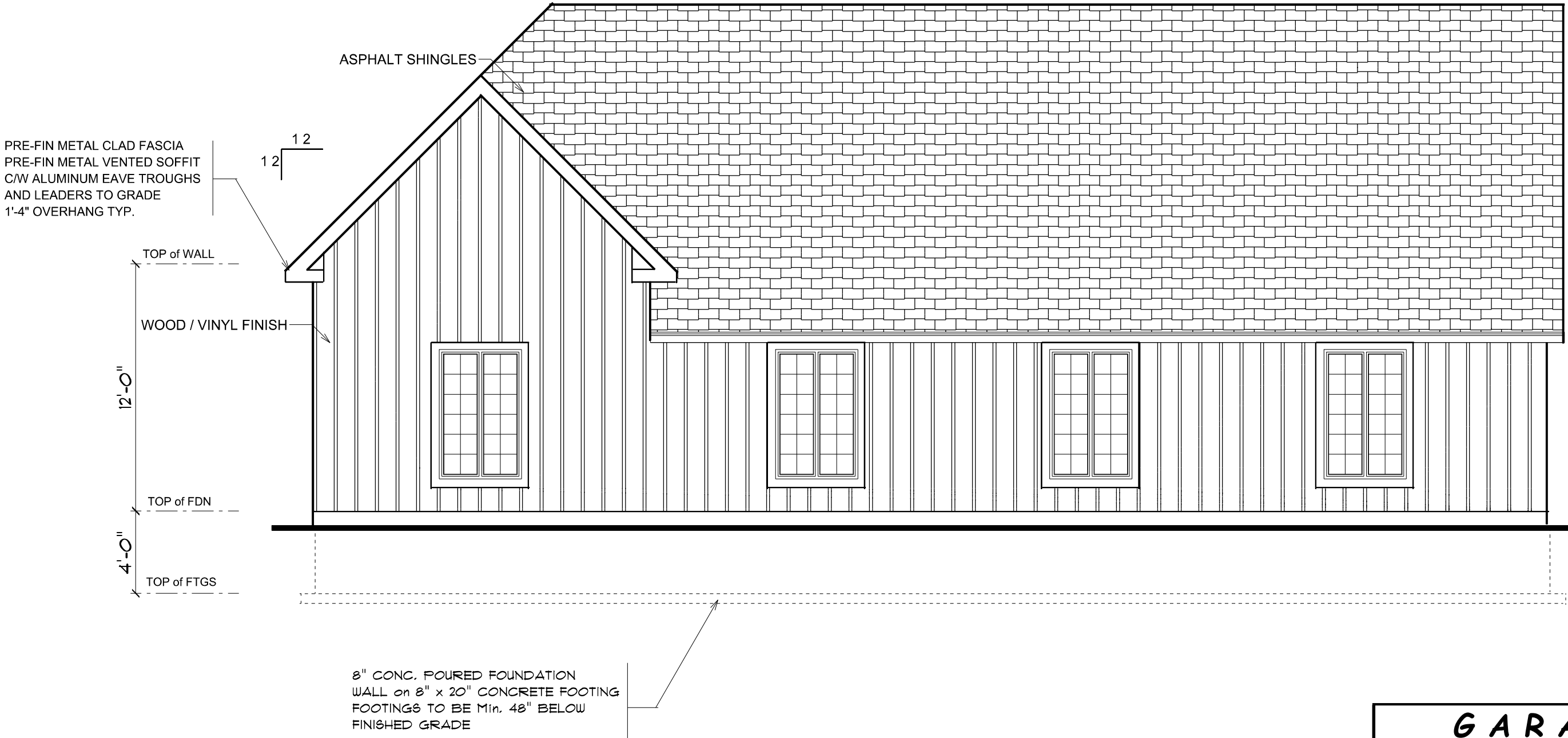
SCALE 3/16" = 1'-0"

DATE : JULY 15 / 20

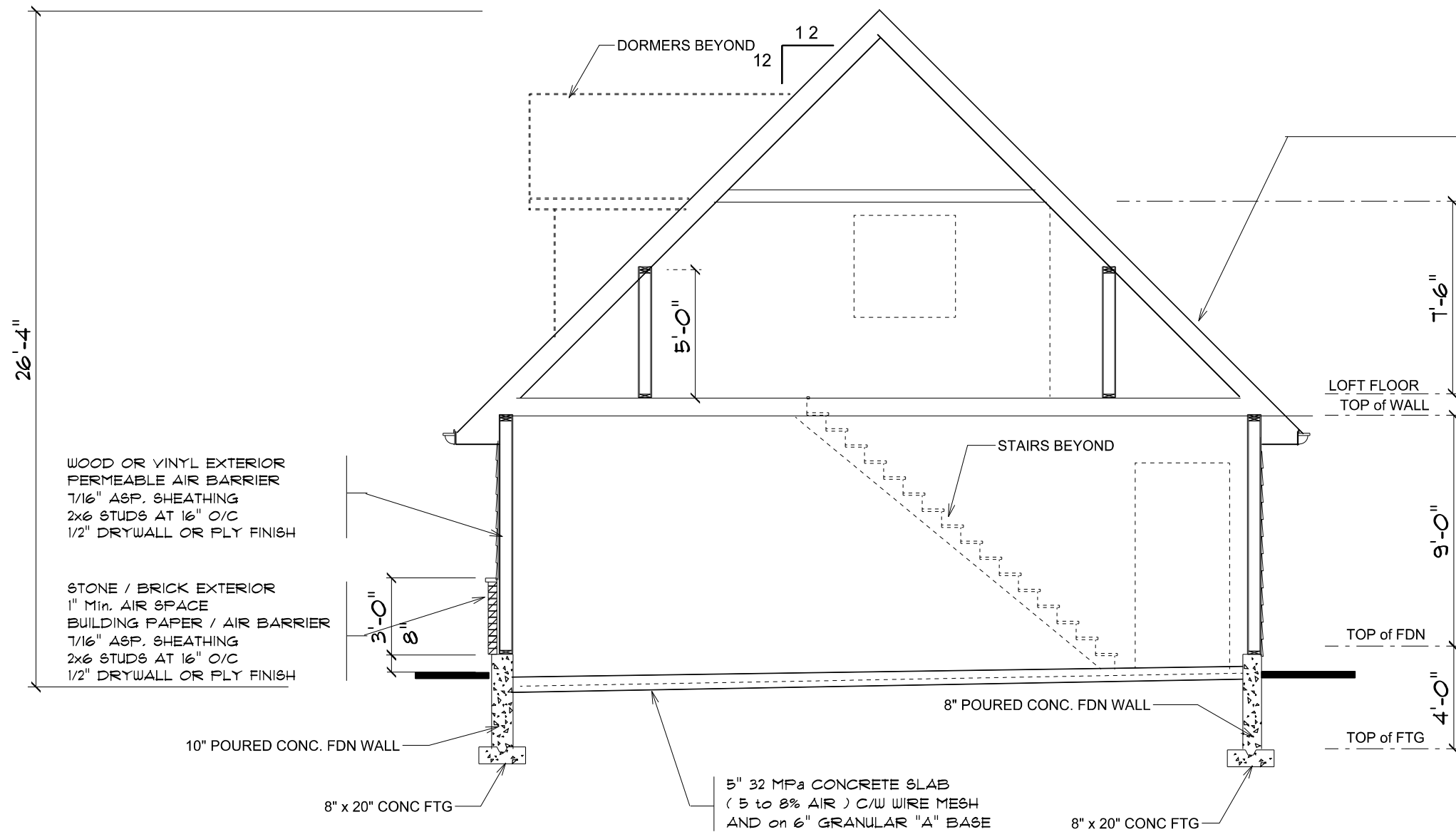
A-4



G A R A G E		
11 FOXRUN, PUSLINCH		
FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.		
QUALIFICATIONS INFORMATION		
REQUIRE UNLESS	OF THE BUILDING CODE	
MIKE FULLI		28619
NAME	SIGNATURE	BCIN
SIDE ELEVATIONS		
SCALE 3/16" = 1'-0"	DATE : JULY 15 / 20	A-5



G A R A G E		
11 FOXRUN, PUSLINCH		
FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.		
QUALIFICATIONS INFORMATION		
REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE		
MIKE FULLER		28619
NAME		BCIN
REAR ELEVATION		
SCALE 3/16" = 1'-0"	DATE : JULY 15 / 20	A-6



ASPHALT SHINGLES (Min 210 lb.)
Min 36" WIDE EAVE PROTECTION
EAVE STARTER STRIP
VALLEY FLASHINGS TO BE 36" WIDE
ROOF VENTS AT HIGH POINT OF ROOF
(Min FREE AREA = 1 / 300 S.F. FLOOR
AT VENTED SOFFIT PANELS AND AT
ROOF VENTS)
1/2" PLY. SHEATHING
PRE-ENG. ATTIC TRUSSES AT 24" O/C

WOOD OR VINYL EXTERIOR
PERMEABLE AIR BARRIER
1/16" ASP. SHEATHING
2x6 STUDS AT 16" O/C
1/2" DRYWALL OR PLY FINISH

STONE / BRICK EXTERIOR
1" Min. AIR SPACE
BUILDING PAPER / AIR BARRIER
1/16" ASP. SHEATHING
2x6 STUDS AT 16" O/C
1/2" DRYWALL OR PLY FINISH

10" POURED CONC. FDN WALL

8" x 20" CONC FTG

5" 32 MPa CONCRETE SLAB
(5 to 8% AIR) C/W WIRE MESH
AND on 6" GRANULAR "A" BASE

8" POURED CONC. FDN WALL

8" x 20" CONC FTG

STAIRS BEYOND

LOFT FLOOR
TOP of WALL

TOP of FDN

TOP of FTG

GARAGE

11 FOXRUN, FUSLINCH

FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE
REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE
A DESIGNER.

QUALIFICATIONS INFORMATION

REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE

MIKE FULLER		28619
NAME	SIGNATURE	BCIN

SECTION 'A-A'

SCALE 3/16" = 1'-0"	DATE : JULY 29 / 20	A-7
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PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: November 30th, 2020
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Meagan Ferris, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/TRI (Dhirenkumar and Kirtiben Trivedi) – Revised**
11 Fox Run Drive, Puslinch
Lot 52, Registered Plan 795

ATTACHMENTS:

1. Architectural Plans
2. Concept Plan

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

Planning Opinion

Planning staff have previously written a planning report requesting a deferral of this application until such time that a concept plan and confirmation of the total floor area has been provided. Since that time, the applicant has provided a concept plan for planning staff's review.

The applicant is proposing to construct an accessory building on the subject property that is approximately 30 ft x 60 ft, and proposed to be taller than what is permitted within the Township's Zoning By-law. Planning staff have confirmed that the proposed structure, which is proposed to be 1800 ft² in ground floor area does not exceed the current, maximum standards permitted for an accessory building (i.e. 200 m² (2 152.7 ft²). However, the concept plan provided shows an interior side yard setback of 0.6 m (2 ft). Therefore, the variance relief required is from:

- Section 4.4.2 (Table 4.1) to allow an accessory structure building height that exceeds the 5 metres (16.4 feet) maximum height; and
- Section 4.4.2 (Table 4.1) to allow a reduced interior side yard setback that is less than the minimum requirement of 2 m (6.5 ft).

A copy of the architectural elevation plans has been included within **Attachment 1** to this report and a copy of the concept plan is included within **Attachment 2**. The site location can also be seen in **Figure 1**.

Planning Staff have some concerns regarding the subject proposal, specifically in terms of the proposed accessory building height and the interior side yard setback reduction. The Committee should be satisfied that the Chief Building Official does not have any concerns and that the subject proposal represents a minor proposal, is appropriate development and maintains the intent and purpose of the County Official Plan and the Township Zoning By-law. Further, if the Committee is

satisfied and the application is approved, the Committee should consider requiring a larger interior side yard setback to assist with offsetting the impacts of such a tall structure next to the interior side yard lot line.

The details of the minor variance application are included in the table below. It is noted that as part of the planning review that an additional item of relief was identified as being potentially required with regards to maximum lot coverage.

Regulation	By-law Section	Required	Proposed	Relief Requested
Accessory Buildings and Structures – Maximum Permitted Height	4.4.2 (Table 4.1)	5 m	8.02 m	3.02 m
Accessory Buildings and Structures – Minimum Required Interior Side Yard	4.4.2 (Table 4.1)	2m	0.6 m (2 ft)	1.4 m

Figure 1: Aerial Map



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 minor in nature	<ul style="list-style-type: none"> The subject property is approximately 0.58 ha (1.43 ac) in size and is located within a rural subdivision. The existing dwelling height is not known at this time; however, it is a two storey dwelling and the applicant has noted that the accessory structure height will match the existing dwelling. A concept plan showing the building location has been

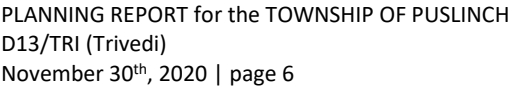
	provided and shows a reduced interior yard setback of 0.6 m (2ft).
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is zoned Rural Residential (RUR) and also subject to a site specific provision (SP27). • The RUR Zone allows a single detached dwelling and an accessory building to the main dwelling is permitted within Section 4.4.2 of the Zoning By-law. • The site specific provision on-site and establishes that any buildings, structures or septic tank on lots 13-27 within the plan of subdivision are required to maintain a 15 m rear yard setback. • The Zoning By-law establishes minimum size and height requirements for accessory buildings and structures. • A concept plan has been provided; however, it does not show a setback to the rear yard or front yard. It is assumed that there is sufficient space on site to meet these setback requirements. • The Chief Building Official will also need to be satisfied there is sufficient setbacks from the septic and well.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated as Country Residential within the County Official Plan. • Low density residential uses are permitted as are (generally) accessory buildings and structures. • The general intent of the Official Plan is maintained.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The intent of the subject application is to facilitate the construction of an accessory structure on-site that will be designed to match the principle dwelling height and provide storage. • Planning staff have concerns with the subject proposal and the relief requested as the accessory building will be substantially tall and will share a similar height and massing of a residential dwelling. • The proposal also identifies a significant reduced interior side yard setback that does not provided sufficient access to the rear of the property and may potential cause off site impacts. • It is noted that the proposed structure will be generally be setback from the road as it is proposed to be constructed behind the main dwelling wall.

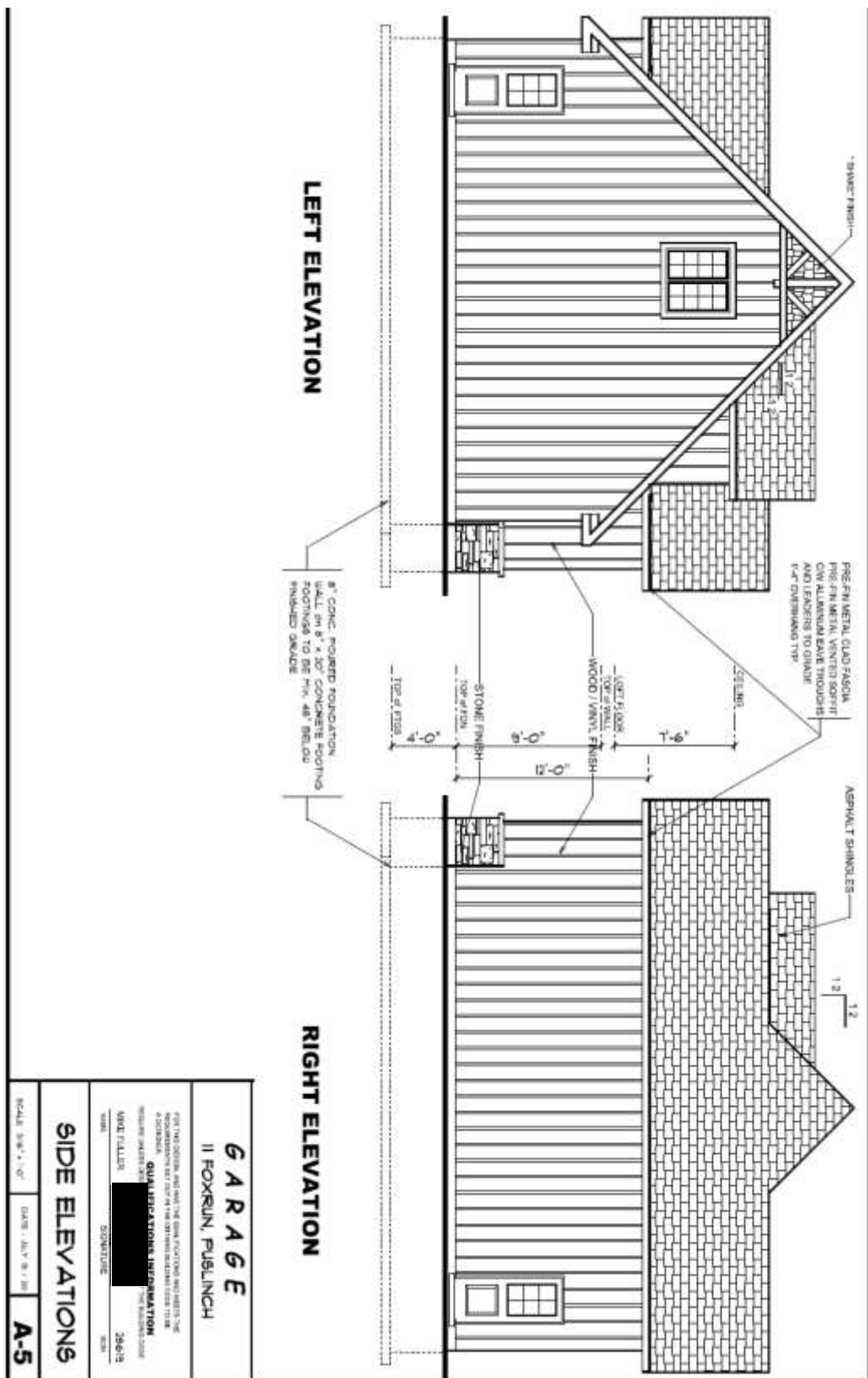
I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department

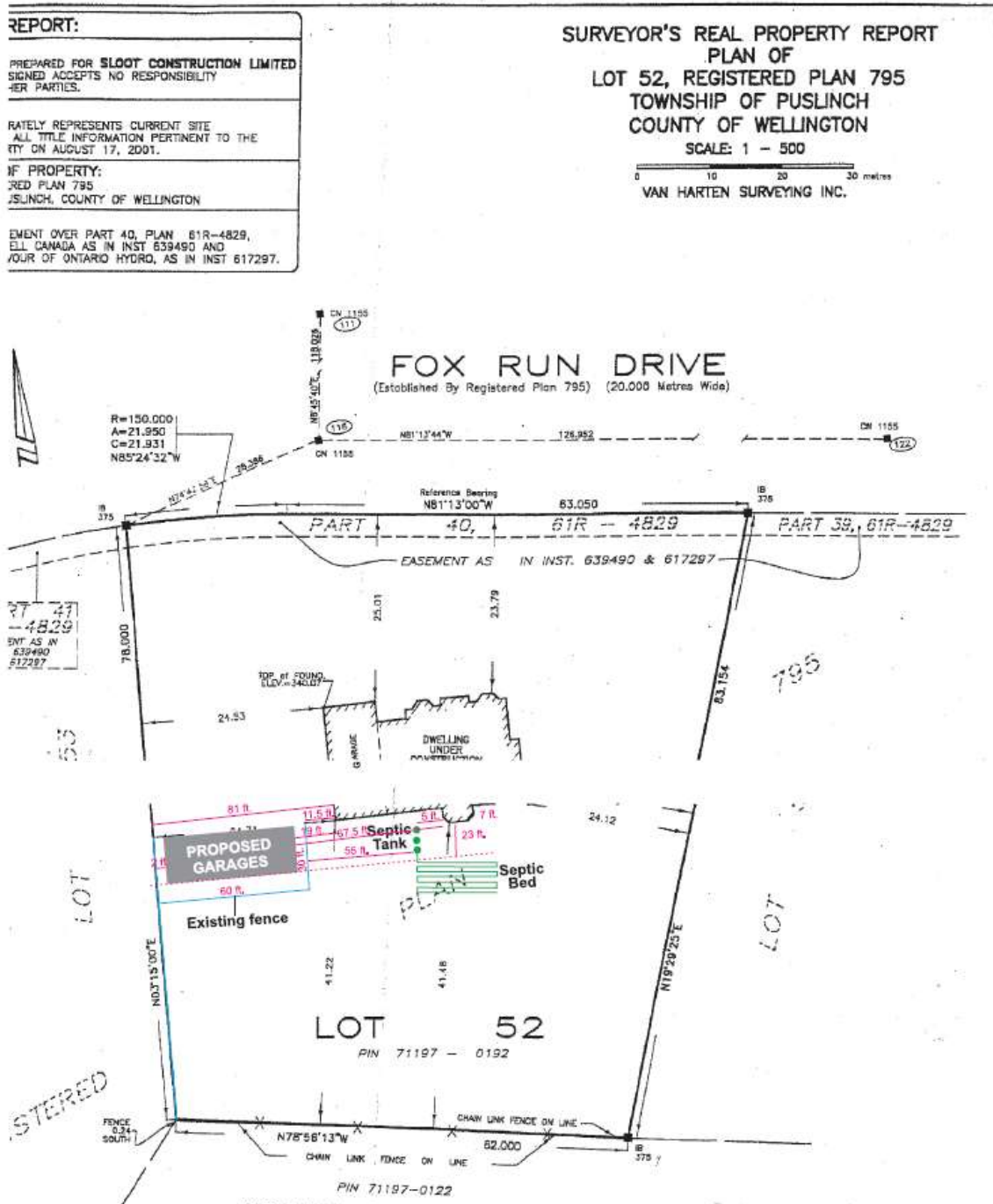
Meagan Ferris, RPP MCIP
Senior Planner

ATTACHMENT 1
Architectural Plans





ATTACHMENT 2
Concept Plan





Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
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): Maureen Anderson and Howard Bennion

Address: 17 Trillium Beach Rd

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

Applicant (Agent) Name(s): Shawn Sawatzky

Address: Kitchener

City: 2490 Main Street

Postal Code: N2B 3E2

E-mail Address: shawn@tropicalsunrooms.com

Telephone Number: 519-742-3525

Fax:

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

No mortgages on the property.

Send correspondence to: Owner: ☐ Agent ☒ Other: _____

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

Municipal address: 17 Trillium Beach PV

Concession: _____ Lot: 163

Registered Plan Number: PLAN 61M203

Area: _____ ha Depth: N/A m Frontage: _____ m
0.12 ac N/A ft 121 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).

We are requesting relief from the zoning by-law requiring a 3m front yard setback to be changed to 1.9m to accommodate a small 3 season unheated sunroom addition.

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

The shape of the lot and the position of the house on the lot presents a problem with the position of the new sunroom. We could comply with the by-law by moving the sunroom further on the house, but it does not make practical sense to move it. The sunroom's proposed position is in a good spot for the flow of the house, therefore we are requesting relief from the by-law.

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

Official Plan Designation: PA7-6

Zoning Designation: RUR (h1) (sp 86)

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?

Trillium Beach PV

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

N/A

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

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input 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? ResidentialThe 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)**

Type of Building(s)/ structures	Sunroom		
Main Building height	2.44 m	ft.	m ft.
*Percentage lot coverage	2% m	ft.	m ft.
*Number of parking spaces	1		
*Number of loading spaces	N/A		
Number of floors	1		
Total floor area	8.92 m ²	ft ²	m ² ft ²
Ground floor area (exclude basement)	8.92 m ²	ft ²	m ² ft ²

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

Front Yard	1.96 m	ft.	m	ft.
Rear Yard	10 m	ft.	m	ft.
Side Yards	8 m	ft.	m	ft.

15. What are the dates of acquisition and construction of subject property and building property?Date of acquisition of subject property: 2010Date of construction of buildings property: 2008**16. How long have the existing uses continued on the subject property? _____**
Since Construction**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:

N/A

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 checked="" type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

Sworn (or Affirmed or Declared) remotely by Shawn Sawatzky

of (City, Town, etc.) of Kitchener

in the (County, Regional Municipality, etc.) of Waterloo

before me at the (City, Town, etc.) of Cambridge

in the (County, Regional Municipality, etc.) of Waterloo

on 11/19/2020 (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

DocuSigned by:

C01C6F2E1F2D4D6...

DocuSigned by:

Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington



Sealed by: The Corporation of the Township of Puslinch

Sealed Time: 11/19/2020

Sworn (or Affirmed or Declared) remotely by

of (City, Town, etc.) of

in the (County, Regional Municipality, etc.) of

before me at the (City, Town, etc.) of

in the (County, Regional Municipality, etc.) of

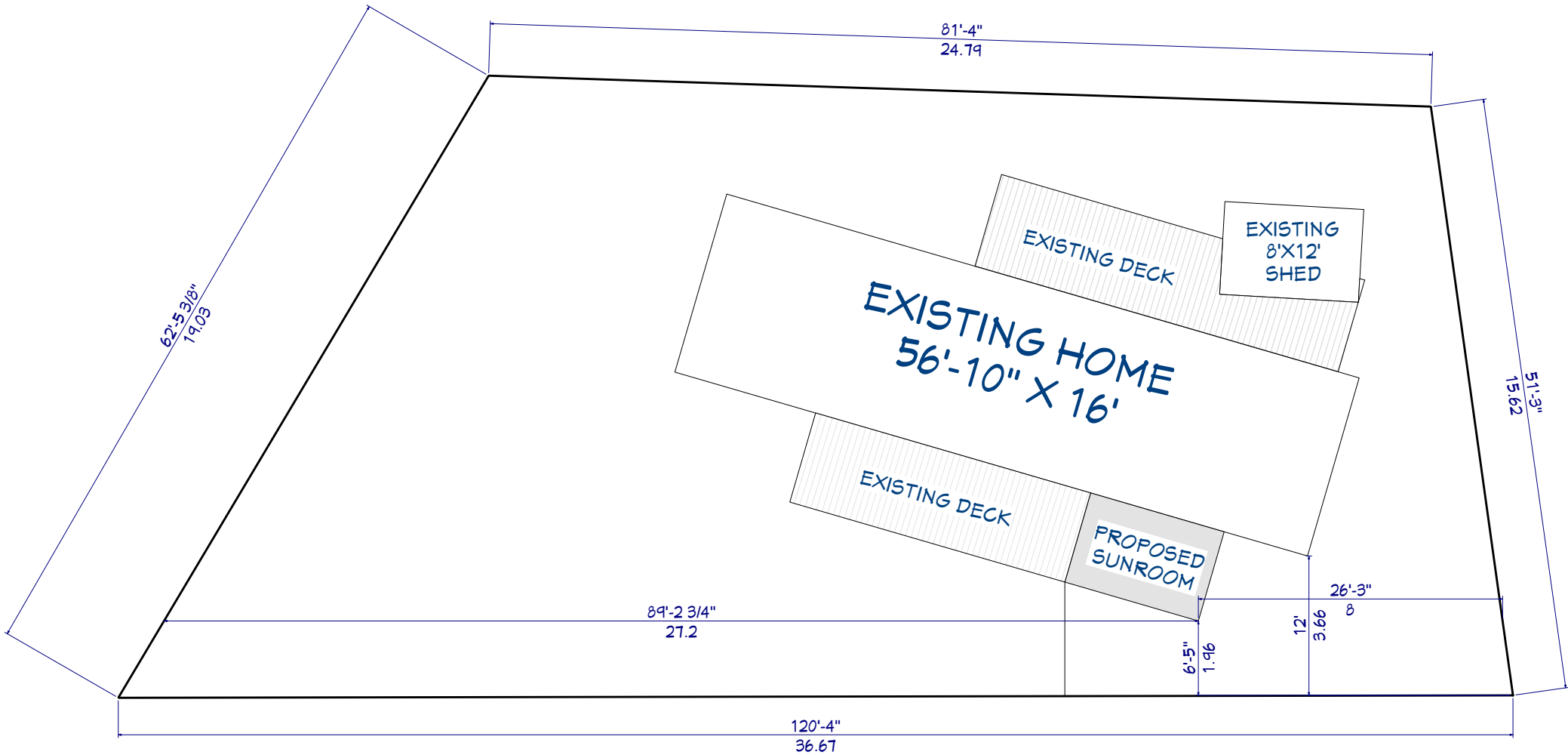
on (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington



Sealed by: The Corporation of the Township of Puslinch

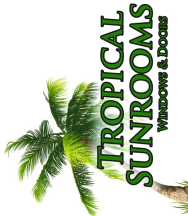
Sealed Time:



SITE PLAN DATA

LOT AREA	5089.9ft²
GFA	EXISTING HOME	960ft²
	EXISTING SHED	96ft²
	EXISTING DECK	329ft²
	PROPOSED	96ft²
	TOTAL	1056ft²
GFA/LOT AREA RATIO	29.1%

SCALE: 1=150



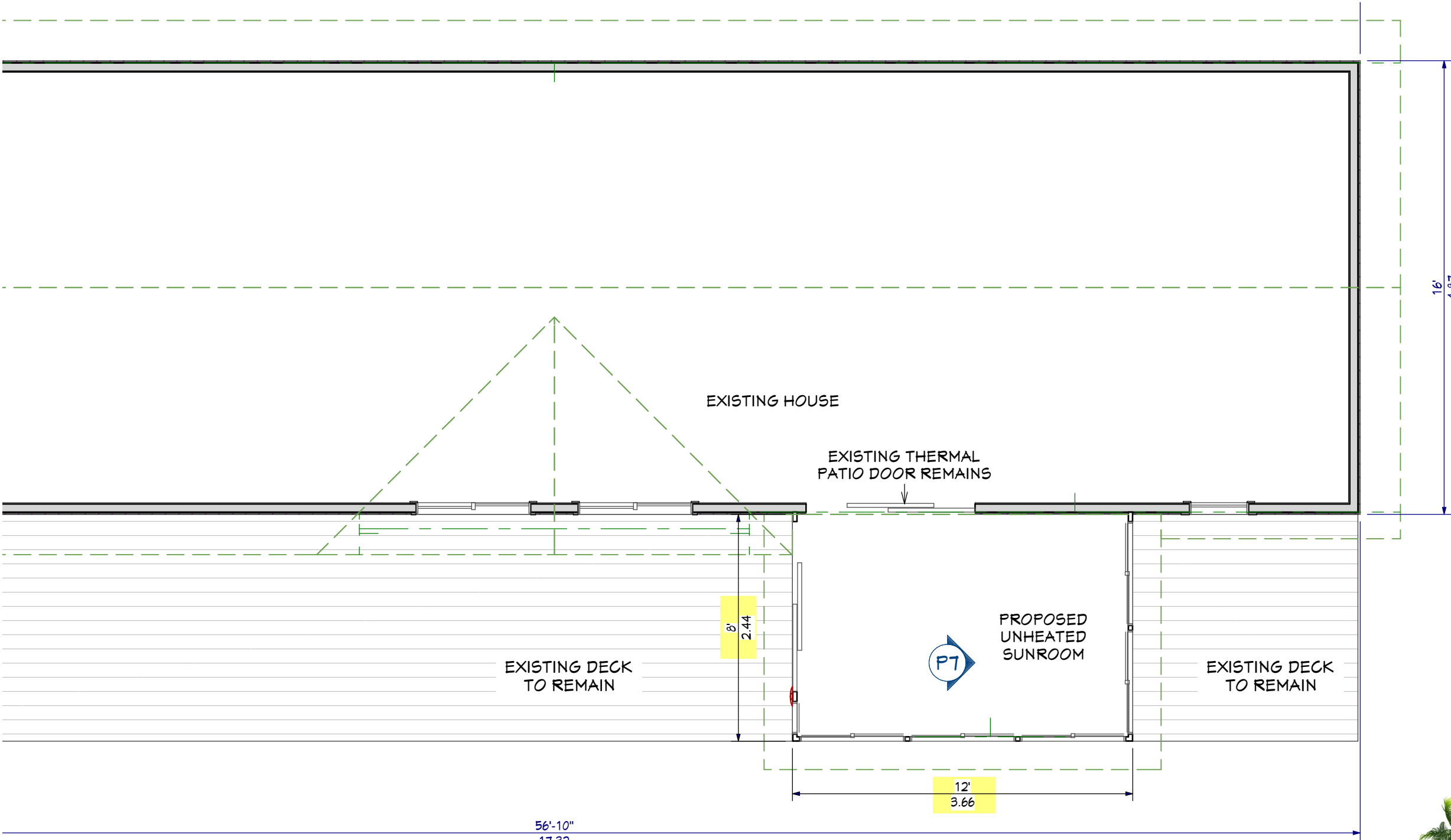
CONTRACTOR:
TROPICAL SUNROOMS, INC.
1486 VICTORIA ST. N
KITCHENER, ONT. N2B 3E2

OWNER:
MAUREEN ANDERSON
17 TRILLIUM BEACH RD
PUSLICH, ON, N0B2J0
519-763-6853

1

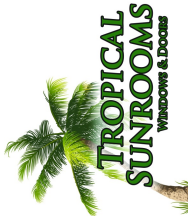
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE
REVIEWED AND TAKE RESPONSIBILITY FOR
THIS DESIGN AND I HAVE MET THE
REQUIREMENTS AND QUALIFICATION
SET OUT IN THE ONTARIO BUILDING
CODE, 28441

DRAW
N BY:



MAIN FLOOR

SCALE: 1/4" = 1'



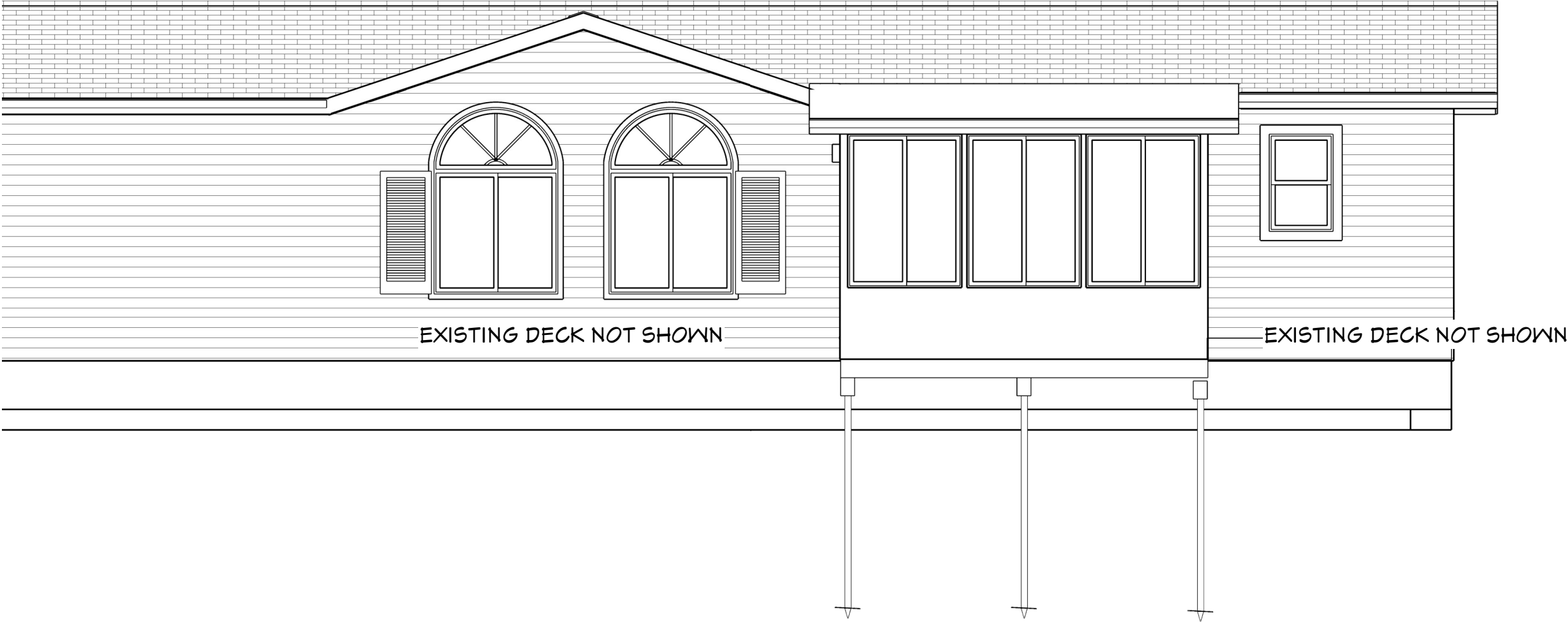
CONTRACTOR:
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1486 VICTORIA ST. N
KITCHENER, ONT. N2B 3E2

OWNER:
MAUREEN ANDERSON
17 TRILLIUM BEACH RD
PUSLICH, ON, N0B2J0
519-763-6853

2

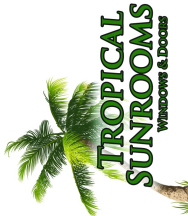
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THIS DESIGN AND I HAVE MET THE
REQUIREMENTS AND QUALIFICATION
SET OUT IN THE ONTARIO BUILDING
BCIN: 28441

DRAW
N BY:



REAR ELEVATION

SCALE: 1/4" = 1'



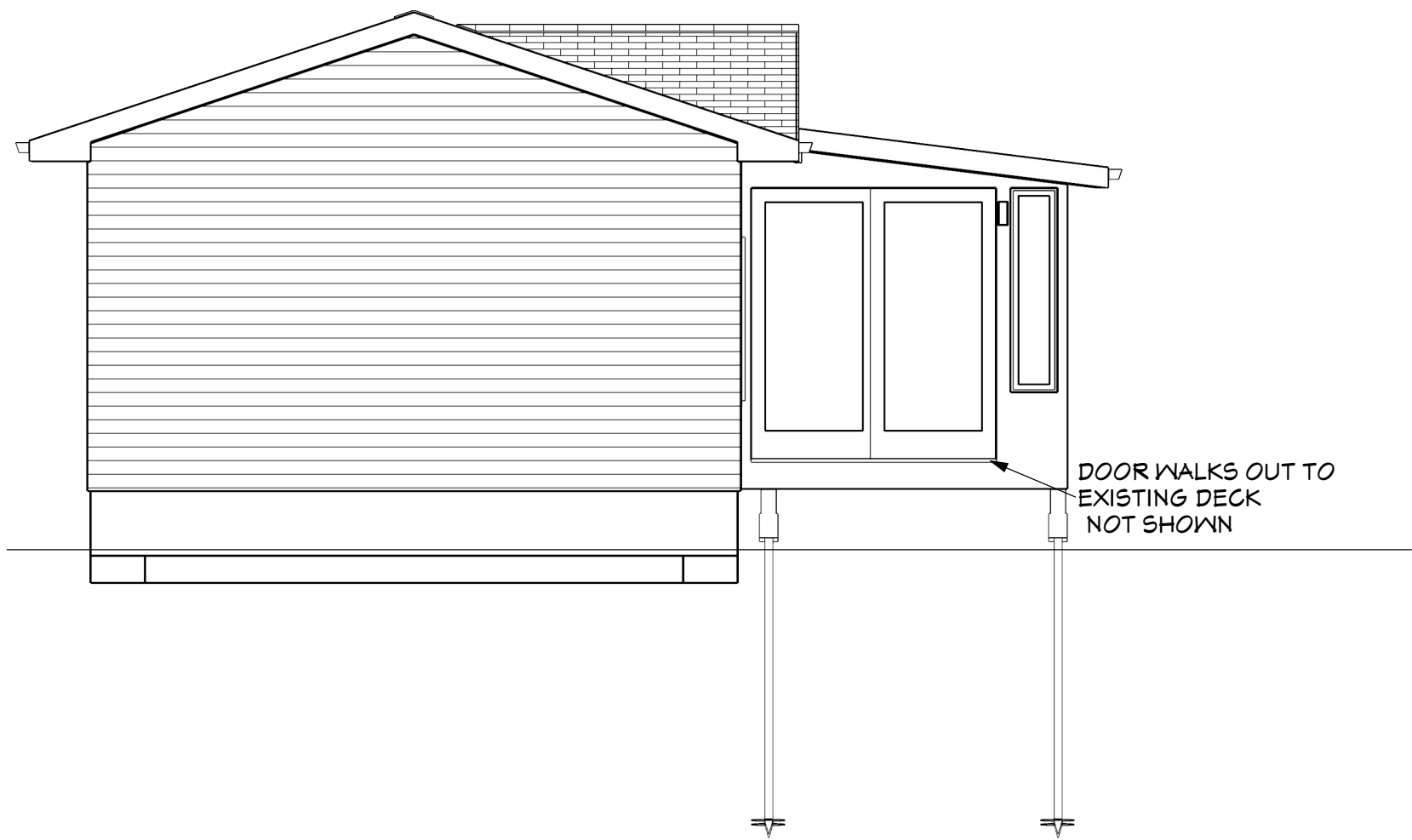
CONTRACTOR:
TROPICAL SUNROOMS, INC.
1486 VICTORIA ST. N
KITCHENER, ONT. N2B 3E2

OWNER:
MAUREEN ANDERSON
17 TRILLIUM BEACH RD
PUSLICH, ON, N0B2J0
519-763-6853

4

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE
REVIEWED AND TAKE RESPONSIBILITY FOR
THIS DESIGN AND I HAVE MET THE
REQUIREMENTS AND QUALIFICATIONS AS
SET OUT IN THE ONTARIO BUILDING
BCIN: 28441

DRAW
N BY:



LEFT ELEVATION

SCALE: 1/4" = 1'



CONTRACTOR:
TROPICAL SUNROOMS, INC.
1486 VICTORIA ST. N
KITCHENER, ONT. N2B 3E2

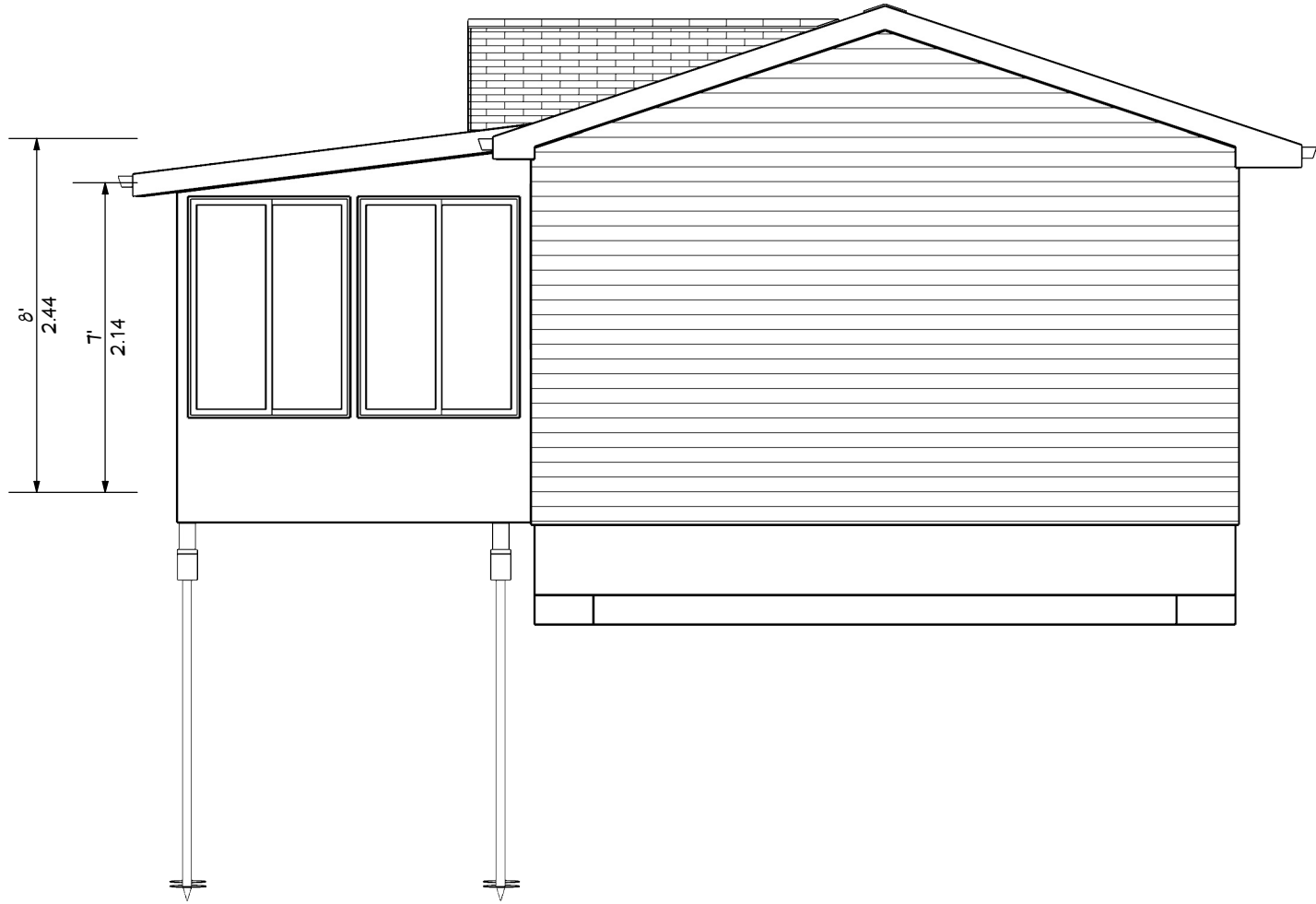
OWNER:
MAUREEN ANDERSON
17 TRILLIUM BEACH RD
PUSLICH, ON, N0B2J0
519-763-6853

5

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE
REVIEWED AND TAKE RESPONSIBILITY FOR
THIS DESIGN AND I HAVE MET
REQUIREMENTS AND QUALIFICAT
SET OUT IN THE ONTARIO BUILDIN

DRAW
N BY:

BCIN: 28441



RIGHT ELEVATION

SCALE: 1/4" = 1'



CONTRACTOR:
TROPICAL SUNROOMS, INC.
1486 VICTORIA ST. N
KITCHENER, ONT. N2B 3E2

OWNER:
MAUREEN ANDERSON
17 TRILLIUM BEACH RD
PUSLICH, ON, N0B2J0
519-763-6853

6

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE
REVIEWED AND TAKE RESPONSIBILITY FOR
THIS DESIGN AND I HAVE MET
REQUIREMENTS AND QUALIFICAT
SET OUT IN THE ONTARIO BUILDIN

DRAW
N BY:

BCIN: 28441



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: December 3rd, 2020
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Zach Prince, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 BEN (Bennion/Anderson)**
17 Trillium Beach Road (Mini Lakes)
SCHEDULES: **Schedule 1: Applicant's site plan**

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion

The applicant is requesting relief to construct a 3 season sun room at the front of their property. The variance requested would provide relief from RUR (sp86) (h-1) to permit a reduced front yard setback of 1.9m where the by-law requires a minimum 3 m front yard setback.

Planning staff have no major concerns with this proposal provided that the Conservation Authority has no concerns. It is our opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

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

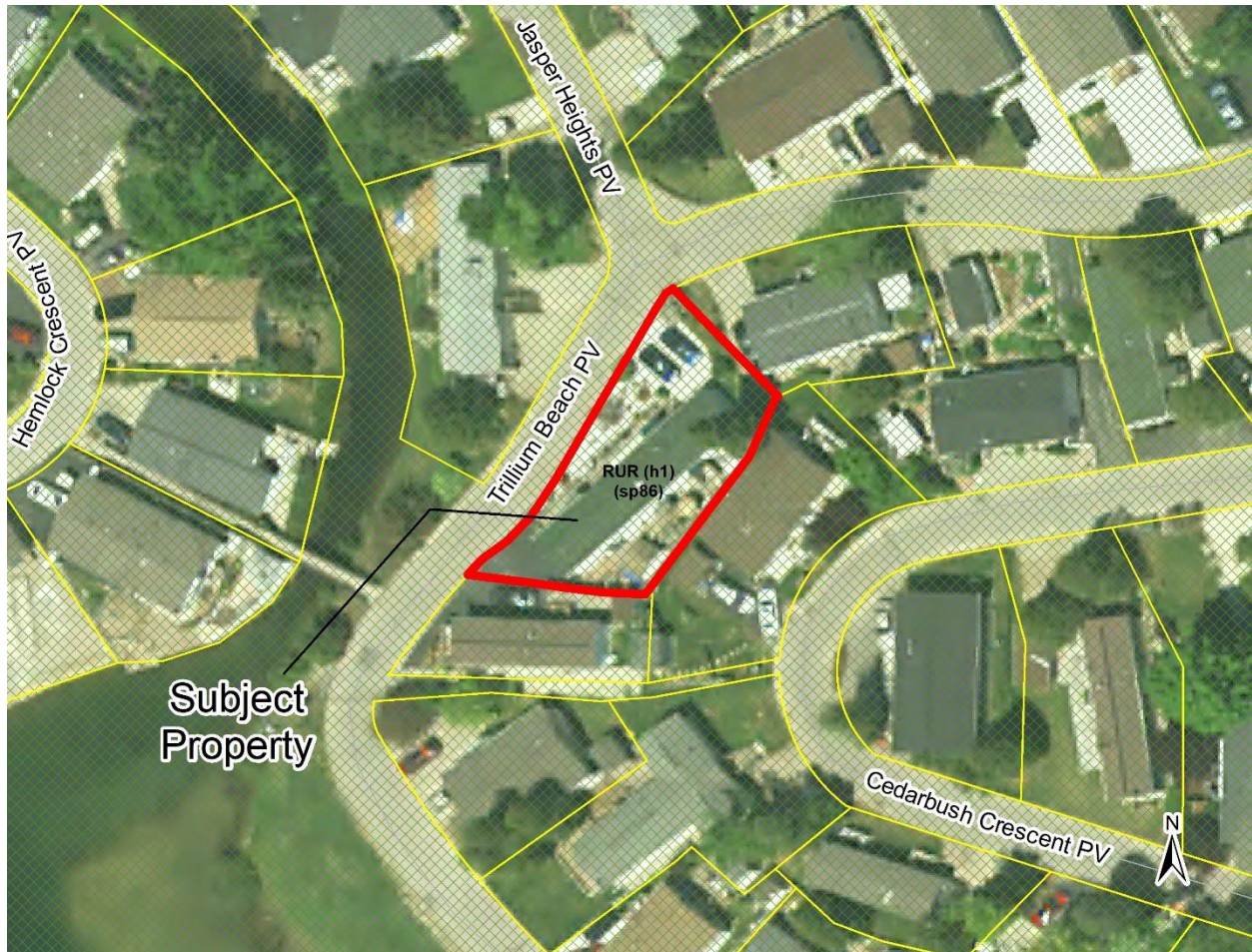
Section of By-law	Required	Proposed	Relief
Section 14 RUR (sp86) (h-1)	Minimum front yard setback requirements is 3 m.	Requesting reduced front yard setback of 1.96m for a 3 season sun room	1.04m (3.6ft)

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 minor in nature	<ul style="list-style-type: none">A 1.9m front yard setback is acceptable for the structure and we consider the variance minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">The subject lands are zoned RUR (sp86) (h-1)Decks are permitted in the front yard up to 2m. The sunroom is proposed to be attached to the existing deck.The holding provision applies to all of Mini Lakes and is regarding the servicing of the area and year round occupancy.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">The property is designated Special Policy Area PA7-6 in the County Official Plan.The Official Plan permits year round mobile home dwellings subject to appropriate servicing.


That the variance is **desirable** for the appropriate development and use of the land, building or structure

- The intent of the front yard setback is to allow for an appropriate setback from the roadway. This lot is unusually shaped and the home is constructed in a way that makes a large portion of the lot unusable. The reduced setback would allow for a larger sunroom to be constructed on the lot which would increase the functionality for the home owners.
- The variance is considered desirable and appropriate provided that the Conservation Authority has no concerns with the reduced setbacks to in the Environmental Overlay.

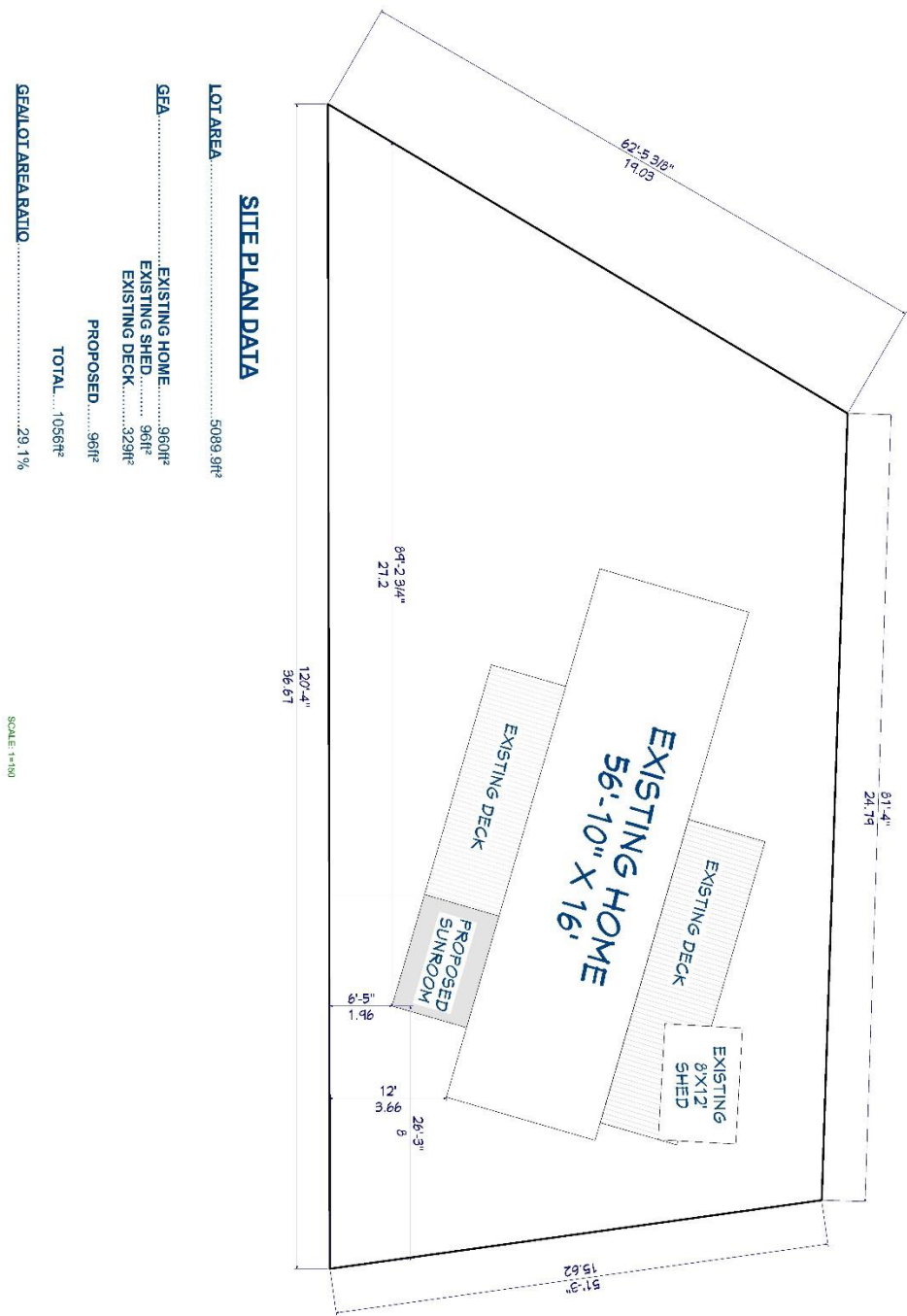


In conclusion, planning staff is of the opinion that the requested variance **does meet the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect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

Respectfully submitted
County of Wellington Planning and Development Department


Zach Prince MCIP RPP
Planner

SCHEDULE 1
 Site plan provided by the applicant



CONTRACTOR:
 TROPICAL SUNROOMS, INC.
 1486 VICTORIA ST. N
 KITCHENER, ONT. N2B 3E2

OWNER:
 MAUREEN ANDERSON
 17 TRILLIUM BEACH RD
 PUSLINCH, ON, N6B2J6
 519-763-6853

1

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE
 REVIEWED AND TAKE RESPONSIBILITY FOR
 THIS DESIGN AND I HAVE MET THE
 REQUIREMENTS AND QUALIFICATION
 SET OUT IN THE ONTARIO BUILDING
 CODE: 28441

DRAWN BY:



MINUTES

The November 10, 2020 Committee of Adjustment Meeting was held on the above date and called to order at 8:23 p.m. via electronic participation.

CALL THE MEETING TO ORDER

ROLL CALL

MEMBERS IN ATTENDANCE

Councilor John Sepulis, Chair
Paul Sadhra
Dan Kennedy
Dennis O'Connor
Deep Basi

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Deputy Clerk
Zachary Prince, Planner, County of Wellington
Meagan Ferris, Senior Planner, County of Wellington

COMMITTEE OF ADJUSTMENT

- See November 10, 2020 Committee of Adjustment minutes.

1. OPENING REMARKS

The meeting was called to order at 8:23 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, October 13, 2020, be adopted.

CARRIED

4. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

5. ZONING BY-LAW AMENDMENT

5(a) Zoning By-law Application D14-DIO – Diodoro Enterprises Limited - Part of SW ½ Lot 15, Concession 9, designated as Part of Part 6 on Reference Plan 61R-7691, municipally known as 7660 Maltby Road East, Township of Puslinch.

The purpose and effect of the application is to amend the Township of Puslinch Comprehensive Zoning By-law #23/2018 to rezone a portion of the Victoria Park Valley Golf Course from Resort

Commercial – RC (sp51) to Agricultural (A) to permit the development of a single detached residential dwelling.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.

The Committee's has the following comments for the scheduled public meeting:

That the Committee supports the Zoning By-law Amendment application and believes that it is good use of the land that is not being used currently, to convert it to residential.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

6. LAND DIVISION

6(a) Severance Application B74-20 (D10/FOR) – Thomas and Barbara Forestell – Part Lot 18, Concession 4, 6951 Forestell Road, Puslinch.

Proposed severance is 0.4 hectares with 57 meters frontage, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 25 meters frontage, existing and proposed rural residential use with existing dwelling, shed and workshop.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Dan Kennedy noted the shape of the lot to the bottom left of the property.
- Jeff Buisman noted that it was done to maintain the amenity space in front of the house and felt that it was the best configuration for the property.
- There were no questions or comments from the committee.

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

Moved by: Deep Basi

Seconded by: Dennis O'Connor

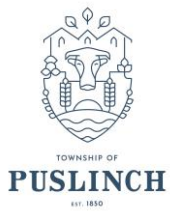
7. OTHER MATTERS

December 2021 meeting date change from December 14, 2021 to December 7, 2021.

- Lynne Banks provided the Committee with an update and noted that the December 2021 meeting date has been changed to December 7, 2021 in order to meet the deadline of December 9, 2021 to provide comments on any Land Division Applications to the County of Wellington Land Division Committee.

8. CLOSED MEETING

- None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
NOVEMBER 10, 2020
7:00 PM
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

9. NEXT MEETING

- Next Regular Meeting Tuesday, December 8, 2020 @ 7:00 p.m.

10. ADJOURNMENT

Moved by: Den Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 8:37 p.m.

CARRIED

Draft Kennel By-law Chart

Address	Recent Years Licenced	Current Zoning	19/85 Zoning	Kennel Permitted?	Can Minimum lot size be met to permit a kennel?
4194 Darkwood Rd	2011-2020 Kennel License	A	A	No	No
7111 Concession 1	2015-2020 Kennel License	A	A	No	Yes
4078 Highway 6	2014-2020 Kennel License	A	A	No	Yes
4712 Wellington Rd 32	2010-2020 Kennel License	A	A	No	No
56 Gilmour Rd	2005-2020 Kennel License	A	A	No	Yes
7813 Wellington Rd 34	2005-2008 License for up to 5 dogs; 2009- 2020 Kennel License	A (sp14) Vet Clinic ONLY	A-27	No	Yes
4284 Sideroad 10 S	2005 License for up to 5 dogs; 2006-2020 Kennel License	A	A	No	Yes

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

November 6, 2020

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: October 28, 2020

FILE NO. B92-20

APPLICANT

Kelly Contini
97 Forest St.
Guelph N1G 1J3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 13
Concession 11

Proposed severance is 55m fr x 73m = 0.40 hectares, vacant land for proposed rural residential use.

Retained parcel is 4.4 hectares with 120m frontage, existing and proposed rural residential use with existing dwelling, barn & shed.

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

December 9, 2020

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
 County of Wellington Administration Centre
 74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 4430
 Fee Received: Oct 28/20
 File No. B92-20
 Accepted as Complete on: Oct 28/20

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

2. (a) Name of Registered Owner(s) Kelly Helena CONTINI (Postma)

Address 97 Forest Street, Guelph, ON, N1G 1J3

Phone No. [REDACTED]

Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new parcel for rural residential purposes.

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 11 Lot No. Part of Lot 13

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 4660 Nassagaweya-Puslinch Townline

(b) When was property acquired: October 2015 Registered Instrument No. WC449274

5. Description of Land intended to be SEVERED: Metric [] Imperial []

Frontage/Width 55 ± AREA 0.40 ha ±

Depth 73 ± Existing Use(s) Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)	Existing []	Proposed [X]
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing [] Proposed [X] (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify):

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

120 / 175 ±

AREA

4.4 ha ±

Depth

275 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

Dwelling, Barn and Shed

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

Type of water supply - Existing [X] Proposed [] (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify):

7.

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

YES [X]

NO []

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8.

Is there a landfill within 500 metres [1640 feet]?

YES []

NO [X]

9. a)

Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES []

NO [X]

10.

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [X]

NO []

11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES []

NO [X]

12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]

13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]

14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES []

NO [X]

15.

Is there a noxious industrial use within 500 meteres [1640']?

YES []

NO [X]

16.

Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES []

NO [X]

Name of Rail Line Company:

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised April 2018

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan. Section 10.4.4 of the Official Plan states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

- b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?*

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural, Natural Environment and Environmental Protection Overlay

29. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐

- If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

- b) has an application been made for a minor variance?
 YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☒ NO ☐

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

- Mortgage as in Instrument No. WC449275 & WC601883 with CIBC located at 33 Yonge Street, Box 115, Commerce Court Postal Station, Toronto, ON, M5L 1E5
- Mortgage as in Instrument No. WC602963 with 1138623 Ontario Limited c/o The Roberts Group DLC located at 151 Main Street, 2nd Floor, Unionville, ON, L3R 2G8

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

31. Type of Farm Operation conducted on these subject lands: **None**

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

- 32. Dimensions of Barn(s)/Outbuildings/Sheds (*that are to remain*) Severed & Retained Lands**

<u>Retained</u>	Width	<u>11.2±m</u>	Length	<u>24.0±m</u>	Area	<u>269±m²</u>	Use	<u>Barn</u>
	Width	<u>5.8±m</u>	Length	<u>9.4±m</u>	Area	<u>55±m²</u>	Use	<u>Shed</u>
<u>Severed</u>	Width		Length		Area		Use	
	Width		Length		Area		Use	

33. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>

34. Are there any drainage systems on the retained and severed lands? YES ☐ NO ☒

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES ☒ NO ☐

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES ☒ NO ☐

If yes, please indicate the person you have met/spoken to: **Meagan Ferris**

37. **If you wish to provide some further information** that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Kelly Helena CONTINI / POSTMA the Registered Owners of
Part of Lot 13, Concession 11, as in INST No. ROS171962 Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.
Is authorized to submit an application for consent on my (our) b
Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description)
Part of Lot 13, Concession 11, as in INST No. ROS171962 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if sworn to before me, of the CANADA EVIDENCE ACT.

DECLARED before me at the
City Of
Guelph In the
County/-Region of Wellington
This 28 day of October 20 20
(Owner or Applicant)

James M. David Laws,
a Commissioner, etc.,
of Ontario,
Van Harten Surveying Inc.
Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner



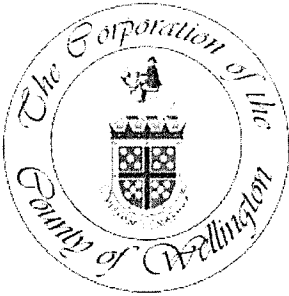
Date

Oct 28, 2020

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Stan Denhoed

Contact Information

Email sdenhoed@hardenv.com Telephone [REDACTED]
Civic Address 4622 Nass-Pus Tnln Municipality Puslinch
Lot 14 Concession 11 Division _____
Lot Size (where livestock facility is located) 18 hectares _____ acres

Signature of Livestock Facility Owner [REDACTED] Date Oct 2020

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 450 ft²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	1	V3
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	1	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9
F 519.923.1694

Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130



FARM DATA SHEET **Minimum Distance Separation I (MDSI)**

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility

Kelly Postma

Contact Information

Email

Civic Address

4660 Nass-Paslinck V/L

Telephone

Municipality

Lot

13

Concession

11

Division

Lot Size (where livestock facility is located)

4.4

hectares

acres

Signature of Livestock Facility Owner

Date

Oct. 8, 2020

BARN(S) SIZE

Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.

ft²/m²

ft²/m²

Manure Storage Types

Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

V1 Solid, inside, bedded pack

V2 Solid, outside, covered

V3 Solid, outside, no cover, ≥30% dry matter

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

V5 Liquid, inside, underneath slatted floor

V6 Liquid, outside, with a permanent, tight-fitting cover

L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage

L2 Liquid, outside, with a permanent floating cover

M1 Liquid, outside, no cover, straight-walled storage

M2 Liquid, outside, roof, but with open sides

H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)	200 *	V3
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

* consideration is being made to use barn for horses – to a maximum of 8.

Linda Redmond, Senior Planner

E lindar@wellington.ca

T 519.837.2600 x2380

1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

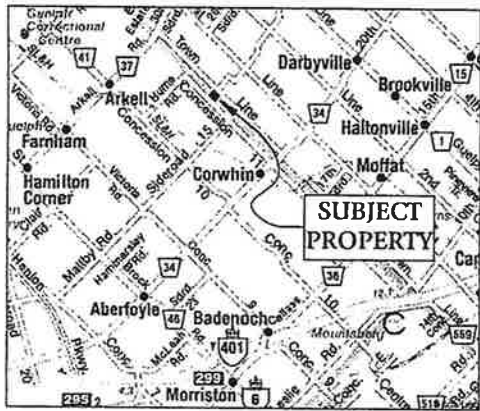
E sarahw@wellington.ca

T 519.837.2600 x2130

1.800.663.0750 x2130

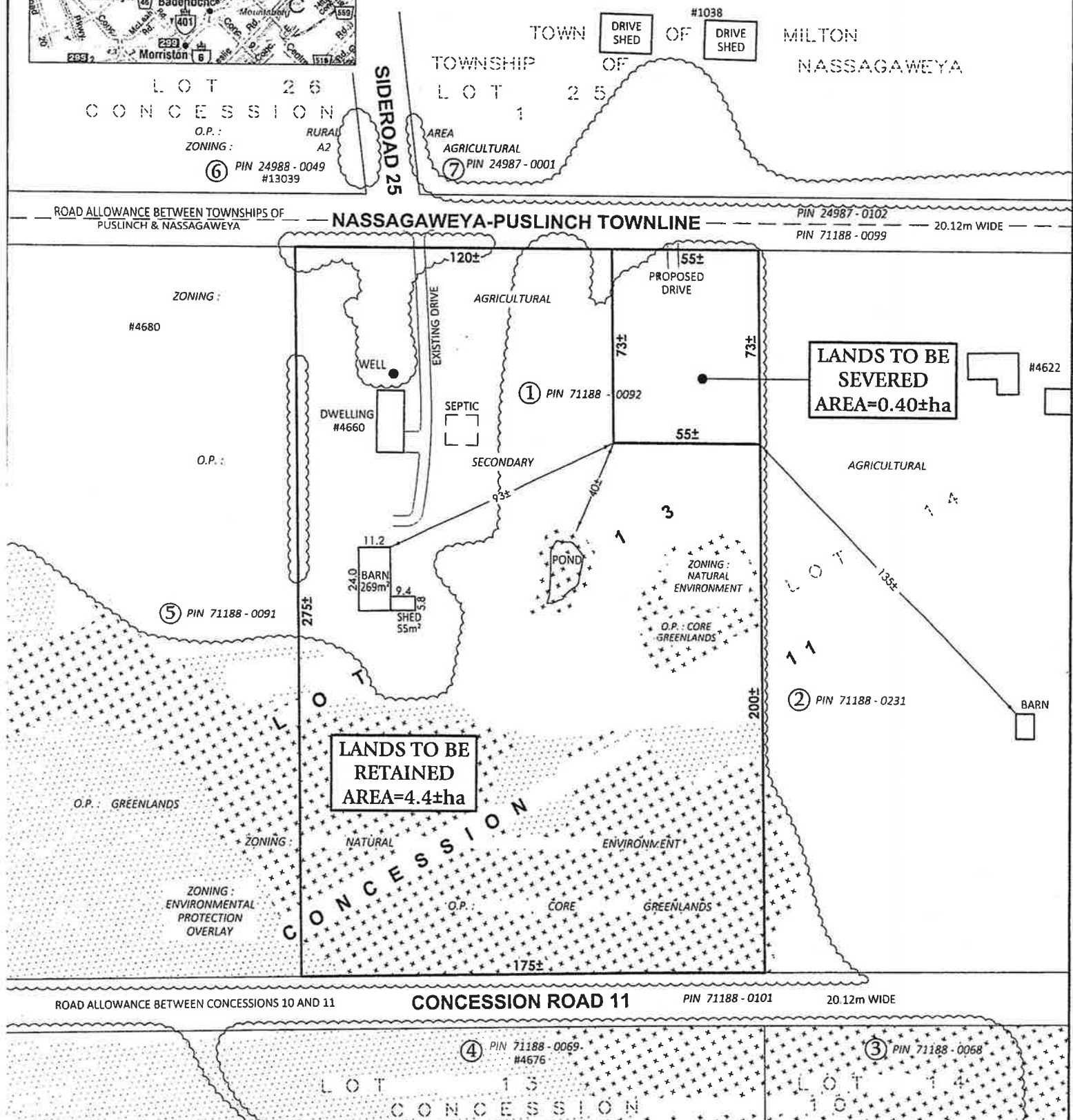
Barn would need significant renovations to resume animals in the barn.

KEYMAP



SEVERANCE SKETCH
PART OF LOT 13, CONCESSION 11
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500
0 15 30 60 90 metres
VAN HARTEN SURVEYING INC.



THIS SKETCH WAS PREPARED
THE 28th DAY OF OCTOBER

O.P.: GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

O.P.: CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT AND ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS AND GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 28853-20

Oct 28, 2020-10:25:25 AM
G:\PUSLINCH\Con11\ACAD\SEV LOT 13 (POSTMA) UTM.dwg

20-20



October 28, 2020
28853-20
Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
4660 Nassagaweya-Puslinch Townline
Part of Lot 13, Concession 11
PIN 71188-0092
Township of Puslinch**

RECEIVED

OCT 29 2020

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN report and map, the required deeds, addresses of neighbouring properties, MDS Farm Data Sheets, Source Water Protection Form, pictures of barn, a cheque to the GRCA for \$420.00 and a cheque to Wellington County for \$4,430.00.

Proposal:

The proposal is to create a new rural residential parcel along Nassagaweya-Puslinch Townline with a frontage of 55±m, depth of 73±m, for an area of 0.40±ha. The retained parcel will have a frontage of 120±m, depth 275±m, for an area of 4.4±ha where the existing dwelling and old barn will remain.

The severed parcel consists of scrub and reforested trees. The severance was configured to ensure that the minimum 120m lot frontage zoning requirement of the retained parcel could be met and that a safe entrance is possible on the severed parcel. The rear property line is about 40±m to the wetland feature and 93±m to the existing barn on the retained parcel. The sight lines for the proposed driveway on the severed parcel were evaluated and safe sight lines are available as shown on the sketch.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

Research and evaluation for MDS has been completed for the possible barn buildings in the area including the barn on the subject property, the barn on the property to the south (2) on the sketch and the property to the east (7) on the sketch.

The barn on the subject property is an old bank barn of 269m². The upper floor is used for storage and a skateboard facility. The lower area was once used for goats but has not been used as such for many years. About ½ of the lower floor has the old stalls and ¼ is used for storage and the remaining ¼ is a workshop. Enclosed are several pictures showing the barn. The owners have been considering the possibility of horses for this barn. They provide an opinion that the most that this farm and barn could support is about 8 horses. The rear 1/3 of the property is wetland and a lot of the property is reforested trees. The pasture area is limited to the area around the barn. The MDS calculations for a building of this size suggest that 12 horses could fit on the lower floor. Using 12 horses, the MDS requirement would be 93m which is also the proposed distance to the corner of the severance.

The small building attached to the barn is a very old stone building where the lower (main) level has a dirt floor and a low ceiling of about 7' or 8'. There is no evidence of this ever being used for animals and this building is considered to be a shed. So, we provide the opinion that it should not be considered in the MDS calculations.

The barn to the south is a small horse barn. The farm data sheet is included, and the calculations show that MDS is met.

The buildings across the road are drive sheds with dirt floors. Both are used for storing equipment, firewood and other items. These are not barns.

The subject property is zoned Agricultural and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for both the severed and retained parcels.

The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- MDS requirements are met.
- Zoning requirements are met for the severed parcel.



In summary, this severance is a very practical and follows the relevant criteria for severances.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Kelly Postma

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S, B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

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

November 6, 2020

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: October 30, 2020

FILE NO. B93-20

<u>APPLICANT</u>	<u>LOCATION OF SUBJECT LANDS</u>
James & Sherry McKenzie 6574 Wellington Rd 34 Cambridge N3C 2V4	Township of Puslinch Part Lot 4 Concession 3

Proposed severance is 54m fr x 268m = 1.5 hectares, existing and proposed rural residential use with existing dwelling, garage & shed.

Retained parcel is 2.9 hectares with 18.5m frontage, proposed rural residential use.

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

December 9, 2020

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- County Engineering
- Source Water Protection
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

1. Approval Authority:

County of Wellington Planning and Land Division Committee
 County of Wellington Administration Centre
 74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 4430
 Fee Received: Oct 30/20
 File No. B93/20
 Accepted as Complete on: Oct 30/20

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

2. (a) Name of Registered Owner(s) James Matthew MCKENZIE & Sherry Lynn MCKENZIE

Address 6574 Wellington Road 34, Cambridge, ON, N3C 2V4

Phone N [REDACTED]

Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new parcel for rural residential purposes.

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 3

Lot No. Part of Lot 4

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-9533

Part No. Parts 1 & 2

Civic Address 6574 Wellington Road 34

(b) When was property acquired: December 2011

Registered Instrument No. WC331133

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 54 / 55 ±

AREA

1.5 ha ±

Depth 268 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling, Garage and Shed

Proposed Uses (s): Residential – no change

Type of access (Check appropriate space)

Existing [X]

Proposed []

- ☐ Provincial Highway
- ☒ County Road
- ☐ Municipal road, maintained year round
- ☐ Municipal road, seasonally maintained
- ☐ Easement

- ☐ Right-of-way
- ☐ Private road
- ☐ Crown access road
- ☐ Water access
- ☐ Other

Type of water supply - Existing [X] Proposed [] (check appropriate space)

- ☐ Municipally owned and operated piped water system
- ☒ Well ☒ individual ☐ communal
- ☐ Lake
- ☐ Other

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

- ☐ Municipally owned and operated sanitary sewers
- ☒ Septic Tank (specify whether individual or communal): Individual
- ☐ Pit Privy
- ☐ Other (Specify):

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

18.5 / 142 ±

AREA

2.9 ha ±

Depth

312 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Vacant Land

Proposed Uses (s): Future Residential Dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

[] Provincial Highway

[X] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

Type of water supply - Existing [] Proposed [X] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify):

7.

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

YES []

NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8.

Is there a landfill within 500 metres [1640 feet]?

YES [X]

NO []

9. a)

Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES []

NO [X]

10.

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [X]

NO []

11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES []

NO [X]

12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]

13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]

14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES []

NO [X]

15.

Is there a noxious industrial use within 500 meteres [1640']?

YES []

NO [X]

16.

Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES []

NO [X]

Name of Rail Line Company:

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised April 2018

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There are small areas of Natural Heritage System features located on the property but they are outside of the severance area.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? **Agricultural, Natural Environmental and Environmental Protection Overlay**

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]

A minor variance will be applied for pending severance approval

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

- **Mortgage as in Instrument No. WC331134 with the Toronto-Dominion Bank located at 1005 Ottawa Street, Kitchener, ON, N2A 1H2**

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

31. **Type of Farm Operation** conducted on these subject lands: **None**

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

<u>Retained</u>	Width	Length	Area	Use	
	Width	Length	Area	Use	
<u>Severed</u>	Width <u>10.1±m</u>	Length <u>19.6±m</u>	Area <u>198±m²</u>	Use	<u>Garage</u>
	Width <u>5±m</u>	Length <u>7±m</u>	Area <u>35±m²</u>	Use	<u>Garage</u>



LAND SURVEYORS and ENGINEERS

October 29, 2020

28822-20

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
6574 Wellington Road No. 34
Part of Lot 4, Concession 3
PIN 71211-0167
Township of Puslinch**

RECEIVED

OCT 30 2020

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN report and map, the required deeds, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$420 and a cheque to Wellington County for \$4,430.

Proposal:

The proposal is to create a new rural residential parcel along Wellington Road No. 34 with a frontage of 54±m, depth of 268±m, for an area of 1.5±ha where the existing dwelling, garage and shed will remain.

The retained parcel is vacant and contains an abandoned racetrack. The retained parcel will be a flag shaped lot with a width of 18.5±m at the front, it widens to 142±m at the rear, a depth 312±m for an area of 2.9±ha where a future dwelling is proposed.

The severed parcel contains a dwelling, detached garage, shed and small pond on 1.5ha of land. Although the area of the parcel is slightly larger than the typical rural residential severance, it was practical to split the property straight down the depth so that the lot lines were logical, leaving a larger rear yard for the severed parcel. The new severance limit is approximately 33±m to the wetland feature in the front of the severed lot.

The retained parcel will have a frontage of 18.5±m which is under the minimum frontage Zoning requirement of 25m, however; a minor variance will be applied for to address this deficiency. The sight lines for the proposed driveway were evaluated and safe sight lines are available as shown on the sketch.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.



LAND SURVEYORS and ENGINEERS

The subject property is zoned Agricultural and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for both the severed and retained parcels other than the reduced frontage of the retained.

There are no barns in the area to be considered for MDS evaluation.

The parcel has a designation of Secondary Agricultural, Core Greenlands and Greenlands in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- MDS requirements are met.
- Zoning requirements are met for the severed parcel.

In summary, this severance is very practical and follows the relevant criteria for severances.

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

Very truly yours,

Van Harten Surveying Inc.



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

cc Sherry McKenzie

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

33. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>

34. Are there any drainage systems on the retained and severed lands? YES ☐ NO ☒

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES ☒ NO ☐

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES ☐ NO ☒

If yes, please indicate the person you have met/spoken to:

37. **If you wish to provide some further information** that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), James Matthew MCKENZIE & Sherry Lynn MCKENZIE the Registered Owners of

Part of Lot 4, Concession 3, Parts 1 & 2, 61R-9533 Of the Township of Puslinch in the

County/-Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

for conse

ure(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph In the County/-Region of

Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) _____

Part of Lot 4, Concession 3, Parts 1 & 2, 61R-9533 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of

Guelph In the

County/-Region of Wellington

This 18 day of October 20 20

(Owner or Applicant)

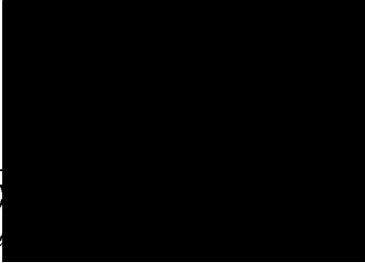
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of O



Date

Oct 20, 2020

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

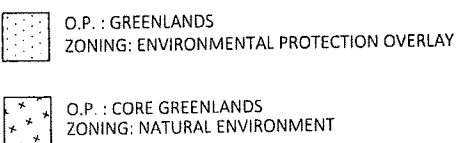
**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.



0 [REDACTED]
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

-
- # Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS
- Kitchener/Waterloo
Ph: 519-742-8371
- Guelph
Ph: 519-821-2763
- Orangeville
Ph: 519-940-4110
- www.vanharten.com
- info@vanharten.com
- DRAWN BY: ARN
- CHECKED BY: JEB
- PROJECT No. 28822-20
- Oct 29, 2020-8:34:46 AM
- G:\PLANS\INCH\CON\3\ACAD\SEV\LOT 4 (McKENZIE) UTM.dwg
- 303-2

202-7h

Lynne Banks

From: Brent Smith
Sent: Friday, November 20, 2020 9:47 AM
To: Lynne Banks
Cc: Luis Gomes
Subject: RE: Consent Application - 6574 Wellington Rd 34

Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Services have no concerns regarding the proposed severance at 6574 wellington Road 34 as described in the attachment other than providing adequate access to the future structure for emergency service response.
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, November 19, 2020 12:03 PM
To: Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Building <building@puslinch.ca>
Subject: Consent Application - 6574 Wellington Rd 34
Sensitivity: Confidential

Attached please find a consent application for your review and comments. Please provide any comments by November 30th.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 ext. 226/Fax: 519-763-5846 www.puslinch.ca
Email: lbanks@puslinch.ca

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

November 6, 2020

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: October 26, 2020

FILE NO. B88-20

<u>APPLICANT</u>	<u>LOCATION OF SUBJECT LANDS</u>
2079597 Ontario Inc. - c/o Glenn Morgan	Township of Puslinch
4063 Highway 6	Part Lots 36 & 37, Gore Concession
Puslinch N0B 2J0	Part Lot 37, Concession 8

Proposed lot line adjustment is 303 square metres with no frontage (Part 2 on sketch), to add existing septic bed to abutting residential parcel – Mohammed Ibrahim & Karim Maryam (Part 3 on sketch).

Retained parcel is 5.8063 hectares with 182.12m frontage, (Part 1 on sketch) existing and proposed agricultural use with existing dwelling & sheds.

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

December 9, 2020

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch	County Planning	Conservation Authority – Hamilton Conservation
MTO – London	MTO – Owen Sound	
Bell Canada (email)	County Clerk	Roads/Solid Waste
		Civic Addressing
Neighbour - as per list verified by local municipality and filed by applicant with this application		

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
 County of Wellington Administration Centre
 74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION B

Required Fee: \$ 4,430.⁰⁰
 Fee Received: Oct 26/20

File No. 38820Accepted as Complete on: Oct 26/20A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) 2079597 ONTARIO INC, GLENN JOHN MORGANAddress 4063 HIGHWAY 6, PUSLINCH NOB 2JO

Phone No. _____ Email: _____

(b) Name and Address of Applicant (as authorized by Owner) _____

GLENN JOHN MORGAN

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

CUNNINGHAM MCCONNELL LIMITED38-1200 SPERS ROAD, OAKVILLE L6L 2X4Phone No. 905 845-3497 Email: info@cm/surveyors.ca

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT [X]

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3 (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

☒ Conveyance to effect an addition to a lot☒ Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):TO ADD EXISTING SEPTIC BED

(b) Provide legal description of the lands to which the parcel will be added:

PT. LOT 37 GORE CONCESSION, TWP OF PUSLINCH (PART 1 61R-21427)

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

Local Municipality: TOWNSHIP OF PUSLINCH.
 Concession GORE E 8 Lot No. 36, 37 37
 Registered Plan No. _____ Lot No. _____
 Reference Plan No. 61R-21427 Part No. 1
 Civic Address 4063 HIGHWAY 6, PUSLINCH NOB 250

(b) When was property acquired: _____ Registered Instrument No. _____

5. Description of Land intended to be SEVERED:

Metric [☒] Imperial []

Frontage/Width 19.4 irregular AREA 303 m²
 Depth 15.2 irregular Existing Use(s) 3 AGRICULTURAL
 Existing Buildings or structures: SEPTIC BED
 Proposed Uses (s): RESIDENTIAL

Type of access (Check appropriate space)

Existing [☒]

Proposed []

- | | |
|--|--|
| <input checked="" type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Private road |
| <input type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other |

Type of water supply - Existing [] Proposed [] (check appropriate space)

- ☐ Municipally owned and operated piped water system
☒ Well ☐ individual ☐ communal
☐ Lake
☐ Other (specify): _____

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank ☐ individual ☐ communal
☐ Pit Privy
☐ Other (specify): _____

6. Description of Land intended to be RETAINED:

Metric [☒] Imperial []

Frontage/Width 245.4 AREA 58,063 m²
 Depth 213 IRREGULAR Existing Use(s) AGRICULTURAL
 Existing Buildings or structures: SHEDS
 Proposed Uses (s): AGRICULTURAL (A)

Type of access (Check appropriate space)

Existing [☒]

Proposed []

[☒] Provincial Highway

[] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other (specify) _____

Type of water supply - Existing [☒] Proposed [] (check appropriate space)

[] Municipally owned and operated piped water system

[☒] Well [] individual [] communal

[] Lake

[] Other (specify): _____

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

[] Municipally owned and operated sanitary sewers

[☒] Septic Tank [☒] individual [] communal

[] Pit Privy

[] Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO [☒]

*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [☒]

9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [☒]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [] NO [☒]

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [☒]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [☒]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [☒]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [☒]

15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [☒]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [☒] NO []
Name of Rail Line Company: CNR

17. Is there an airport or aircraft landing strip nearby? YES [] NO [☒]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [☒]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site? YES [] NO [] UNKNOWN [☒]

If YES, what was the nature and type of industrial use(s)?

- b) Has there been a commercial use(s) on the site? YES [] NO [] UNKNOWN [☒]

If YES, what was the nature and type of the commercial use(s)

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [] UNKNOWN [✓]

- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [] UNKNOWN [✓]

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application?

YES [] NO [✓]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [✓] NO []

- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

IBRAHIM MOHAMMED AKBARI, MARYAM KARIMI JAN. 18, 2019 - RESIDENTIAL

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [✓] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [] NO [✓]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

NO CHANGE TO PROPERTIES (NO NEW PARCELS)

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

NO NEW PARCEL BEING CREATED (ADJUSTING EXISTING
PROPERTY LIMIT)

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

NO SIGNIFICANT CHANGE TO EXISTING PROPERTIES

SECONDARY AGRICULTURAL GREENBELT PROTECTED COUNTRYSIDE

- b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

SECONDARY AGRICULTURAL

NO SIGNIFICANT CHANGE TO EXISTING PROPERTIES

- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. What is the zoning of the subject lands? AGRICULTURAL (A)

28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐

If NO, a) has an application been made for re-zoning?
YES ☐ NO ☐ File Number _____

b) has an application been made for a minor variance?
YES ☐ NO ☐ File Number _____

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☒ NO ☐

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages, provide complete name and address of Mortgagee 4045 HIGHWAY 6
AST TRUST COMPANY

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

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

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

31. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

Severed	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
Retained	Width <u>9.45 m</u>	Length <u>13.1 m</u>	Area <u>123.8 m²</u>	Use <u>STORAGE - EQUIPMENT</u>
	Width <u>17.7 m</u>	Length <u>31.7 m</u>	Area <u>561 m²</u>	Use <u>STORAGE - EQUIPMENT</u>

32. **Manure Storage Facilities** on these lands:

DRY	SEMI-SOLID	LIQUID
Open Pile <input type="checkbox"/>	Open Pile <input type="checkbox"/>	Covered Tank <input type="checkbox"/>
Covered Pile <input type="checkbox"/>	Storage with Buck Walls <input type="checkbox"/>	Aboveground Uncovered Tank <input type="checkbox"/>
		Belowground Uncovered Tank <input type="checkbox"/>
		Open Earth-sided Pit <input type="checkbox"/>

33. Are there any drainage systems on the retained and severed lands? YES ☐ NO ☐

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

34. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES ☐ NO ☐

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?
YES [] NO [✓]

If yes, please indicate the person you have met/spoken to: _____

36. If a new farm operation, or new crops, or new farm buildings are being proposed for the severed and/or retained lands. Please provide some details:

N/A

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

THE LOT LINE ADJUSTMENT IS TO CORRECT AN EXISTING

SEPTIC BED LOCATION UNKNOWN AT THE TIME OF ORIGINAL SEVERANCE.

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
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3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S AUTHORIZATION

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE:

If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we) GLENN MORGAN / IBRAHIM M Akbar / Maryam Karimi
PT LOT 37 GORE CONCESSION of the TWP OF PULICHK in the
County/Region of WELLINGTON COUNTY severally and jointly, solemnly declare that
CORRINGHAM MCCONNELL LTD

is authorized to submit an application for consent on my (our) behalf.

9/17/2020

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) _____ of the _____
_____ in the County/Region of _____
Solemnly declare that all
the statements contained in this application for consent for (property description) _____

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the _____

_____ of _____
_____ in the _____
County/Region of _____

(Owner or Applicant)

This _____ day of _____ 20 _____

(Owner or Applicant)

Commissioner of Oaths

Printed Commissioner's, etc. Name

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Revised December 2012

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), _____ the Registered Owners of
_____ Of the _____ in the
County/Region of _____ severally and jointly, solemnly declare that

Is authorized to submit an application for consent on my (our) behalf.

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) ROBERT McCONNELL of the
TOW CITY OF BURLINGTON In the County/Region of
HALTON Solemnly declare that all

the statements contained in this application for consent for (property description) 4063 HIGHWAY 6
PUSLINCH

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City of
Guelph In the

County/Region of Wellington

This 26 day of October 2020

(Owner or Applicant)

(Owner or Applicant)

Commissioner of Oaths

Printed Commissioner's, etc. Name

County of Wellington

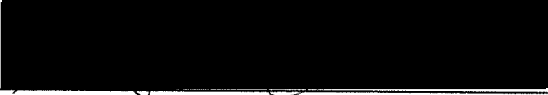
COUNTY OF WELLINGTON
A COMMISSIONER OF OATHS
IN THE PROVINCE OF ONTARIO

NOTED SIGNATURE FOR LOT LINE ADJUSTMENT

Revised December 2019

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, ROBERT M'CONNELL, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner/Applicant/Agent(s)

OCTOBER 13, 2020

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION AFee Received: Oct 26/20File No. B88-20Accepted as Complete on: Oct 26/20**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION****SECTION A: Parcel to which land is being added.**2. (a) Name of Registered Owner(s) IBRAHIM MOHAMMED AKBARI, MARYAM KARIMIAddress 4045 HIGHWAY 6
PUSLINCH NOB 250Phone No. 519 831-2018Email: MOSDOCCER2001@hotmail.com

(b) Name and Address of Applicant (as authorized by Owner)

CUNNINGHAM McCONNELL LIMITED
38-1200 SPEERS ROAD OAKVILLE L6L 2X4Phone No. 905 845-3497Email: infooak@cmlsurveyors.ca(c) Name and Address of Owner's Authorized Agent: ROBERT McCONNELL38-1200 SPEERS ROAD, OAKVILLE L6L 2X4Phone No. 905 845-3497Email: infooak@cmlsurveyors.ca(d) All **Communication** to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Location of Land in the County of Wellington:Local Municipality: TOWNSHIP OF PUSLINCHConcession GORELot No. 36 & 37

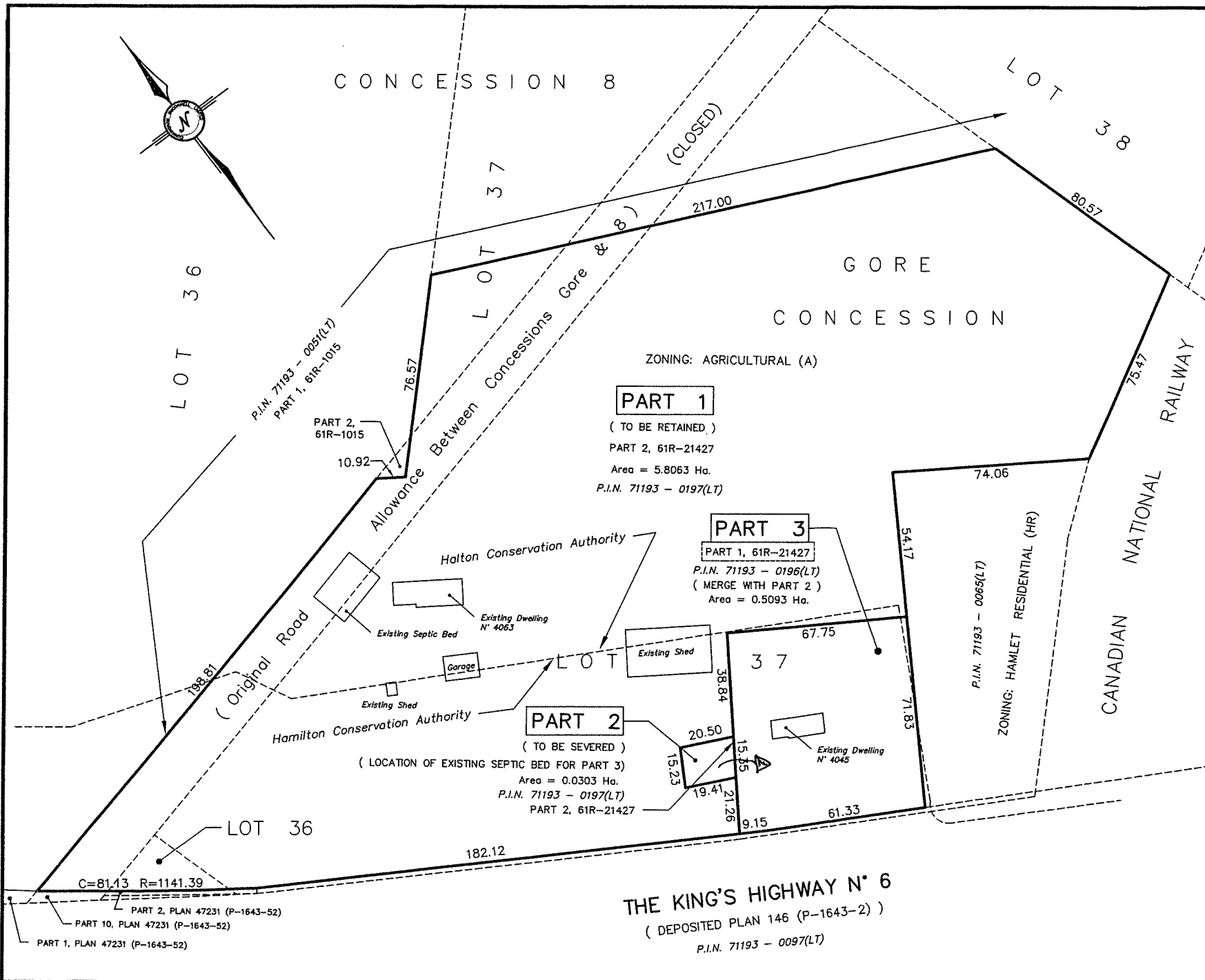
Registered Plan No. _____

Lot No. _____

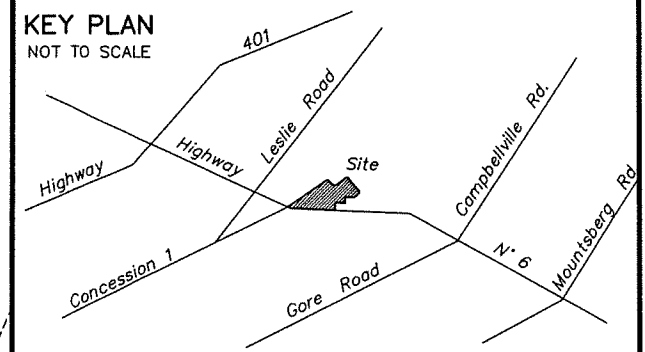
Reference Plan No. _____

Part No. _____

Civic Address 4045 HIGHWAY 6, PUSLINCH(b) When was property acquired: 2019Registered Instrument No. WC559538

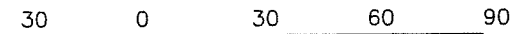


KEY PLAN
NOT TO SCALE



**SKETCH ILLUSTRATING LAND DIVISION OF
PART OF LOTS 36 AND 37
GORE CONCESSION AND
PART OF LOT 37, CONCESSION 8 AND
PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSION GORE & 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1 500



GRAPHIC SCALE - METRES

BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE LAND REGISTRY OFFICE RECORDS AND WAS NOT VERIFIED IN THE FIELD.

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1. THIS SKETCH WAS PREPARED FOR LAND DIVISION PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.

DATE: OCTOBER 13, 2020



ONTARIO LAND SURVEYOR

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672

CLIENT: G. MORGAN
O.L.S. FILE N° 92-20UTM

PLAN 92-20-1

RRR/AN