



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

October 13, 2020

7:00 p.m.

Register at:

https://us02web.zoom.us/webinar/register/WN_a6zEL_aHRRmJRk69uE-5rw

Or join by phone:

Canada: +1 647 558 0588 or +1 778 907 2071 or +1 438 809 7799 or +1 587 328 1099 or +1
613 209 3054 or +1 647 374 4685

Webinar ID: 875 8697 2976

Passcode: 470814

International numbers available: <https://us02web.zoom.us/j/87586972976>

AGENDA

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- September 8, 2020

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

4(a) Minor Variance Application D13-CHA – Charleston Homes Ltd. - Property described as Part Lot 17, Concession 10, municipally known as 4568 Concession 11, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit a height of 10.728 metres instead of 10 metres, as required.

4(b) Minor Variance Application D13-LYN – Meribeth Lynch – Property described as Lot 56, Registered Plan 61M-203, municipally known as 39 Hemlock Crescent PV, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit an accessory structure to be 1.50 metres from the front lot line instead of 2.0 meters, as required.

4(c) Minor Variance Application D13-DET – Martin and Paula Deter – Property described as as Rear Part Lots 7 & 8, Concession 4, Laird Road West, Township of Puslinch.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

October 13, 2020

7:00 p.m.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit an accessory building to be permitted prior to the erection of the principal building on the lot, as required.

- 4(d) 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 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.

- 4(e) Minor Variance Application D13-TIM – Timberworx Custom Homes Ltd. –** Property described as Wellington Vacant Land Condominium No.172 (Unit 56), municipally known as 149 Heritage 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 24% instead of 20% as required.

- 4(f) Minor Variance Application D13-HOH – Paul and Mary Hohenadel –** Property described as Part Lot 21, Concession 8, municipally known as 4458 Victoria Road South, 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 13.99 meters instead of 120 meters, as required.

5. OTHER MATTERS

- None

6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

7. OPENING REMARKS

8. DISCLOSURE OF PECUNIARY INTEREST



9. APPROVAL OF MINUTES

- September 8, 2020

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

Zoning By-law Application D14-CBM – CBM Aggregates, a Division of St. Marys Cement Inc. (Canada), Part of Lot 25, Concession 1, municipally known as 4222, 4228, and 4248 Sideroad 25 South, Township of Puslinch.

The purpose and effect of the application is to amend the Township of Puslinch New Comprehensive Zoning By-law 23/2018 to permit a below water pit on lands located immediately south of the existing CBM Lanci Pit and will operate as an expansion to this pit.

12. LAND DIVISION

- 12(a) Severance Application B40-20 (D10/DAG)** – Donald Dagley – c/o Andrew Sare, Part Lot 18, Concession 9, 4539 Victoria Road South, Puslinch.

Proposed severance is 60 metres frontage x 133 meters = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 39.7 hectares with 350 metres frontage, existing and proposed rural residential use with existing dwelling & shed.

13. OTHER MATTERS

- **Review and Approval of 2021 PDAC Meeting Dates:**
 - Tuesday, January 12, 2021
 - Tuesday, February 9, 2021
 - Tuesday, March 9, 2021
 - Tuesday, April 13, 2021
 - Tuesday, May 11, 2021
 - Tuesday, June 8, 2021
 - Tuesday, July 13, 2021
 - Tuesday, August 10, 2021
 - Tuesday, September 14, 2021
 - Tuesday, October 12, 2021



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

October 13, 2020

7:00 p.m.

- Tuesday, November 9, 2021
- Tuesday, December 14 2021

14. CLOSED MEETING

- None

15. NEXT MEETING Tuesday, November 10, 2020 @ 7:00 p.m.

16. ADJOURNMENT

MINUTES

CALL THE MEETING TO ORDER

1. ROLL CALL:

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Deputy Clerk
Zachary Prince, Planner, County of Wellington
Curtis Marshall, Manager of Development Planning, County of Wellington
Nancy Shoemaker
Peter Vozikas

2. OPENING REMARKS

The meeting was called to order at 7:00 pm via electronic participation. 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.

3. DISCLOSURE OF PECUNIARY INTEREST

- None

4. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meeting held Tuesday, August 11, 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/HAR – George and Dorothy Harris - Property described as Part Lot 27, Concession 1, municipally known as 7182 Concession 1, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a reduced lot frontage of the retained parcel to be 19.5 metres instead of 120 metres as required.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application and noted that the existing tile field on the property will be decommissioned and a new tile field installed.

- There were no comments from the public.
- Deep Basi asked if a safe entrance to the property is possible.
- Nancy Shoemaker advised that since the property is between two existing driveways with entrances that it is likely the Township would indicate that there is safe access as there has been no indication otherwise.
- Deep Basi asked if it is a minor variance since the frontage of the property is 19.5 metres.
- John Sepulis advised that it is a minor variance because if it was not in accordance with the by-law then the owner would need a zoning change.
- Paul Sadhra stated that if there were no concerns to the residents who were circulated with the Notice of Public Hearing then he is okay with the minor variance.
- Dan Kennedy commented that drawing provided to the Committee shows the approximate location of the new tile field but not the location of the neighbouring wells and it could be a concern later.
- John Sepulis asked Lynne Banks if the consent application will be coming back to the Committee after approval of the minor variance or should a comment be put in the minutes
- Lynne Banks advised that the Committee should provide a comment for the minutes
- John Sepulis asked if the Committee should provide a comment for the minutes and not a condition in the Decision.
- Lynne Banks stated that she will include it in the minutes as a comment.
- Dan Kennedy expressed concern that the tile field could be located north of the neighbouring well.
- Dennis O'Connor noted that it would be looked at as part of the septic permit.
- The Committee requested that the following comment be included in the minutes: That the septic is located in accordance with the necessary regulations.

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

Permit a reduced lot frontage of the retained parcel to be 19.5 metres instead of 120 metres as required.

Is approved with the following condition:

1. That safe ingress and egress to the property is provided to the satisfaction of the Township.

The Committee voted on the motion **with all in favour**.

5(b). Minor Variance Application D13/ADD – Joseph Addeo - Property described as Part Lot 27, Concession 10, municipally known as 4331 Watson Road South, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit an accessory building to be permitted prior to the erection of the principal building on the lot, as required.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Deep Basi asked if the accessory building will be demolished.
- Nancy Shoemaker advised that the accessory building will become part of the home industry.
- Paul Sadhra asked if once the home is built, is a permit needed for the accessory building.
- John Sepulis advised that when the owner applies for a building permit the lot coverage for the home and accessory dwelling will be reviewed and if it exceeds what is

permitted in the zoning by-law the owner will be required to obtain another minor variance.

- Dennis O'Connor asked will the location of the accessory building in front of the property be an issue with the building permit.
- John Sepulis advised if it doesn't comply with the zoning by-law then the owner will need to apply for a minor variance.
- John Sepulis noted that there will be a condition in the Decision that the owner will be required to enter into an agreement to allow for the accessory structure.

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

Permit an accessory building to be permitted prior to the erection of the principal building on the lot,

Is approved with the following condition:

The owner will enter into an agreement with the Township that will allow the owner to keep the accessory structure on the property until the dwelling is completed and the owner has occupancy. A term of the agreement is that the owner will be required to provide a security to the Township which will be returned to the owner once the accessory structure has been demolished.

The Committee voted on the motion **with four members in favour and one member oppos**

5(c). Minor Variance Application D13/SIN – Kuldeep Singh, Harmonjot Grewal, and Navkiranpreet Kaur - Property described as Part Lot 14, Concession 3, municipally address not yet assigned, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, to permit a maximum height of a single family dwelling to be 12.5 metres to the peak of the roof instead of 10 metres, as required.

- Peter Vozikas, agent for the applicant provided an overview of the application.
- There were no comments or questions from the public.
- The Committee had no comments or questions.

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

Permit a maximum height of a single family dwelling to be 12.5 metres to the peak of the roof instead of 10 metres, as required.

Is approved with no conditions.

The Committee voted on the motion **with all members in favour.**

6. OTHER MATTERS
None

7. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:34 p.m.

CARRIED



MINUTES

1 - 7. COMMITTEE OF ADJUSTMENT

- See August 11, 2020 Committee of Adjustment minutes.

8. ROLL CALL:

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Deputy Clerk
Zachary Prince, Planner, County of Wellington
Curtis Marshall, Manager of Development Planning, County of Wellington

9. OPENING REMARKS

The meeting was called to order via electronic participation at 7:35 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

10. DISCLOSURE OF PECUNIARY INTEREST

- None

11. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, August 11, 2020, be adopted.

CARRIED

12. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

13. ZONING BY-LAW AMENDMENT

Housekeeping By-law Amendment to New Comprehensive Zoning By-law #23-2018 – For the Committee's comments.

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

Pages 1 and 2 - None

Page 3 – Item #7 – Section 3 Definition (Height) - Is missing a paragraph addressing height of a peaked

roof – proposed wording as in previous by-law for consistency.

Also, Previous By-law 19/85 had illustration chart depicting measurements of various roof heights – recommend that the illustration chart should be added to the current by-law.

Page 4 - None

Page 5 – Item 11 – Section 5 Parking (5.2.12) – Working should be consistent with previous By-law 18/95.

Page 6 - Item Numbers 12, 13 & 14 – Committee discussed these clauses and after input from Curtis Marshall, agreed to leave as proposed.

Page 7 – Item 18 – Section 13 (13.5) – Agreed with planning staff to remove from Housekeeping By-law for further consideration due to concerns raised by businesses.

Page 8 – None

Page 9 – None

Page 10 – None

14. LAND DIVISION

- None

15. OTHER MATTERS

- None

16. CLOSED MEETING

- None

17. NEXT MEETING

- Next Regular Meeting Tuesday, October 13, 2020 @ 7:00 p.m.

18. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 7:56 p.m.

CARRIED



TOWNSHIP OF
PUSLINCH
EST. 1850

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): CHARLESTON HOMES

Address: 167 JOWIFFE AVE

City: ROCKWOOD, ON

Postal Code: N0B 2K0

E-mail Address: dedwards@charlestonhomes.ca

Telephone Number: 519-856-4054 ext 255

Fax: 519-856-4105

Applicant (Agent) Name(s): _____

Address: _____

City: SAME.

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 4568

Concession: 11 Lot: Pu141

Registered Plan Number: 61R-21082

Area: _____ ha Depth: 301.730 m Frontage: 66.980 m
5 ac _____ ft _____ 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).

TO ALLOW AN INCREASE IN OVERALL BUILDING HEIGHT. BY 0.728 m. FOR AN OVERALL HEIGHT OF 10.728 m.

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

A COMBINATION OF THE PITCH OF THE ROOF AND OVERALL DIMENSION OF THE PROPOSED DWELLING FROM FRONT TO BACK RAISES THE BUILDING HEIGHT OVER 10m.

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

Official Plan Designation: _____

Zoning Designation: AGRICULTURE.

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?

Concession 11

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

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other means: (explain below)

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

12. What is the existing use of:

The subject property? VACANT LAND

The abutting properties? VACANT LAND ONE SIDE - PROPOSED DWELLING ON OTHER SIDE.

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	10.728 m	ft.	m	ft.
*Percentage lot coverage	2%	m	ft.	m
*Number of parking spaces				
*Number of loading spaces				
Number of floors		2		
Total floor area	m ²	4550	ft ²	m ²
Ground floor area (exclude basement)	m ²	2947	ft ²	m 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	93.26 m	ft.	100.27 m	ft.
Rear Yard	180.32 m	ft.	m	ft.
Side Yards	13.14 m	ft.	27.03 m	ft.

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

Date of acquisition of subject property: Aug 10, 2017

Date of construction of buildings property: TBD

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

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

Yes No

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

Other Related Planning Applications:

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

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

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Jonas White of the
Charleston Honor/Rockwood of Wellington County/Region of
Ontario do hereby authorize

Dwayne Edwards to act as my agent in this application.



Sept 1, 2020
Date

Affidavit:

I (we) _____ of the
_____ of _____ County/Region of
_____ solemnly declare that all the statements

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

before me at the _____ of _____ in the
County/Region of _____ this _____ day of
_____, 20_____.



Signature of Owner or authorized
solicitor or agent

Sept 1/2020
Date

Signature of Commissioner

Date

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: _____

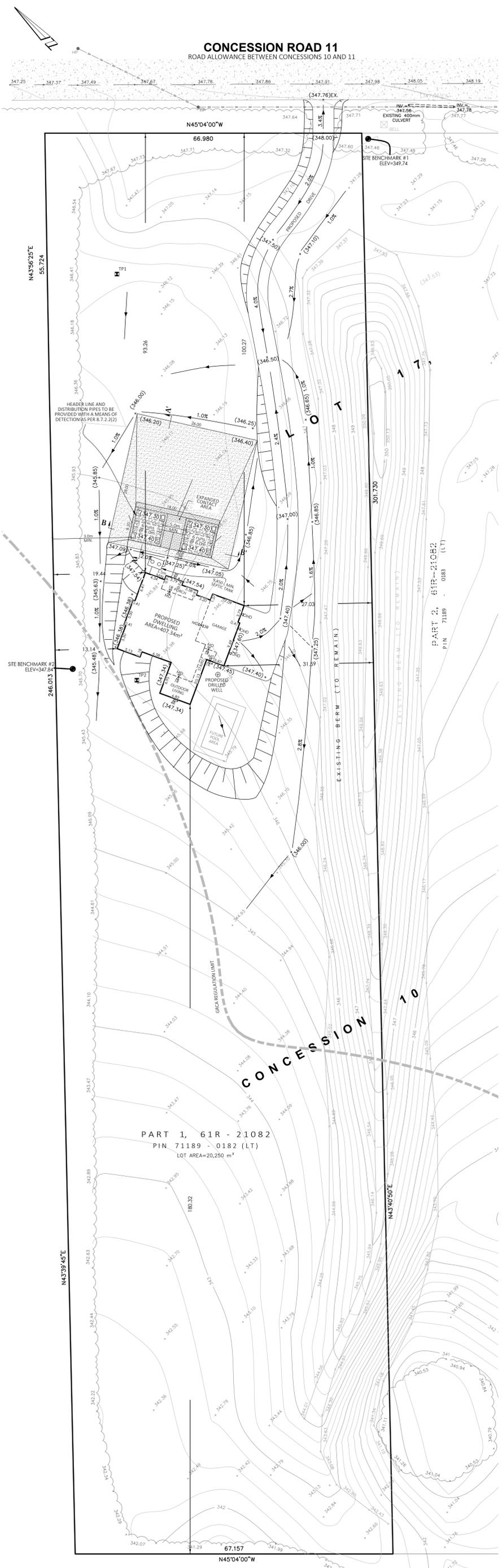
Application deemed complete:

Signature of Municipal Employee

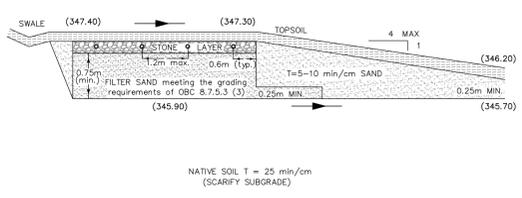
Date

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.

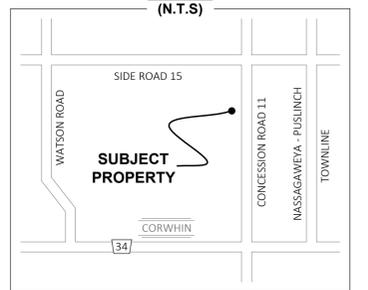
The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



CROSS-SECTION A-A'
(N.T.S)



KEY MAP
(N.T.S)



LEGEND:

- (395.70) - PROPOSED ELEVATION
- 394.82 - EXISTING ELEVATION
- — — — — SLOPE
- - DIRECTION OF FLOW
- - - - - PERFORATED PIPE
- TP1 - TEST PIT
- ⊙ - WELL
- - - - - AREA OF SAND
- - - - - AREA OF STONE
- - TREE
- - - - - TREELINE

SURVEY INFORMATION:

BENCHMARK REFERENCE:
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CVGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:

1. NAIL IN TREE LOCATED NEAR THE SOUTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 349.74 METRES.
2. NAIL IN TREE LOCATED NEAR THE NORTHERLY TREELINE OF SUBJECT PROPERTY HAVING AN ELEVATION OF 347.84 METRES.

ZONING: (A) AGRICULTURAL

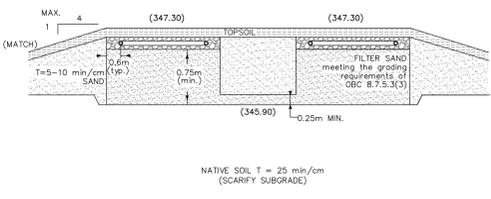
- MINIMUM LOT AREA = 0.4 ha
- MINIMUM LOT FRONTAGE = 25.0 m
- MINIMUM FRONT YARD = 7.5 m
- MINIMUM INTERIOR SIDE YARD = 3.0 m
- MINIMUM REAR YARD = 7.5 m
- MAXIMUM LOT COVERAGE = 30%

PROPOSED DWELLING:

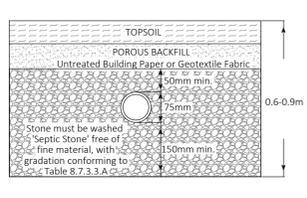
- TOP OF FOUNDATION = (348.00)
- UNDERSIDE OF FOOTING = (345.16)
- BASEMENT FLOOR = (345.39)
- FINISHED FLOOR = (348.29)
- GARAGE SLAB = (347.60)
- GARAGE CUT = (0.40)

NOTES:
1. ELEVATIONS BASED ON AN 8'-10" (2.69m) FOUNDATION WALL HEIGHT.

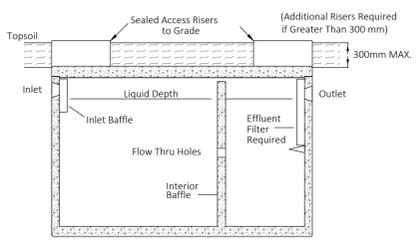
CROSS-SECTION B-B'
(N.T.S)



DISTRIBUTION LAYER DETAIL
(N.T.S)



SEPTIC TANK DETAIL
(N.T.S)



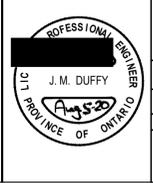
CALL BEFORE YOU DIG
THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR:

PROPOSED DWELLING
PART 1, DEPOSITED PLAN 61R-21082
PART OF LOT 17, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

1	SEWAGE SYSTEM LOCATION	JMD	AUG-05-2020
NO.	REVISION	BY	DATE
DRAWING REVISION SCHEDULE			
PREPARED FOR: CHARLESTON HOMES			
PROJECT No. 26155-18			
DRAWING SCALE 1 : 400			

CAUTION:
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
- SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
- THIS SKETCH IS PROTECTED BY COPYRIGHT.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: JMD CHECKED BY: JMD PROJECT No. 26155-18
Aug 5, 2020 2:34:34 PM
G:\PUSLINCH\CON\LOT 17\ACAD\REV1 SEPTIC
PLOT 17 (CHARLESTON PU141) UTM-17
2010NR.dwg

NOT FOR CONSTRUCTION

REVISION	DRWG STAGE	REV. BY:	DATE
	PRICING DRAWING	B.C.G.	18/01/2018
1	SELECTIONS	A.W.B.	06/10/2020
2	PERMIT	A.W.B.	07/14/2020
3	REVISED	A.W.B.	07/20/2020
4			
5			
6			
7			

NOTES:

PAGE	DESCRIPTION	NOTES
1	LOCATION PLAN	NOT FOR CONSTRUCTION
2	FRONT ELEVATION	NOT FOR CONSTRUCTION
3	BASEMENT PLAN	NOT FOR CONSTRUCTION
4	MAIN FLOOR PLAN	NOT FOR CONSTRUCTION
5	SECOND FLOOR PLAN	NOT FOR CONSTRUCTION
6	SECTION 1 (A-A)	NOT FOR CONSTRUCTION
	SECTION 2 (B-B)	NOT FOR CONSTRUCTION
7	ROOF PLAN	NOT FOR CONSTRUCTION
8		
9	LEFT SIDE ELEVATION	NOT FOR CONSTRUCTION
10	RIGHT SIDE ELEVATION	NOT FOR CONSTRUCTION
11	REAR ELEVATION	NOT FOR CONSTRUCTION
12	GENERAL NOTES	NOT FOR CONSTRUCTION



CHARLESTON HOMES

HOME FOR:	OPPORTUNITY
DESIGNED BY: BRAD C. GRANT	SCALE: 1/8" = 1' - 0"
REVISED BY: ALVIN W. BROWN	MODEL: "PRINCETON"
LOT: PU141 "CUSTOM"	PAGE: 2 OF 12

FRONT ELEVATION



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 13th, 2020
TO: Lynne Banks, Secretary-Treasurer
 Township of Puslinch
FROM: Zach Prince, Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 CHA (Charleston Homes)**
4568 Concession 11
Part Lot 14, Concession 3
SCHEDULES: **Schedule 1: Site plan provided by applicant**
Schedule 2: Building Elevations provided by applicant

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

Planning Opinion

The applicant is proposing to construct a single family dwelling on the subject lands that is taller than permitted within the Zoning By-law. The proposed dwelling height is 10.728m (35.2 ft) where the Zoning By-law permits a maximum height of 10m (32.8 ft). The variance requested would provide relief from Section 4.10 to allow an increase in the building height of a dwelling by 0.728m (2.4 ft).

Planning staff have no concerns considering the site location, which is a 2ha residential lot within an agricultural area, the intent is to situate the dwelling substantially far from the road, and existing vegetative buffering on site.

Planning staff are satisfied that the subject application is minor in nature, maintains the intent and purpose of the County Official Plan and the Township's Zoning By-law, and represents desirable and appropriate development.

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

Section of By-law	Required	Proposed	Relief
Section 4.10 Height Restrictions	The maximum height of any building or structure shall not exceed 10 metres in height.	To permit a new dwelling with a max height of 10.728m to the peak of the roof.	0.728m (2.4ft)

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 height relief requested is to allow for the construction of a dwelling with a modern architectural design. Staff considers the variance minor in terms of impact due to the context of the area and the existence of natural and spatial buffers. The dwelling is proposed to be setback substantially from the road (93.26m (306 ft)).
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject lands are zoned as Agricultural (A) Zone. A single family dwelling is a permitted use within the Agricultural (A) Zone. The intent of the subject application is to construct a dwelling that is taller than the maximum height of 10 metres.

<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The subject lands are designated as Secondary Agricultural in the County Official Plan. • Single detached homes are permitted within the Secondary Agricultural area. • The subject lands were created by consent application B128/16 as a rural residential lot. Any requirements for access would have been addressed at the consent stage.
<p>That the variance is desirable and appropriate for the development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • The subject lands are approximately 2 ha (5 ac) in size and the immediate, adjacent land uses are a mixture of rural residential and agricultural uses. • It is understood the dwelling is proposed to be setback substantially from the road and front lot line. • The variance is considered to be appropriate within the context of this area.



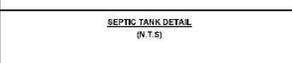
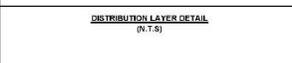
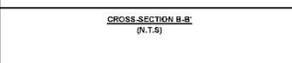
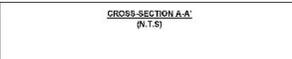
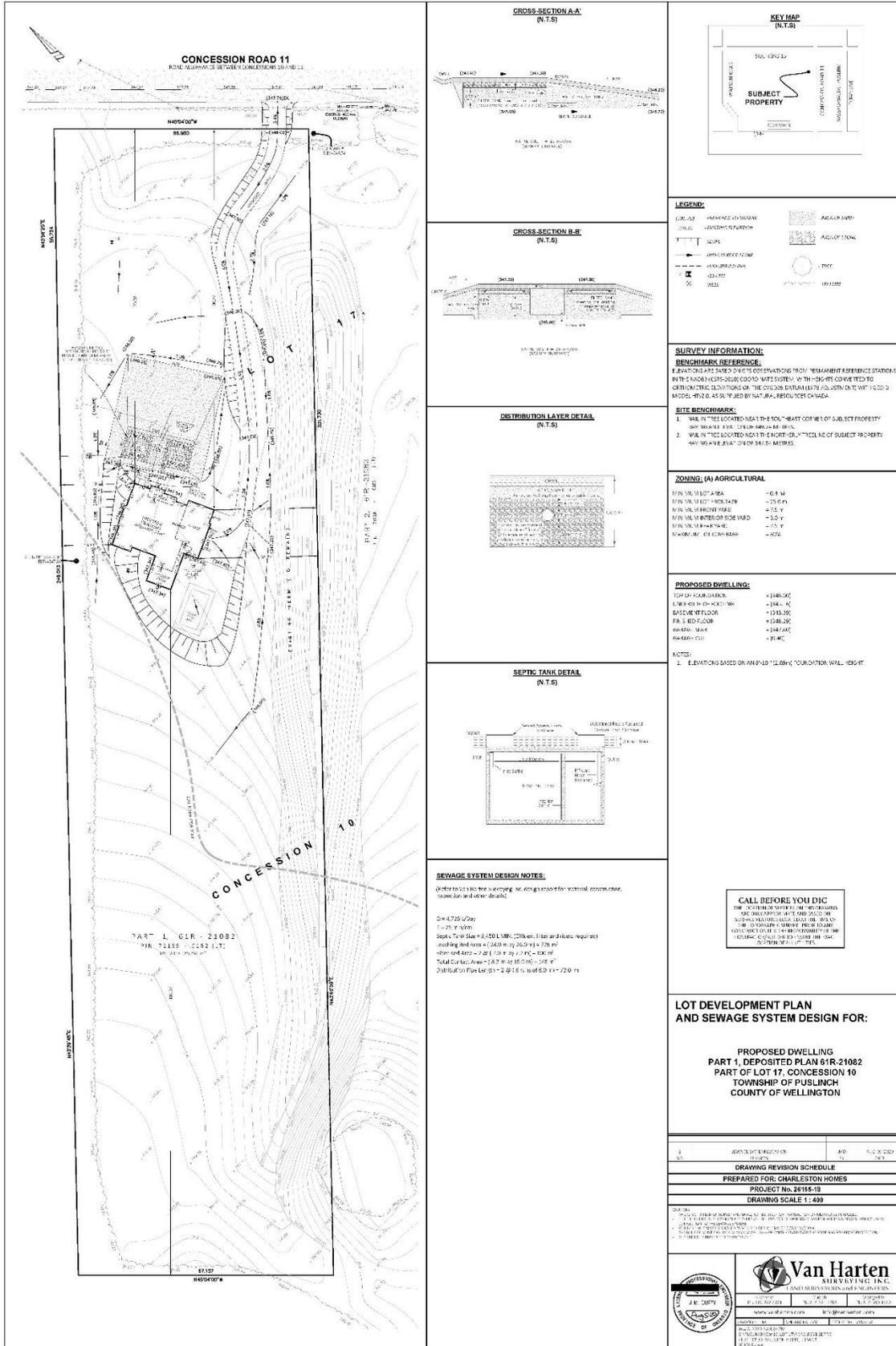
In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee’s decision with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

Respectfully submitted

[Redacted] Planning and Development Department

[Redacted] nner

SCHEDULE 1
Site Plan Provided by applicant



SEWAGE SYSTEM DESIGN NOTES:

Refer to code book for setting, siting, and construction, inspection and other details.

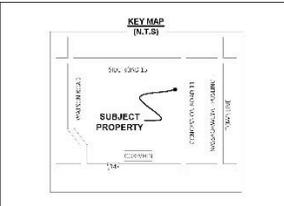
D=4.75 U/day
 T=25 Y/yr

Septic Tank Size = 2,750 L (730 gal) (11 bar and 10 bars required)

Drainage Bed Area = 24.0 m x 24.0 m = 576 m²
 when soil Area = 2.0 m x 2.0 m = 4.0 m²

Total Collection Area = 1.87 m² or 187.0 m² = 42.8 m²

Distribution Pipe Length = 2.0 m x 11 = 22.0 m



LEGEND:

(Dashed line)	PROPOSED SEWERAGE	(Hatched area)	AREA OF SAND
(Solid line)	EXISTING SEWERAGE	(Hatched area)	AREA OF STONE
(Dotted line)	SEWER	(Circle with cross)	WELL
(Arrow)	PROPOSED DRIVE	(Circle)	TREE
(Dashed line)	PROPOSED DRIVE	(Circle with cross)	WELL

SURVEY INFORMATION:

BENCHMARK REFERENCE:

1. BENCHMARKS SET BY THE SURVEYOR OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE 1980s (EPS-2000) COORDINATE SYSTEM, WITH HEIGHTS CO-REFERENCED TO THE NATIONAL DATUM (NAD 83). THE COORDINATE DATA IS PROVIDED IN THE FIELD BOOKS AND IS AVAILABLE TO THE PUBLIC UPON REQUEST.

SITE BENCHMARK:

1. WALNUT TREE LOCATED NEAR THE SOUTH-EAST CORNER OF SUBJECT PROPERTY
 2. WALNUT TREE LOCATED NEAR THE NORTH-EAST CORNER OF SUBJECT PROPERTY

ZONING: (A) AGRICULTURAL

MIN. LOT AREA	= 0.4 ha
MIN. LOT FRONT SETBACK	= 25.0 m
MIN. LOT FRONT YARD	= 7.5 m
MIN. LOT INTERIOR SIDE YARD	= 3.0 m
MIN. LOT REAR YARD	= 3.0 m
MAXIMUM CH. COVER	= 87%

PROPOSED DWELLING:

TOP OF FOUNDATION	= 1448.20
1 ST FLOOR FINISH	= 1448.40
BASEMENT FLOOR	= 1343.20
FIN. 1 ST FLOOR	= 1448.20
GROUND LEVEL	= 1448.00
FIN. 2 ND FLOOR	= 1448.20

NOTES:

1. ELEVATIONS BASED ON AN 810 ± 12.66 m TYPICAL WALL - 180 cm

CALL BEFORE YOU DIG

THE UTILITY SERVICES (U.S.) ACT REQUIRES ALL OWNERS OF ANY LOT TO CALL 811 BEFORE ANY EXCAVATION OR DRILLING IS DONE ON ANY LOT. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR DRILLING IS DONE ON ANY LOT. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR DRILLING IS DONE ON ANY LOT.

LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR:

PROPOSED DWELLING
PART 1, DEPOSITED PLAN 61R-21082
PART OF LOT 17, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

DATE	DESCRIPTION	BY	APP. BY
2020.10.13	ISSUED FOR REVIEW	J.H.	J.H.

DRAWING REVISION SCHEDULE

PREPARED FOR: CHARLESTON HOMES

PROJECT No. 20155-18

DRAWING SCALE 1:400

DATE: 2020.10.13

1. THIS DRAWING IS THE PROPERTY OF VAN HARTEN SURVEYING AND CONSULTING INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING AND CONSULTING INC.

2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

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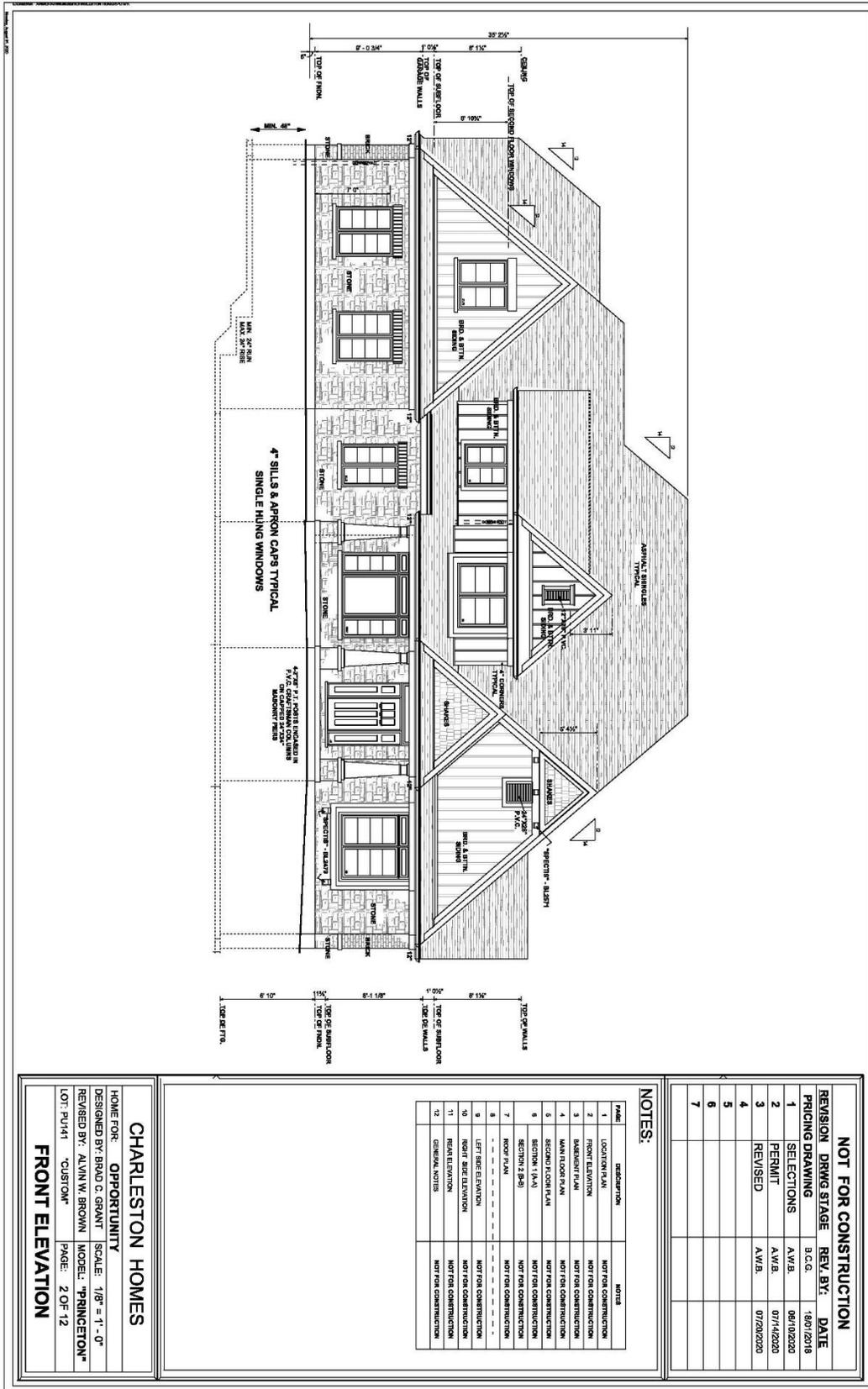
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SCHEDULE 2

Building Elevations provided by applicant



NOT FOR CONSTRUCTION

REVISION	DRAWG STAGE	REV. BY:	DATE
1	PRICING DRAWING	B.C.G.	18/07/2018
2	PERMIT	A.W.B.	06/10/2020
3	REVISED	A.W.B.	07/14/2020
4		A.W.B.	07/28/2020
5			
6			
7			

NOTES:

NO.	DESCRIPTION	NOTES
1	LOCATION PLAN	NOT FOR CONSTRUCTION
2	FRONT ELEVATION	NOT FOR CONSTRUCTION
3	BASEMENT PLAN	NOT FOR CONSTRUCTION
4	MAIN FLOOR PLAN	NOT FOR CONSTRUCTION
5	SECOND FLOOR PLAN	NOT FOR CONSTRUCTION
6	SECTION (A-A)	NOT FOR CONSTRUCTION
7	SECTION (B-B)	NOT FOR CONSTRUCTION
8	ROOF PLAN	NOT FOR CONSTRUCTION
9	LEFT SIDE ELEVATION	NOT FOR CONSTRUCTION
10	RIGHT SIDE ELEVATION	NOT FOR CONSTRUCTION
11	REAR ELEVATION	NOT FOR CONSTRUCTION
12	GENERAL NOTES	NOT FOR CONSTRUCTION

CHARLESTON HOMES

HOME FOR: **OPPORTUNITY** SCALE: 1/8" = 1' - 0"

DESIGNED BY: BRAD C. GRANT

REVISED BY: ALVIN W. BROWN

LOT: PU141

MODEL: "PRINCETON"

PAGE: 2 OF 12

FRONT ELEVATION



RECEIVED

SEP 01 2020

Township of Puslinch

Minor Variance Type 1 Application

Minor Variance - Type 1 - Any minor variance application to permit any of the following on residential properties:

- Lot line setbacks for single family dwellings and accessory structures
- Height variances for single family dwellings and accessory structures
- Maximum size of accessory structure variances
- Maximum size of accessory unit variances

Registered Owner's Name(s): *

Meribeth V. Lynch

Address *

39 Hemlock Cres Puslinch Ont N0B 2J0

Email address *

[Redacted]

Telephone number *

[Redacted]

Authorized Agent Name if Different than Owner

Authorized Agent email/telephone if Different than Owner

What is the nature and extent of the relief that is being applied for? *

RECEIVED
SEP 10 2020
Township of Puslinch

MINOR VARIANCE TYPE APPLICATION

Why is it not possible to comply with the provisions of the by-law? *

What is the existing use of the subject property? *

RESIDENTIAL

Is the minor variance application related to any other planning application? If yes please describe. *

NO

Please provide a sketch of the property including the requested relief *

Browse... Upload

Allowed extensions pdf, doc, docx, xls, xlsx, jpg, jpeg, gif, png, tif

Agreement to Post Sign and Permit Site Visits:

The applicant agrees 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 a minimum of 10 days prior to the hearing date and to remove the sign after the no appeal date.



**SKETCH FOR MINOR VARIANCE
LOT 56, REGISTERED PLAN 61M-203
39 HEMLOCK CRESCENT (PVT)
TOWNSHIP OF PUSLINCH**

SCALE: 1 - 200

- CAUTION:**
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.
 - © - THIS SKETCH IS PROTECTED BY COPYRIGHT.
 - THIS LOT MAY CONTAIN STRUCTURAL FILL.

NOTE: LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-203 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

ZONING: ACCESSORY STRUCTURE

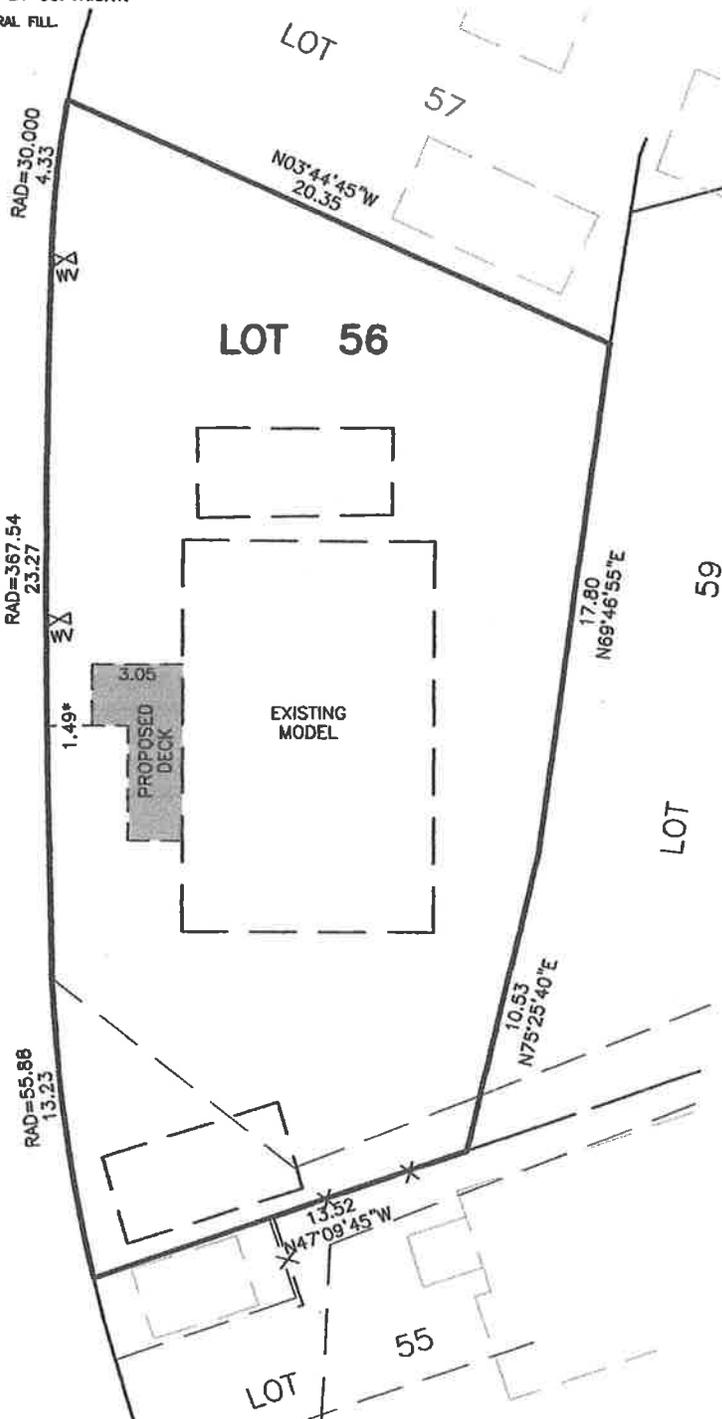
FRONT YARD - 2.00 MIN.*
SIDE YARD - 0.60 MIN.
REAR YARD - 0.60 MIN.

1.20 MIN. SEPARATION BETWEEN ACCESSORY STRUCTURE AND MAIN BUILDING.
3.50 MIN. SEPARATION BETWEEN DWELLINGS.

* - MINOR VARIANCE REQUIRED

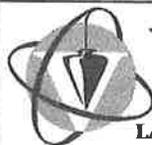


HEMLOCK CRESCENT



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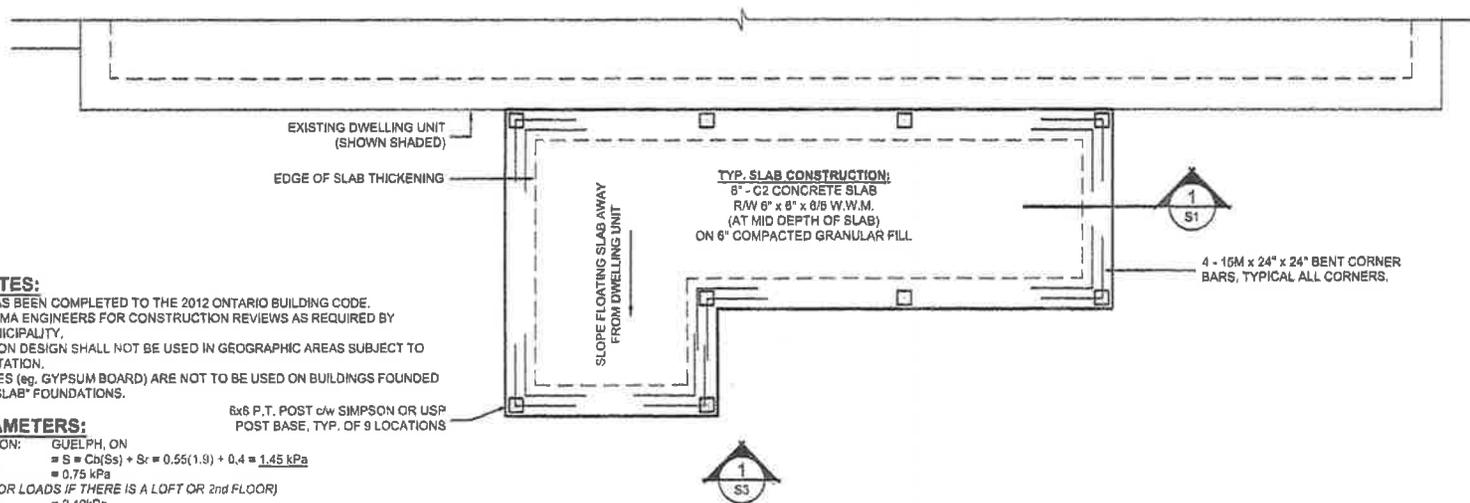
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Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS
423 WOOLMICH STREET - GUELPH, ONTARIO
PHONE (519) 821-2763 FAX 821-2770

FOR:	MERIBETH LYNCH
PROJECT NO.	28674-20
DATE:	AUGUST 21, 2020
P56	TML

THIS FLOATING SLAB FOUNDATION DESIGN IS FOR A 1 STOREY WOOD STUD FRAMED STRUCTURE WITH NO MASONRY. FOUNDATION DESIGN ONLY.



GENERAL NOTES:

1. THIS DESIGN HAS BEEN COMPLETED TO THE 2012 ONTARIO BUILDING CODE.
2. CONTACT TACOMA ENGINEERS FOR CONSTRUCTION REVIEWS AS REQUIRED BY THE LOCAL MUNICIPALITY.
3. THIS FOUNDATION DESIGN SHALL NOT BE USED IN GEOGRAPHIC AREAS SUBJECT TO TERMITE INFESTATION.
4. BRITTLE FINISHES (eg. GYPSUM BOARD) ARE NOT TO BE USED ON BUILDINGS FOUNDED ON "FLOATING SLAB" FOUNDATIONS.

DESIGN PARAMETERS:

REFERENCE LOCATION: GUELPH, ON

- SNOW	= $S = Cb(Ss) + Sr = 0.55(1.9) + 0.4 = 1.45 \text{ kPa}$
- ROOF (DEAD)	= 0.75 kPa
(INCLUDE FLOOR LOADS IF THERE IS A LOFT OR 2nd FLOOR)	
- FLOOR (LIVE)	= 2.40 kPa
- FLOOR (DEAD)	= 0.5 kPa

SITE & SOILS:

1. PREPARE THE AREA FOR PROPOSED STRUCTURE BY REMOVING ALL TOPSOIL AND ORGANIC MATERIAL FROM THE AREA OF THE BUILDING.
2. SLOPE FINAL GRADE AWAY FROM THE BUILDING.
3. BEAR SLAB ON GRANULAR FILL (6" MINIMUM) TO 98% STANDARD PROCTOR DENSITY OR 3/4" CRUSHED STONE ON SOUND ORIGINAL (NATIVE) SUBGRADE.
4. SUBGRADE SHALL BE SUITABLE FOR 75 kPa (1500 psf) SAFE BEARING.

CONCRETE:

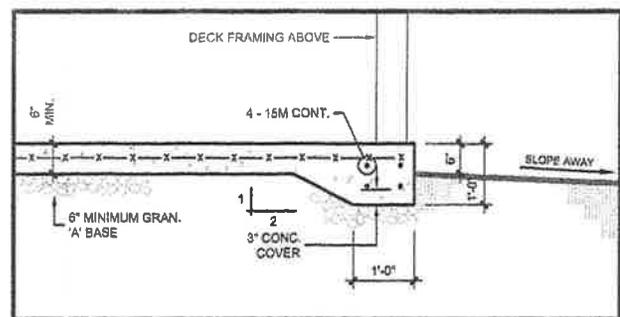
1. CONCRETE WORK SHALL CONFORM TO CAN/CSA-A23.1,2,3 FOR MATERIALS AND WORKMANSHIP.

CLASS OF CONCRETE	STRENGTH	W/C RATIO	AIR ENTRAINMENT
C2	32 MPa	0.45	5 - 8%
2. ALL CONCRETE SHALL BE KEPT MOIST DURING THE FIRST THREE DAYS OF CURING. DO NOT ADD WATER TO CONCRETE ON SITE.
3. ALL REBAR SHALL BE DEFORMED BARS WITH A MINIMUM YIELD STRENGTH OF 400 MPa. ALL LAP LENGTHS AS FOLLOWS:
 - A: 10M BARS 450mm (18")
 - B: 15M BARS 600mm (24")
4. PROVIDE A MINIMUM 9" LAP FOR WELDED WIRE MESH.
5. PROVIDE CONTINUOUS REINFORCING AROUND CORNERS WITH 15Mx24"x24" BENT DOWELS (FOUR DOWELS PER CORNER).
6. DO NOT SAWCUT SLAB.

INSULATION:

1. ALL INSULATION SHALL BE EXTRUDED POLYSTYRENE FOAM (XPS) TYPE IV, V, VI OR VII WITH A MINIMUM NOMINAL R-VALUE OF R5 / INCH.

DECK FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



1 S1 TYPICAL DECK SLAB EDGE DETAIL
SCALE: 1/2" = 1'-0"

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Rev	Date	Revision / Description
1.	AUG. 05 2009	ISSUED FOR PERMIT AND CONSTRUCTION

TACOMA ENGINEERS
176 Speedvale Avenue West
Guelph, Ontario N1H 1C5
Tel: 519.763.2000
www.tacomaeengineers.com

295209 ONTARIO LTD
33 GREY DAV DR., GUELPH, ONTARIO

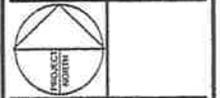
38 HEMLOCK CRESCENT PORCH
FUSLHURST, ONTARIO

FOUNDATION PLAN AND NOTES

Project: TE-38438-20 Date: A.HILL

S1

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No.	Date	Revised / Issued For:
1.	AUG. 05 2000	ISSUED FOR PERMIT AND CONSTRUCTION

TACOMA ENGINEERS

176 Speedvale Avenue West
 Guildford, Ontario N1H 1C3
 Tel: 519.763.2000
 www.tacomaoengineers.com

295209 ONTARIO LTD

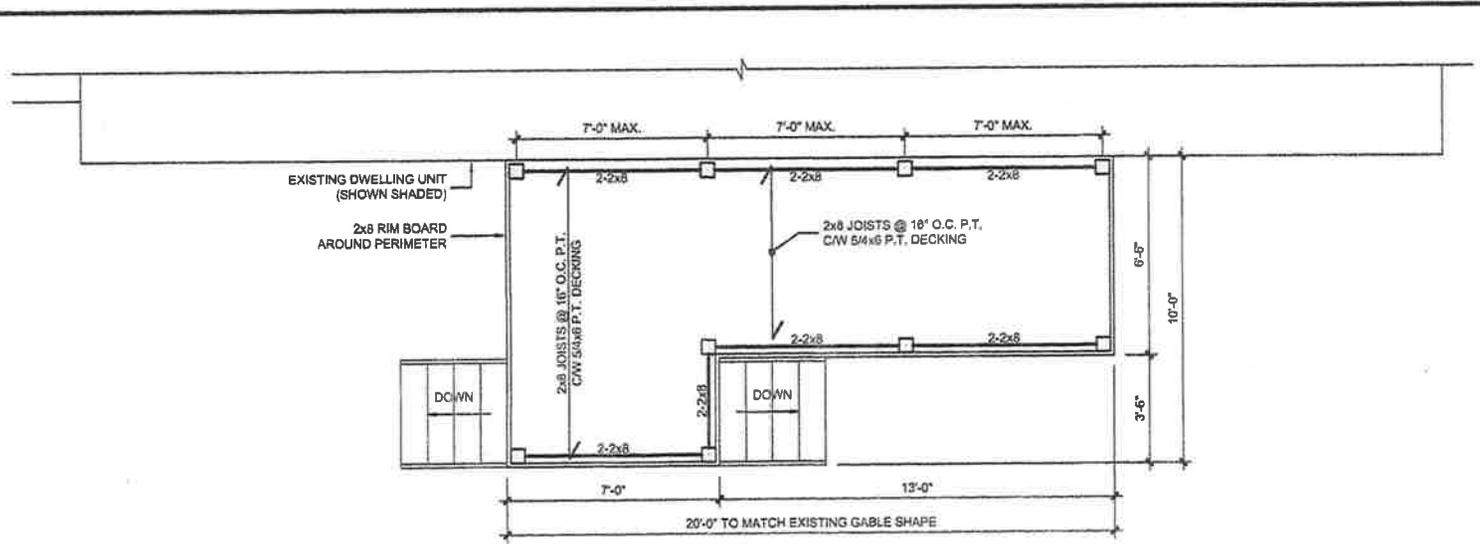
33 ONEY CIRCLE, GUILDFORD, ONTARIO

39 HEMLOCK CRESCENT PORCH
 FULFORD, ONTARIO

FOUNDATION PLAN AND NOTES

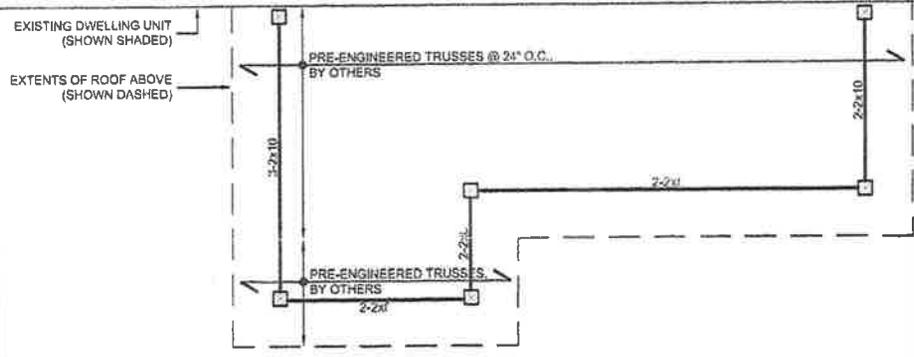
Project No. TE-39438-20	Drawn By A.H.L.L.
----------------------------	----------------------

S2



DECK FRAMING PLAN
 SCALE: 1/4" = 1'-0"

- STRUCTURAL FRAMING**
- ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.L.O. ON THE DRAWINGS.
 - WOOD TRUSSES AND MANUFACTURED FRAMING MEMBERS ARE TO BE DESIGNED & CERTIFIED BY A PROFESSIONAL ENGINEER FOR THE LOADS AND CONDITIONS INDICATED ON THE DRAWINGS. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR UPLIFT CLIPS. PROVIDE ADEQUATE BEARING SURFACE FOR THE TRUSS BEARING LOADS.
 - LUMBER SHALL BE SPF No. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS.
 - THICKNESS AND TYPE OF SUBFLOOR, ROOF SHEATHING AND WALL SHEATHING SHALL CONFORM TO 9.23.14., 9.23.15., AND 9.23.16 RESPECTIVELY.
 - PROVIDE 38mm x 38mm (2X2) DIAGONAL CROSS BRIDGING OR SOLID BLOCKING AT MAXIMUM 2.1m (82") O.C. FOR ALL SAWN JOIST LOCATIONS.
 - USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS.
 - ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA-G164) OR STAINLESS STEEL.
 - ALL GUARDS SHALL CONFORM TO OBC 9.8.8. AND SUPPLEMENTARY STANDARD SB-7.



DECK ROOF PLAN
 SCALE: 1/4" = 1'-0"

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No.	Date	Revised / Issued For
1.	AUG. 09 2020	ISSUED FOR PERMIT AND CONSTRUCTION

TACOMA
ENGINEERS

176 Speedvale Avenue West
Guelph, Ontario N1H 1C3
Tel: 519.763.2000
www.tacomaeengineers.com

295209 ONTARIO LTD

33 GREY OAK DR., GUELPH, ONTARIO

**39 HEMLOCK
CRESCENT PORCH**

PURBACH, ONTARIO

**FOUNDATION PLAN
AND NOTES**

Project No:
TE-26438-20

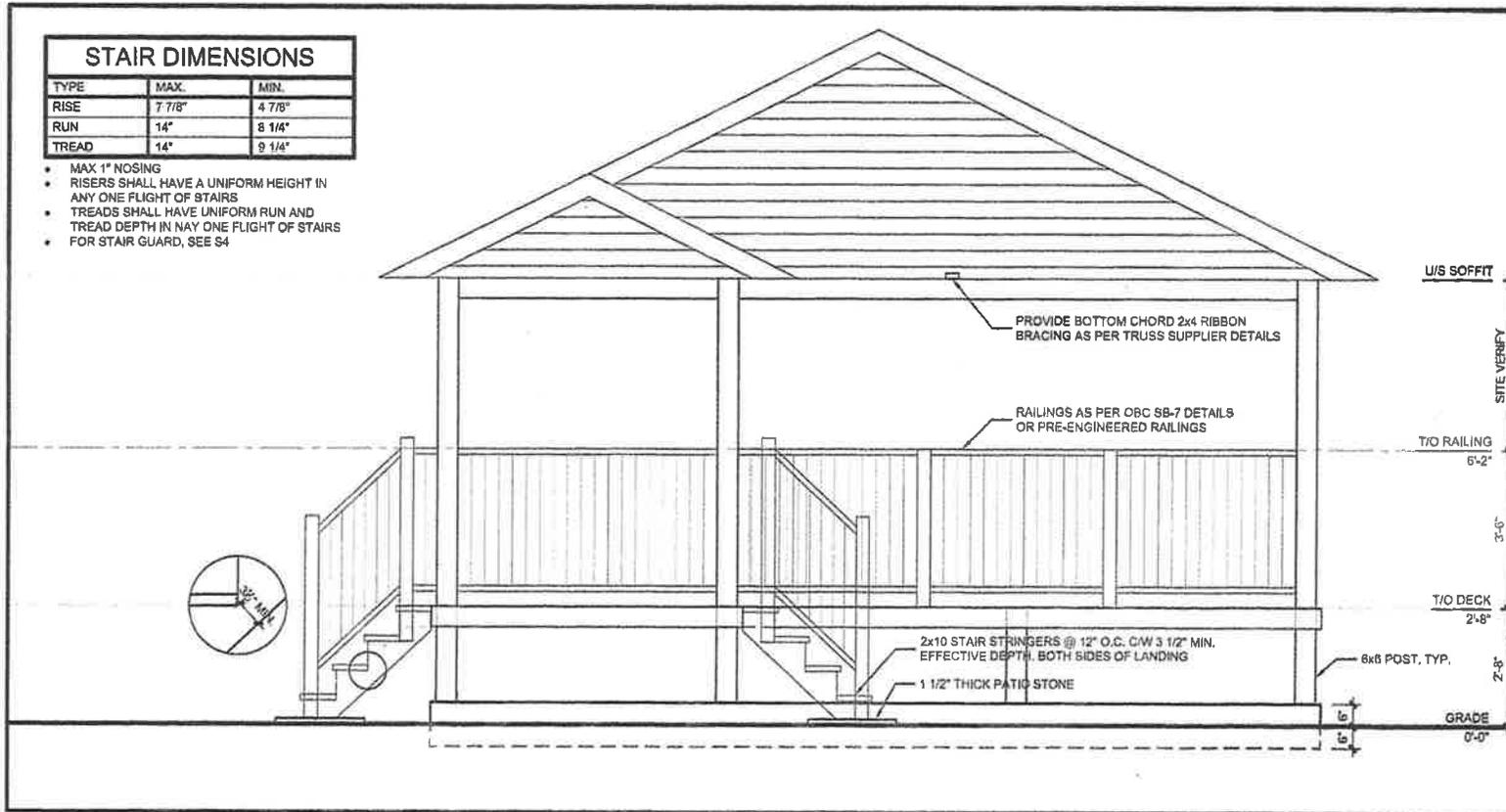
Drawn By:
A.HILL

S3

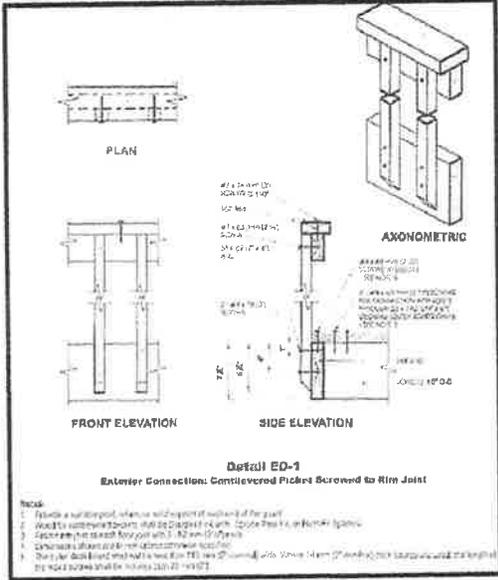
STAIR DIMENSIONS

TYPE	MAX.	MIN.
RISE	7 7/8"	4 7/8"
RUN	14"	8 1/4"
TREAD	14"	9 1/4"

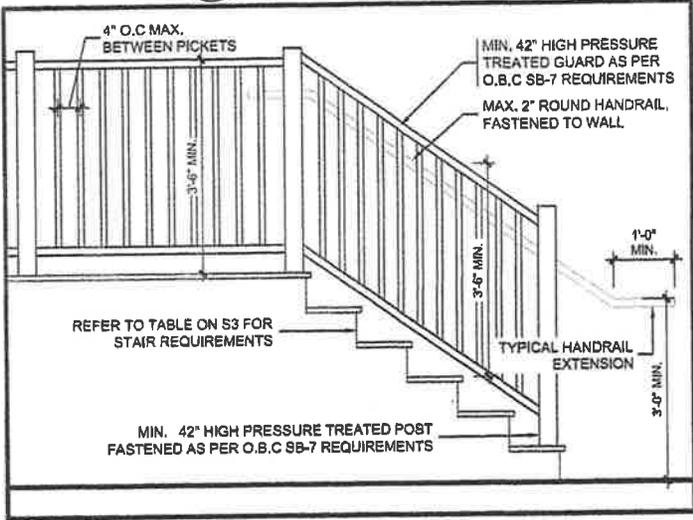
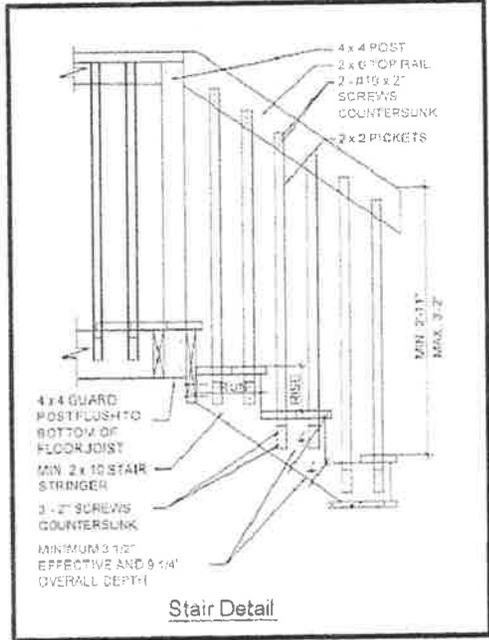
- MAX 1" NOSING
- RISERS SHALL HAVE A UNIFORM HEIGHT IN ANY ONE FLIGHT OF STAIRS
- TREADS SHALL HAVE UNIFORM RUN AND TREAD DEPTH IN ANY ONE FLIGHT OF STAIRS
- FOR STAIR GUARD, SEE S4



1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



2
A4.0 **DETAIL - O.B.C GUARD AS PER SB-7 DETAIL ED-1**
SCALE: 3/4" = 1'-0"



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No.	Date	Revision / Issue #
1.	AUG. 05	ISSUED FOR PERMIT AND CONSTRUCTION

TACOMA ENGINEERS
 178 Speedvale Avenue West
 Guelph, Ontario N1H 1C3
 Tel: 519.793.2000
 www.tacomaengineers.com

295209 ONTARIO LTD
 55 GREY DINE DR, SUDBURY ONTARIO

39 HEMLOCK CRESCENT PORCH
 PUSLACH, ONTARIO

STAIR GUARD DETAILS

Project: TE-05438-20
 Drawn by: AHLL

S4

**SKETCH FOR MINOR VARIANCE
LOT 56, REGISTERED PLAN 61M-203
39 HEMLOCK CRESCENT (PVT)
TOWNSHIP OF PUSLINCH**

SCALE: 1 - 200

- CAUTION:**
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.
 - © - THIS SKETCH IS PROTECTED BY COPYRIGHT.
 - THIS LOT MAY CONTAIN STRUCTURAL FILL.

NOTE: LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-203 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

ZONING: ACCESSORY STRUCTURE

FRONT YARD - 2.00 MIN.*
SIDE YARD - 0.60 MIN.
REAR YARD - 0.60 MIN.

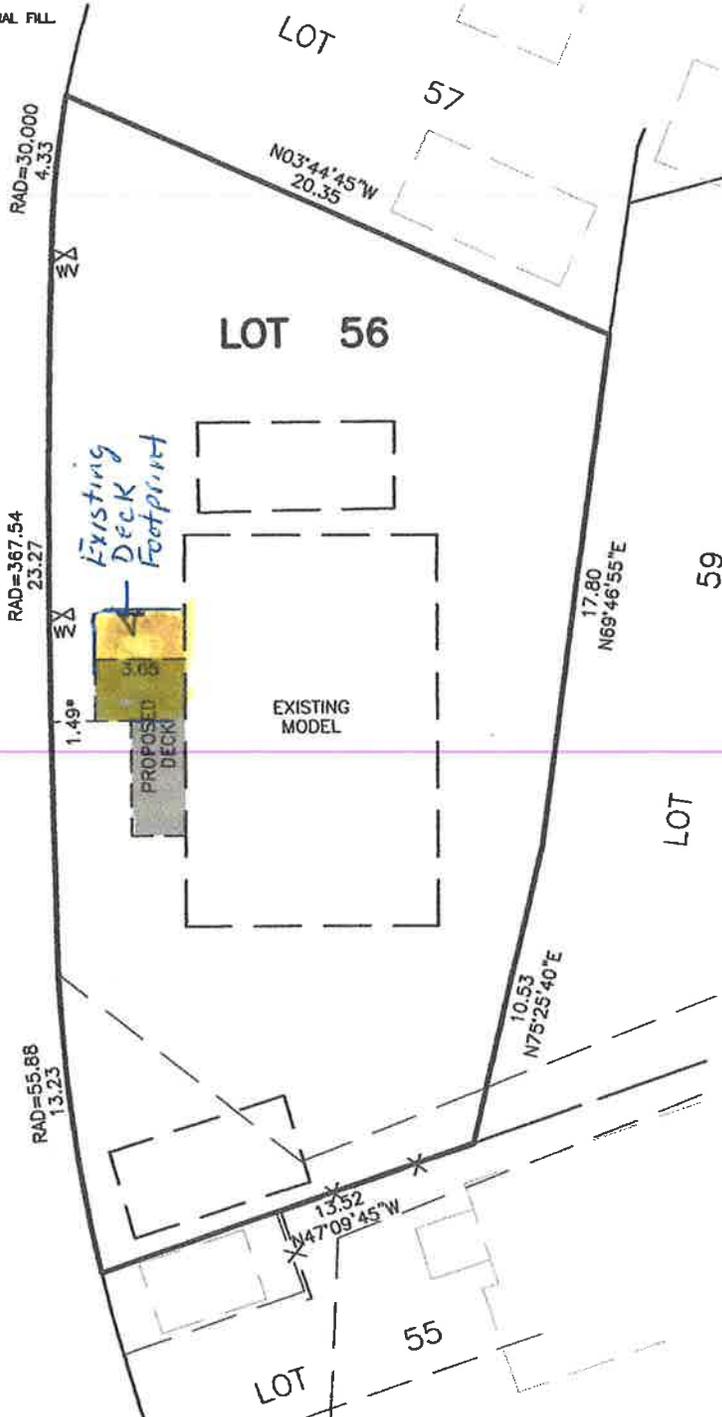
1.20 MIN. SEPARATION BETWEEN ACCESSORY STRUCTURE AND MAIN BUILDING.

3.50 MIN. SEPARATION BETWEEN DWELLINGS.

* - MINOR VARIANCE REQUIRED



HEMLOCK CRESCENT



Aug 21, 2020-10:14am
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Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS
423 WOODLICH STREET GUELPH, ONTARIO
PHONE (519) 821-2763 FAX 821-2770

FOR:	MERIBETH LYNCH
PROJECT NO.	28674-20
DATE:	AUGUST 21, 2020
P56	TML



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 13th, 2020
TO: Lynne Banks, Secretary-Treasurer
 Township of Puslinch
FROM: Zach Prince, Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 LYN (Meribeth Lynch)**
39 Hemlock Crescent (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 an addition to an existing deck 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 1.5m where the by-law requires a minimum 3m front yard setback, of which decks are permitted to encroach up to 1m.

Planning staff have no 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 3m and allows a deck to encroach up to 1m.	Requesting reduced front yard setback of 1.5m for an addition to an existing deck.	0.5m (1.6ft)

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 1.5m front yard setback is acceptable for the deck and we consider the variance minor in terms of impact. The size and shape of the lot results in a shallow rear yard and wide lot frontage. The drawings submitted by the applicant show the proposed steps leading from the deck within the reduced setback. The applicant has indicated that a portion of the deck is existing.
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	<ul style="list-style-type: none"> • 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 deck 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.

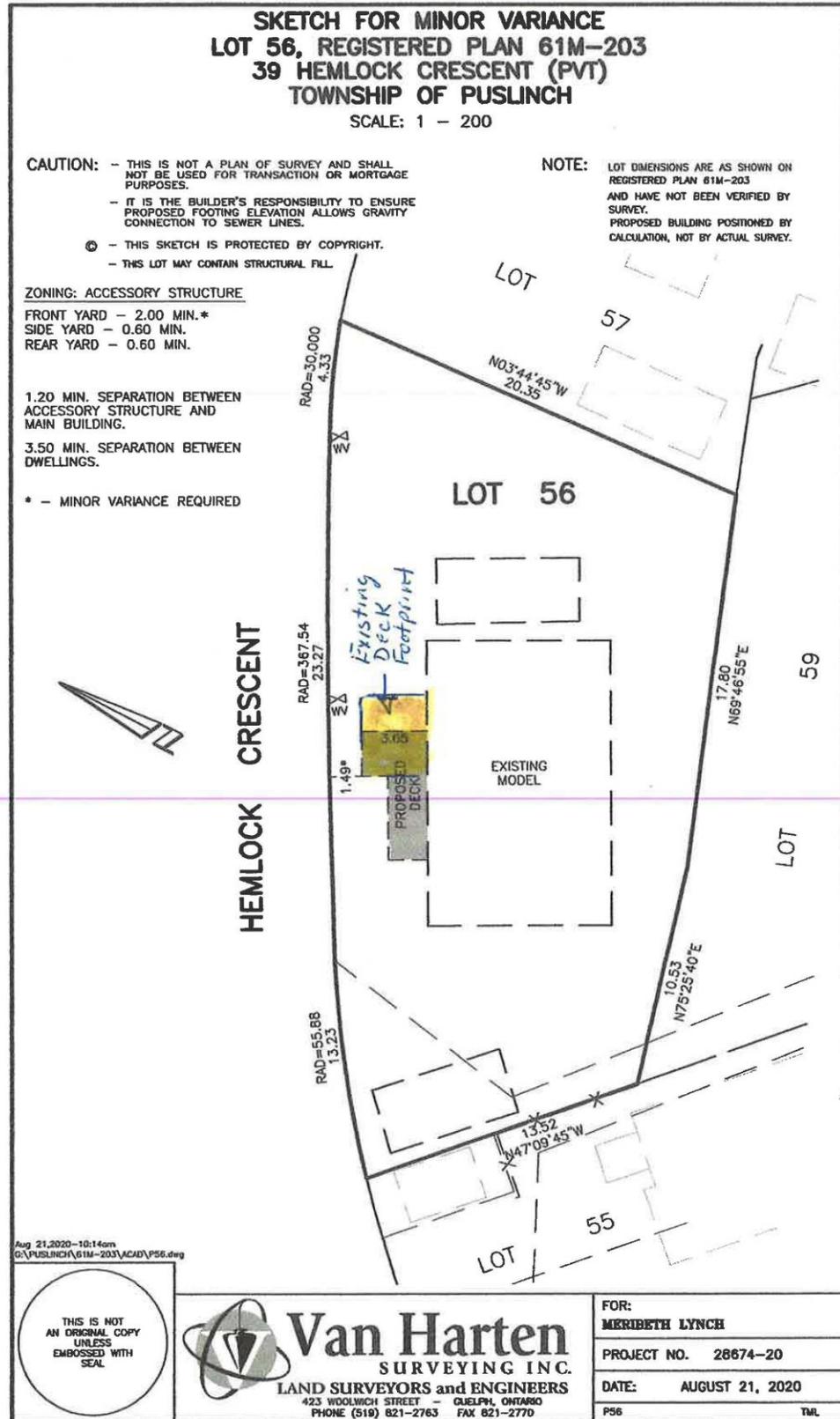
Respectfully submitted

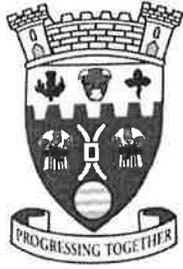
[Redacted Signature] and Development Department

[Redacted Title], Planner

SCHEDULE 1

Site plan provided by the applicant





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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Martin DETER & Paula DETER

Address: 6554 Concession 4

City: Puslinch, ON

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

- Mortgage as in Instrument No. WC64252 with the Toronto Dominion Bank located at 1907 Oxford Street E., London, ON, N5V 4L9
- Mortgage as in Instrument No. WC272585 with the Toronto Dominion Bank located at 4720 Tahoe Blvd., Building 1, Mississauga, ON, L4W 5P2

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 6669 Laird Road West

Concession: 4 Lot: 4

Registered Plan Number: _____

Severed Parcel Area: 0.52 ha Depth: 139.1 m Frontage: 30.0 m
_____ ac _____ ft _____ ft

Width of road allowance (if known): 20.12m

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 Minor Variance request is as follows:

A) To permit the continued existence of an accessory building on a lot prior to the erection of the principal building for a limited time (Section 4.4.2.a of the Zoning By-law).

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

A minor variance request is being made for the severed parcel of Severance Application B128-18. This application has been approved subject to conditions including the requirement of Zoning compliance (Condition 7).

Please see covering letter for more information.

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

Official Plan Designation: Agricultural (A-sp2)

Zoning Designation: Agricultural & Natural Environment

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?

Laird Road West

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:

Severed Parcel

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

11. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other means: (explain below)

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

12. What is the existing use of:

The subject property? Rural Residential

The abutting properties? Rural Residential / Agricultural

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

See sketch for more details

Building Details:	Existing:		Proposed:		
Type of Building(s)/ structures	Shed				
Main Building height	4.0m	m	ft.	m	ft.
*Percentage lot coverage	4.9%	m	ft.	m	ft.
*Number of parking spaces					
*Number of loading spaces					
Number of floors					
Total floor area		m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	260	m ²	ft ²	m ²	ft ²

Shed - 12.9m x 20.2m

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

Shed

Building Details:	Existing:		Proposed:		
Front Yard		m	ft.	m	ft.
Rear Yard	3.2	m	ft.	m	ft.
Side Yards	11.6	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: June 2004

Date of construction of buildings property: Many years ago

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

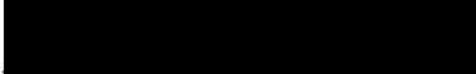
Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B128-18	County of Wellington	Lot 7, Con 4	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

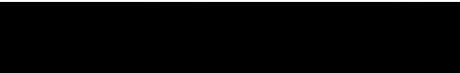
(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Martin DETER & Paula DETER of the
Township of Puslinch County/Region of
Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.


Signature of Owner(s)

Sept. 11 / 2020
Date


Signature of Owner(s)

Sept. 11 / 2020
Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the
City of Guelph County/Region of
Wellington solemnly declare that all the statements

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

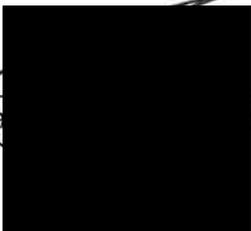
before me at the City of Guelph in the
County/Region of Wellington this 10 day of

September, 20 20



Signature of Owner or authorized
solicitor/agent

Sept 10, 2020
Date



Signature of Owner

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

Sept 10, 2020
Date

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.



LAND SURVEYORS and ENGINEERS

September 11, 2020

23605-16

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance Application B128-18
6669 Concession 4
Part of Lot 7, Concession 4
PIN 71210-0079
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN report and map and a cheque in the amount of \$1,221 to the Township of Puslinch.

Proposal

A minor variance request is being made for the Severed Parcel of the Severance Application B128-18 that has been approved subject to conditions at the January, 2020 Land Division Committee Meeting. The Minor Variance request is as follows:

- A. To permit the continued existence of an accessory building on a lot prior to the erection of the principal building for a limited time (Section 4.4.2.a of the Zoning By-law).**
 - a. This entails an Agreement between the property owner and Township to have a new dwelling built within the specified timeframe; and**
 - b. \$20,000 deposit – which is non-refundable if the dwelling is not built in accordance to the Agreement.**

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



LAND SURVEYORS and ENGINEERS

Approval was received for the creation of a rural residential parcel along Laird Road West by severing the subject property in roughly in half. The severed parcel has a frontage of 30.03m and an area of 0.52ha where a dwelling is proposed, and the existing shed will remain. The retained parcel has a frontage of 32.74m and an area of 0.42ha where the existing dwelling will remain, and the Zoning By-law requirements are met.

The severed parcel currently contains two large accessory buildings which are well over the maximum 5% lot coverage requirement (Table 4.1 of the Zoning By-law). The front building as shown on the sketch will be demolished, along with the front of the rear building. The remaining 20m portion of building will remain on the severed parcel. As a result of the demolition, the lot coverage of the remaining building will be just under 5% to meet the Zoning requirement.

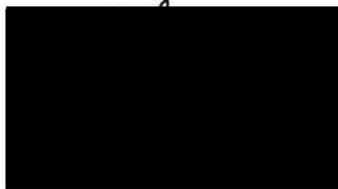
The rear shed is in great condition and will be of use to the severed parcel, however it will remain without a principal dwelling which is why the minor variance is required. The intention is to build a dwelling on this lot and the variance is required to permit the existing accessory building for a specific time period until a building permit for the dwelling is applied for. The remaining Zoning requirements are met for the severed parcel.

The owners, Martin and Paula Deter are aware of the circumstances (agreement with the Township and a \$20,000 deposit) and are eager to remove the majority of the accessory buildings and have a new house built on the severed parcel.

We provide the opinion that the minor variance request meets the four tests for a minor variance.

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

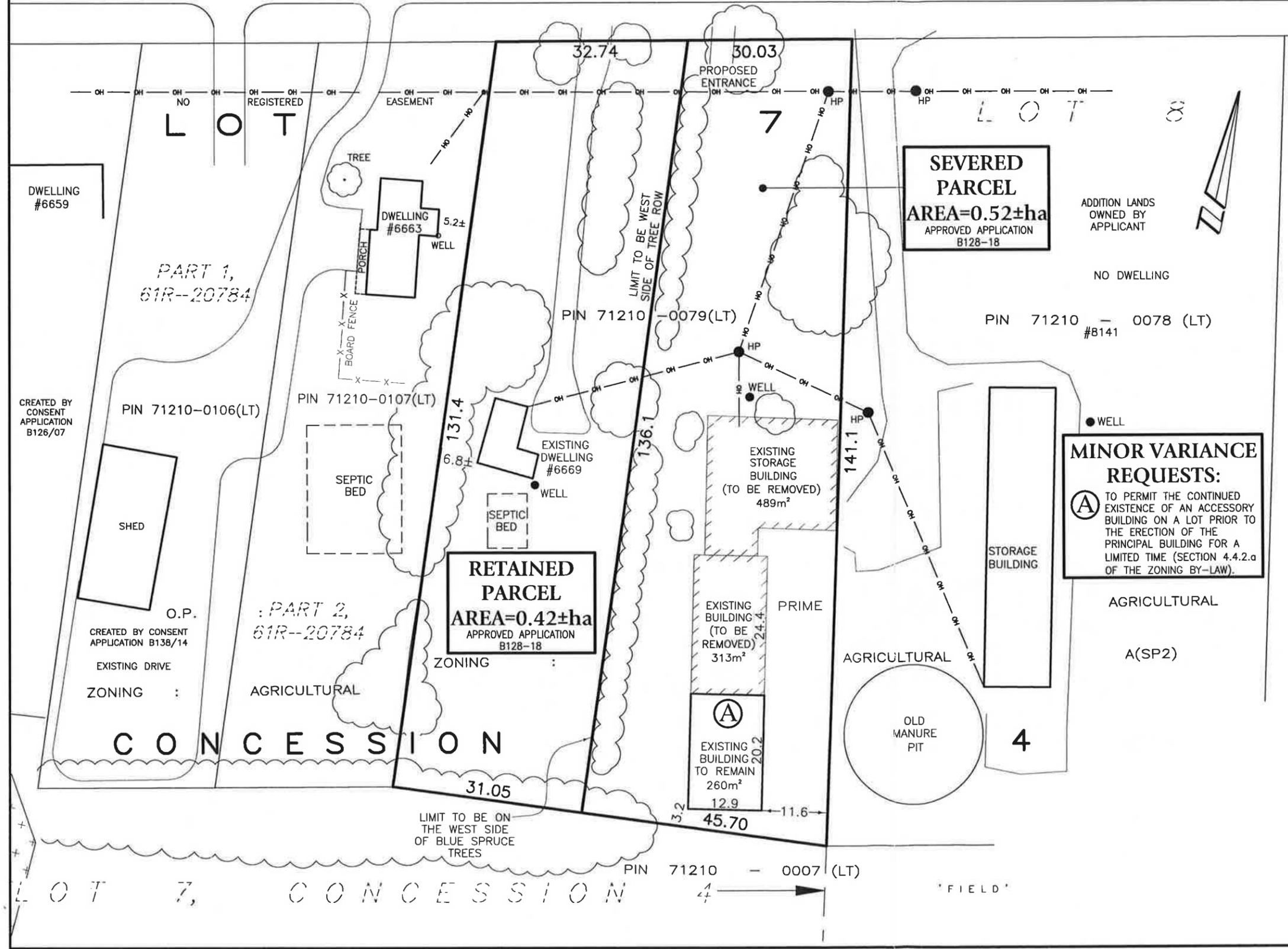
cc Martin & Paula Deter

LOT 7, CONCESSION 5
 PIN 71213 - 0029 (LT)
 ZONING : AGRICULTURAL
 O. P. : SECONDARY AGRICULTURAL

← LOT 8
 CON. 5

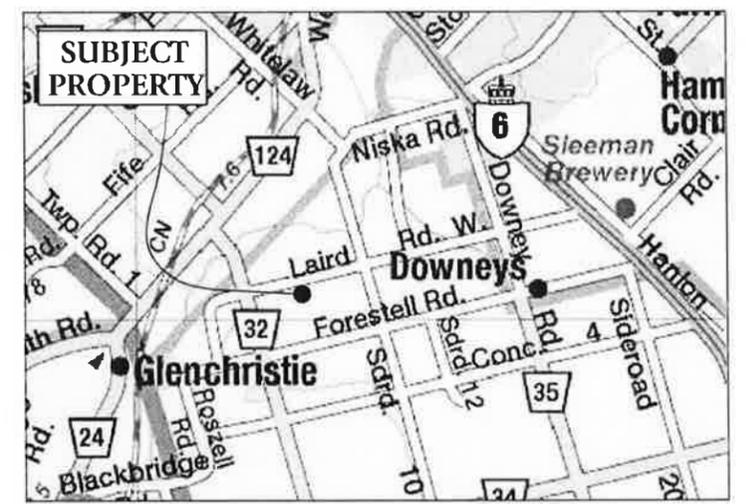
PIN 71213 - 0028 (LT)
 ZONING :
 AGRICULTURAL
 A(SP12)

PIN 71213-0002(LT) ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 (LAIRD ROAD) 20.12m WIDE



MINOR VARIANCE SKETCH
PART OF LOT 7, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 750
 0 5 10 20 30 40 50 metres
 VAN HARTEN SURVEYING INC.



KEYMAP

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON THE 11th DAY OF SEPTEMBER, 2020

MINOR VARIANCE REQUESTS:
 (A) TO PERMIT THE CONTINUED EXISTENCE OF AN ACCESSORY BUILDING ON A LOT PRIOR TO THE ERECTION OF THE PRINCIPAL BUILDING FOR A LIMITED TIME (SECTION 4.4.2.a OF THE ZONING BY-LAW).

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 A(SP2).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. ZONING AGRICULTURAL A-39 PROHIBITS THE HOUSING OF LIVESTOCK & MANURE STORAGE.
6. PROPERTY OWNERS: MARTIN & PAULA DETER.

Van Harten SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH, ONTARIO N1H 3X3
 PHONE: 519-821-2763
 FAX: 519-821-2770
 www.vanharten.com

660 RIDDELL ROAD, UNIT 1 ORANGEVILLE, ONTARIO L9W 5G5
 PHONE: 519-940-4110
 FAX: 519-940-4113
 www.vanharten.com

DRAWN BY: A.R.N. CHECKED BY: J.E.B. PROJECT No. 23605-16

Sep 11, 2020-11:43am
 G:\PUSLINCH\Con4\ACAD\SEVERANCES\MV PTLOT7 (DETER).dwg



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 6th 2020
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Meagan Ferris, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/DET (Martin & Paula Deter)**
6669 Laird Road West
REAR PART OF LOTS 7 & 8, CONCESSION 4

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

Planning Opinion

The variance requested would provide relief from Section 4.4.2 (a) of the Zoning By-law requesting permission to allow an accessory structure (as shown in **Figure 2**) to be retained on a rural residential lot until such time that a principal building (i.e. a dwelling) is constructed. There are currently two large accessory structures; however, it is noted that one of the accessory structures will be removed and an accessory building with an approximate area of 260 m² (2798.7 ft²) would remain. It is further noted that if all the accessory buildings were to be retained, relief for the total accessory structure size would be required.

This application is related to consent application **B128/18**, which was previously deferred, and then subsequently approved at the January 9th, 2020 Land Division Committee meeting. The related consent severed a 0.52 ha (1.28 ac) residential lot, containing the existing accessory structures, and retained a parcel of land, which contains the existing dwelling, and measured approximately 0.42 ha (1.04 ac) in size.

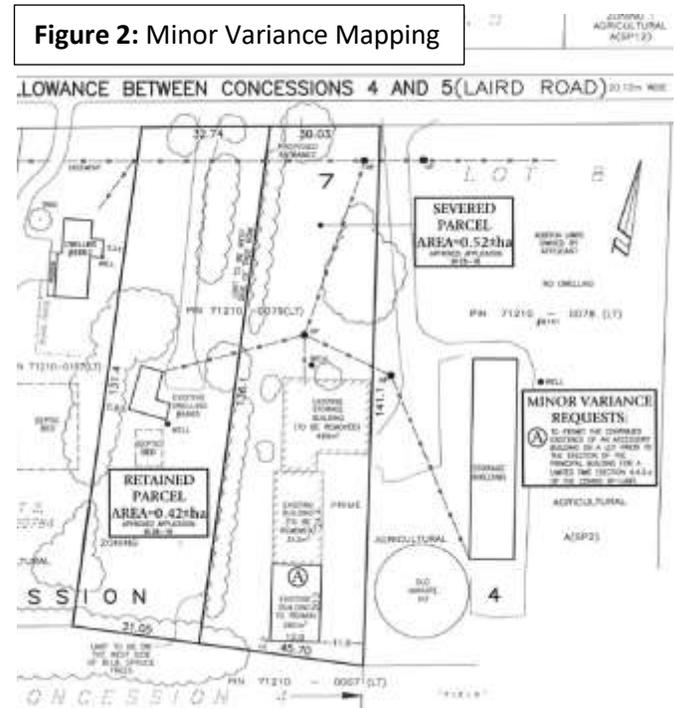
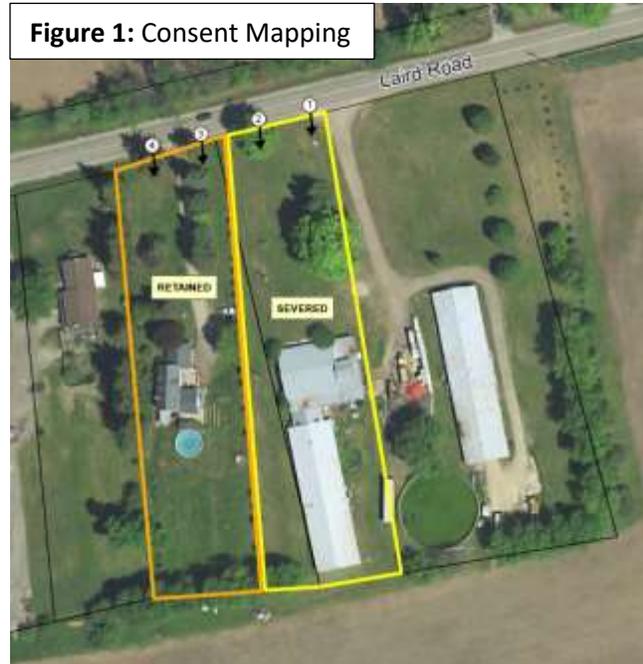
If approved, the minor variance application will clear a condition of consent (Condition #7). Planning staff recommends that the following conditions be applied by the Committee:

- (i) That the accessory structure identified to be removed within the submitted sketch be removed and an accessory structure not exceeding 5% of the lot area be retained, to the satisfaction of the Township;
- (ii) That the property owner(s) enter into an agreement with the Township regarding the retention of the accessory structure and that this agreement be registered on title; and
- (iii) That the property owner(s) post securities, as required by the Township.

Provided that the above recommended conditions are applied and any other concerns of the local municipality are addressed, including those of the Chief Building Official, planning staff generally have no objections to the subject application.

Relief Requested:

Regulation	By-law Section	Required	Proposed
General Provisions	4.4.2 (a)	The by-law requires the no accessory building or structure shall be erected on a lot prior to the erection of the principal building on the lot.	Requesting an existing accessory structure be permitted on the severed lands prior to the erection of the principal building on the lot.



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 minimum lot area and frontage requirements are met for both the severed and retained parcel. The intent of the relief is to facilitate a consent application and to allow an accessory structure to remain (for a period of time) until such time that the principal building (i.e. a dwelling) is constructed. Once a new dwelling is built, the existing accessory structure will be subordinate to the dwelling and once again be considered an 'accessory building'. The intent of the consent application was to create a rural residential lot. It is reasonable to assume that a principal dwelling is intended to be constructed on-site and this relief is temporary.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject site is zoned a site specific Agriculture (A sp2) Zone. The site specific zoning prohibits existing barns and manure storage structures to be used for the keeping of livestock or for manure storage.

	<ul style="list-style-type: none"> • A singled detached dwelling and accessory buildings are a permitted use within the Agricultural (A) zone. • Accessory structures for lots less than 1 ha are permitted a lot coverage of up to 5% of the lot. The maximum accessory building size for a 0.52 ha lot would be 260 m². • A condition requiring the existing structures (as identified in the submitted concept plan, and seen in Figure 2) be removed has been recommended as the keeping of these structures would result in a need for relief for lot coverage.
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The subject property is designated as Prime Agricultural in the County Official Plan. • The severing of a rural residential lot is not permitted the Prime Agricultural designation (save and except for surplus farm dwelling severances); however, the related consent application was approved by the Land Division Committee in January of this year. • A single detached dwelling and accessory buildings are generally permitted. • If approved, this application will fulfill a condition related to a conditionally approved consent application (B128/18).
<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • The existing accessory structure on the subject lands is meant to serve a new dwelling that will be constructed after the severance is completed. • The accessory structure is proposed to be reduced in size to meet the zoning by-laws maximum lot coverage permissions. • County Staff are satisfied that the minor variance is minor in nature and appropriate.

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

Respectfully submitted
County of Wellington Planning and Development Department



Meagan Ferris, RPP MCIP
Senior Planner



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Timberworx Custom Homes Inc. c/o Shawn Marsh

Address: 275 Hanlon Creek Boulevard, Unit 5

City: Guelph

Postal Code: N1C 0A1

E-mail Address: shawn@timberworx.ca

Telephone Number: 226-780-0234

Fax: _____

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

Easements as in Instrument No. WC291935 and WC294099

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 109 Heritage Lake Drive (Unit 71)

Concession: _____ Lot: _____

Registered Plan Number: Wellington Vacant Land Condominium No. 172 (Unit 71)

Area: 2,300m² ha Depth: 56m m Frontage: 46m m
_____ ac _____ ft _____ 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 Minor Variance request is as follows:

A) To permit a maximum lot coverage of the dwelling (Unit 71) to be 23.7% instead of 20% as required in Section RUR(sp31) of the Zoning By-law.

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

This request is being made for the approved Vacant Land Condominium No. 172.
Please see covering letter for more information.

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

Official Plan Designation: PA7-3 & Secondary Agricultural
Zoning Designation: Rural Residential RUR(sp31)(Heritage Lake)

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?

Heritage Lake 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.

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other means: (explain below)

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

12. What is the existing use of:

The subject property? Vacant Land

The abutting properties? Vacant Land

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

See sketch for details

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	N/A	N/A	Dwelling	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	23.7% m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	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)

See sketch for details

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	10.0m m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	5.0m m	ft.

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

Date of acquisition of subject property: January 2017

Date of construction of buildings property: Pending minor variance approval

16. How long have the existing uses continued on the subject property? Vacant Land

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?

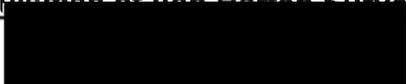
Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input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

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Timberworx Custom Homes Inc. c/o Shawn MARSH of the
Township of Puslinch County/Region of
Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.

X  **X**
Signature of Owner(s) Date

Signature of Owner(s) Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the
City of Guelph County/Region of
Wellington solemnly declare that all the statements

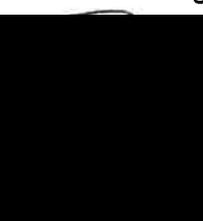
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

County/Region of Wellington this 10 day of
September, 20 20


Solicitor of agent

Sept 10, 2020
Date


James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
Commissioner
Expires May 11, 2021.

Sept 10, 2020
Date

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.



LAND SURVEYORS and ENGINEERS

September 10, 2020

22105-14

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch
Unit 71, Wellington Vacant Land Condominium Plan No. 172
"Heritage Lake"
PIN 71872-0071
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application forms, and a cheque in the amount of \$1,221.00 to the Township of Puslinch.

Proposal

The proposed variance is being requested for Unit 71 of the Wellington Vacant Land of Condominium Plan No. 172 in order to permit a maximum lot coverage for the proposed dwelling. The Minor Variance request is as follows:

- A. To permit a maximum lot coverage for Unit 71 to be 23.7% instead of 20% as required in Section RUR(sp31) of the Zoning By-law.**

The subject property is part of Heritage Lake (Wellington Vacant Land Condominium No. 172) and Timberworx Custom Homes has been the primary house constructor in this development. Timberworx has taken great effort to meet customer requirements for these upper-end homes. The proposed home on the UNIT requires a slightly higher footprint due to specific requirements. The proposed dwelling is very similar to other Timberworx Homes in the development except that a little more space is required for the garages. The proposed house for Unit 71 has an area of 545.0m² and the lot size is 2,300m². The lot coverage will be 23.7%.

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



LAND SURVEYORS and ENGINEERS

Please note that the house will be a bungalow which requires a larger footprint than a two-story dwelling. The total house area could have been a lot more if this was a two-story dwelling such as a few others in this development. Bungalows are, however, more suited to these lots in terms of aesthetics and fitting in with the surrounding development.

Although the UNIT has an area 2,300 m², it has the benefit of an Exclusive Use Area. An Exclusive Use Area is that part of the Common Element of the Condominium that can only be used the owners of the respective properties. The Exclusive Use Area for Unit 71 (shown as 71A on the sketch) is 1,225m². If this area was included in the percentage coverage calculation, then the lot coverage for the dwelling would be 15.5%. This value is much less than the 20% maximum coverage requirement.

The proposed dwelling maintains the required yard setbacks and demonstrate functionality with adequate room for a septic and well, given the slight increase in lot coverage.

In summary, we feel that this proposal will allow for a desirable dwelling size that is in unison with the dwellings on the surrounding parcels. We provide the opinion that the minor variance request meets the four tests for a minor variance, especially given the additional yard space of the Exclusive Use Area.

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 Timberworx Construction Inc. c/o Shawn Marsh

MINOR VARIANCE SKETCH

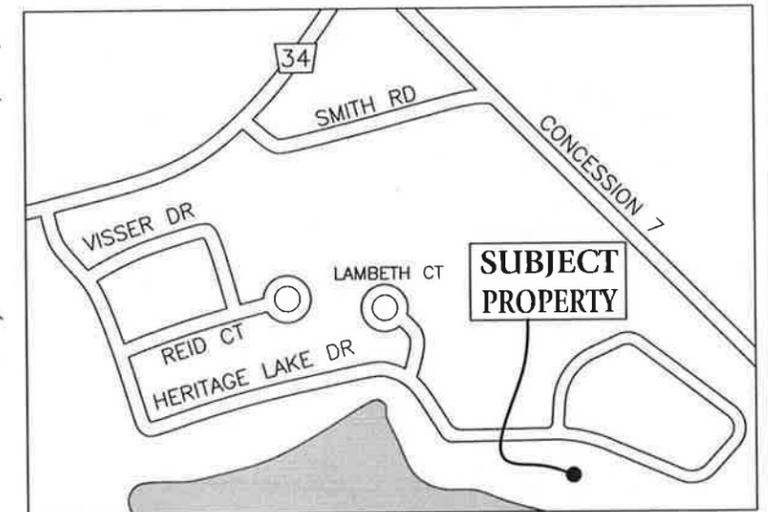
**UNIT 71,
WELLINGTON VACANT LAND
CONDOMINIUM PLAN No. 172
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 500



VAN HARTEN SURVEYING INC.

KEYMAP

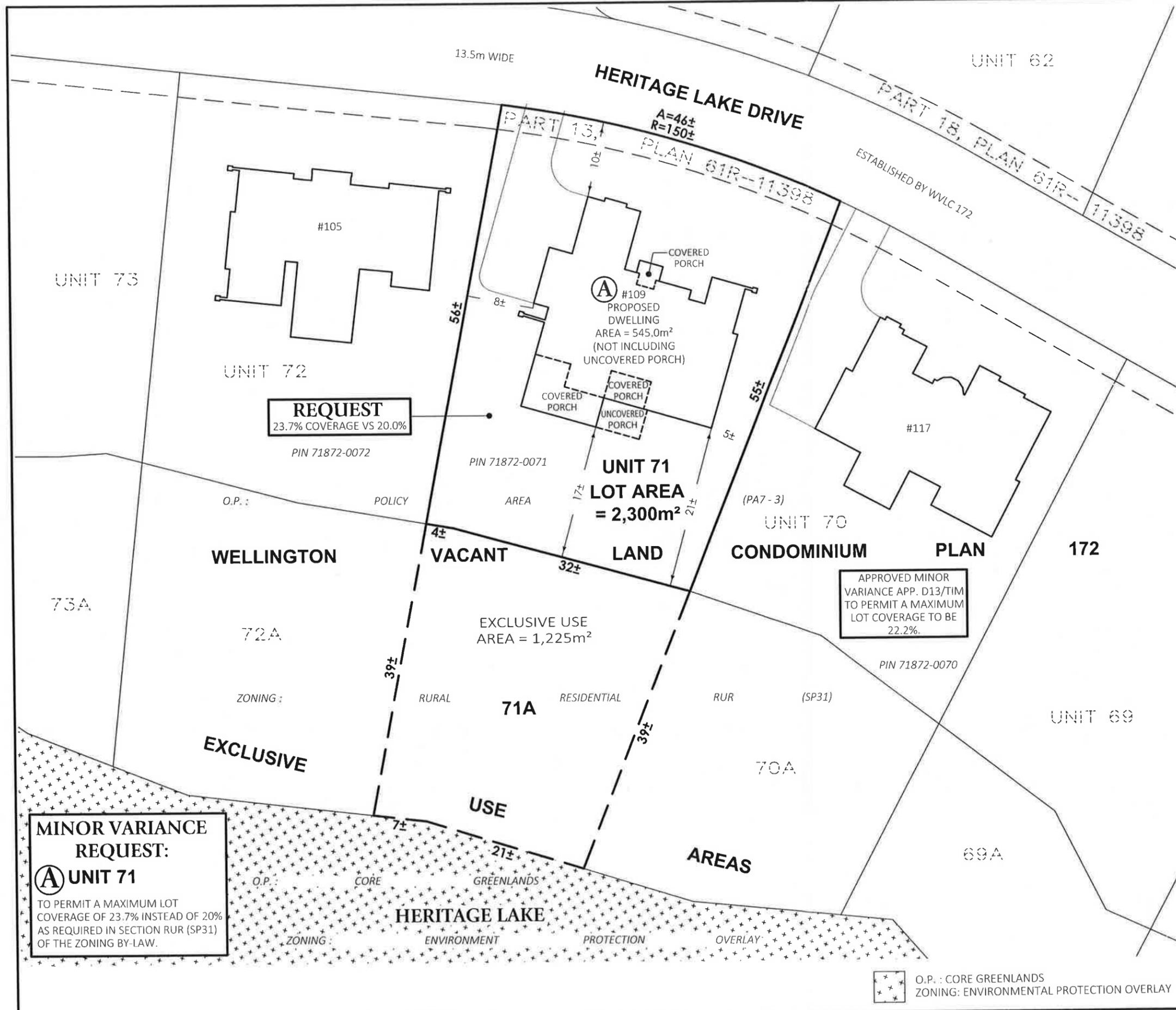


NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RURAL RESIDENTIAL RUR (SP31).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND POLICY AREA (PA7-3).
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 BASED ON THE DIMENSIONS OF WVLC No. 172 AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON
THE 9th DAY OF SEPTEMBER 2020

[Redacted Signature]
ONTARIO LAND SURVEYOR



REQUEST
23.7% COVERAGE VS 20.0%

PIN 71872-0072

**UNIT 71
LOT AREA
= 2,300m²**

APPROVED MINOR
VARIANCE APP. D13/TIM
TO PERMIT A MAXIMUM
LOT COVERAGE TO BE
22.2%.

**MINOR VARIANCE
REQUEST:**

(A) UNIT 71

TO PERMIT A MAXIMUM LOT
COVERAGE OF 23.7% INSTEAD OF 20%
AS REQUIRED IN SECTION RUR (SP31)
OF THE ZONING BY-LAW.

O.P. : CORE GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY



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. 22105-14

Sep 9, 2020 9:55:07 AM
G:\PUSLINCH\WVLC 172\ACAD\MV UNIT 71 (TIMBERWORX) UTM.dwg



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 13th, 2020
TO: Lynne Banks, Development and Legislative Coordinator
 Township of Puslinch
FROM: Zach Prince, Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 TIM (Timberworx)**
109 Heritage Lake Drive, Unit 71

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 variance request would provide relief from Section 9(4)(e)(viii) of the Zoning By-law requesting permission for an increase in total maximum lot coverage for a single detached dwelling.

There are no major concerns with this proposal provided that the Grand River Conservation Authority (GRCA) services has no concerns. Planning staff note that a detailed septic design will have to be submitted as part of the Building permit process and will have to address any impacts of the larger dwelling and increased lot coverage. It is planning staff's 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.

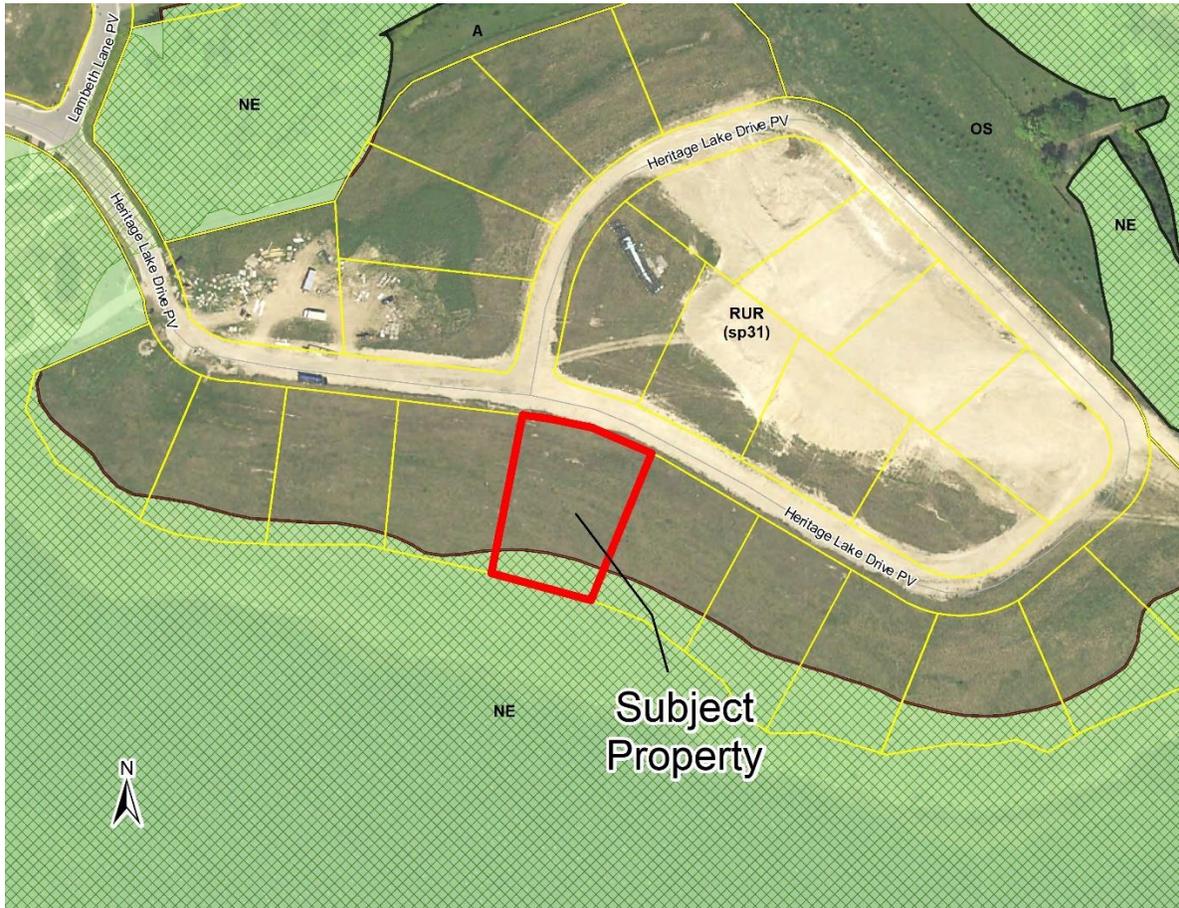
The details of the minor variance application are included in the table below.

Section of By-law	Required	Proposed	Relief
Section 9(4)(e)(viii) Special Provisions Zone Requirements	Within any designated ER2-5 zone, the maximum lot coverage shall not exceed 20 percent.	Requesting that the proposed total lot coverage be increased to 23.7 percent.	3.7%

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"> We would consider the variance minor in terms of impact and context with the surrounding neighbourhood
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject lands are zoned Estate Residential (Heritage Lake) (ER2-5). A single detached dwelling unit is permitted within the Estate Residential (Heritage Lake) (ER2-5) zone.
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 (PA7-3) and Secondary Agricultural in the County Official Plan. Dwelling units are permitted within the Special Policy Area (PA7-3) A portion of the property is located within a GRCA Floodplain. Comments of GRCA should be considered regarding the

<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<p>appropriateness of the location of the proposed dwelling.</p> <ul style="list-style-type: none"> • The subject lands are located in an area that has a number of large estate lots and homes. • The intent of the maximum lot coverage is to ensure that servicing can be accommodated and a portion of the property is landscaped for proper drainage and setbacks and that the size and massing of the dwelling is compatible with the neighborhood. • The proposed variance is appropriate development and desirable for the use of the land.
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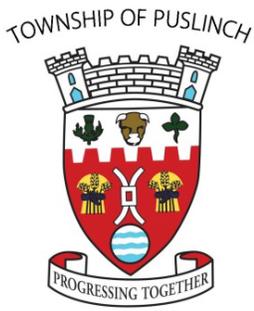


In conclusion, planning staff is of the opinion that the requested variance **does meet the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee’s decision with respect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

Respectfully submitted
 County of Wellington Planning and Development Department



Zach Prince MCIP RPP, Planner



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

Applicant (Agent) Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

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

Official Plan Designation: _____

Zoning Designation: _____

7. What is the access to the subject property?

Provincial Highway:

Continually maintained municipal road:

Seasonally maintained municipal road:

Other: (please specify below)

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

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:		
Communal Water:		
Private Well:		
Other Water Supply:		
Municipal Sewers:		
Communal Sewers:		
Private Septic:		
Other Sewage Disposal:		

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? _____

The abutting properties? _____

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

See sketch for details

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

See sketch for details

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: _____

Date of construction of buildings property: _____

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

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

Yes No

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

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment							
Zoning By-Law Amendment							
Plan of Subdivision							
Consent (Severance)							
Site Plan							
Minor Variance							

Authorization for Agent/Solicitor to act for Owner:

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

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

Signature of Owner(s) Date

Affidavit:

I (we) _____ of the
_____ of _____ County/Region of
_____ solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the _____ of _____ in the
County/Region of _____ this _____ day of
_____, 20_____.

Signature of Owner or authorized solicitor or agent Date

Signature of Commissioner Date

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.

MINOR VARIANCE SKETCH

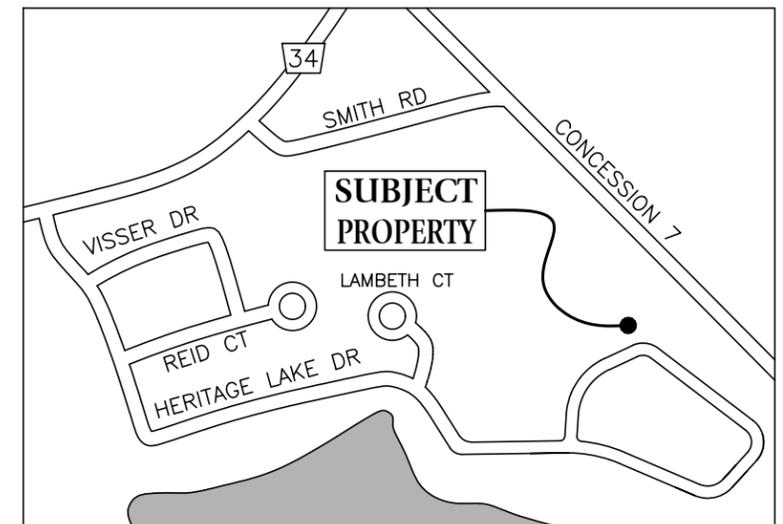
**UNIT 56,
WELLINGTON VACANT LAND
CONDOMINIUM PLAN No. 172
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 500



VAN HARTEN SURVEYING INC.

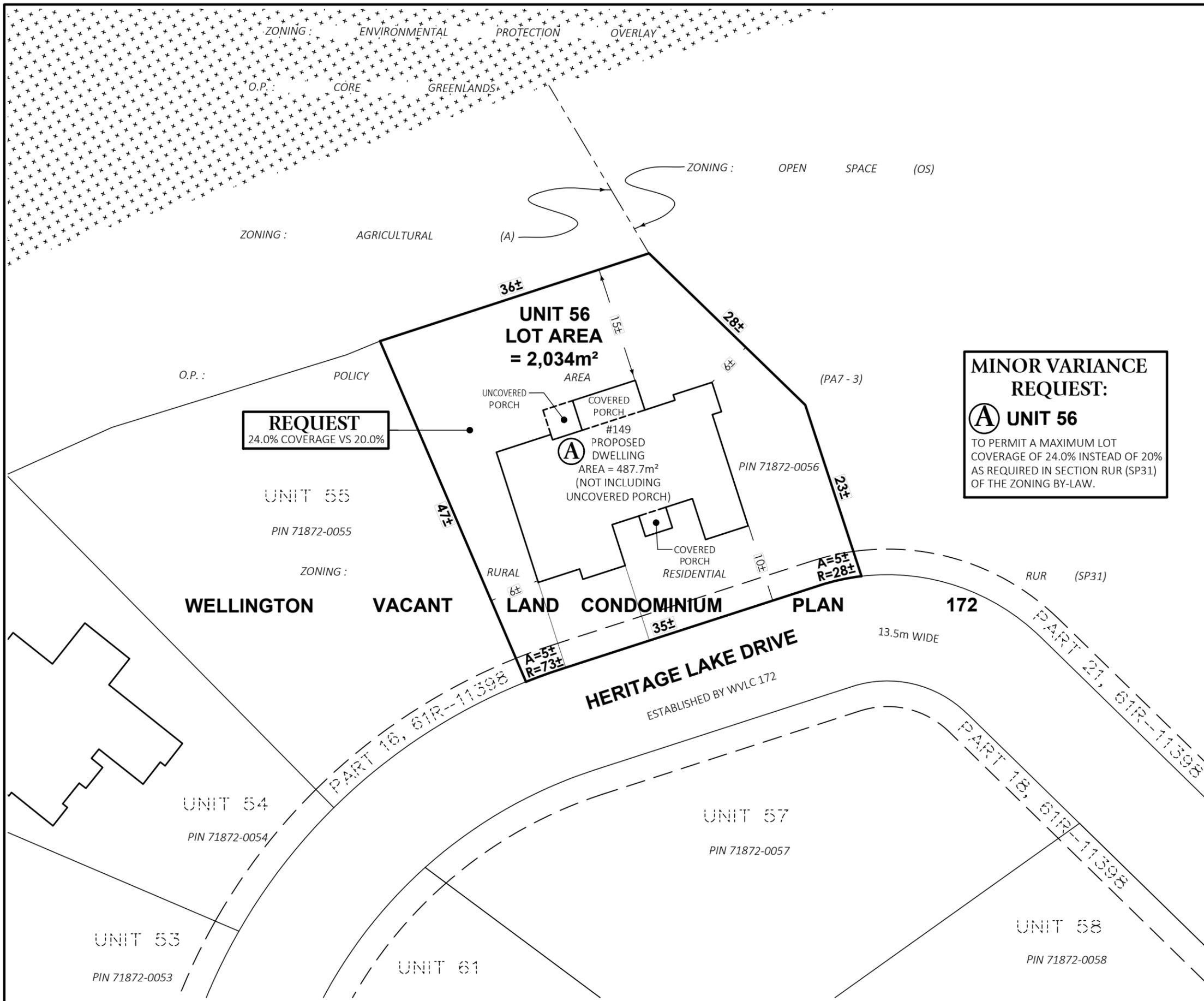
KEYMAP



**MINOR VARIANCE
REQUEST:**

(A) UNIT 56

TO PERMIT A MAXIMUM LOT
COVERAGE OF 24.0% INSTEAD OF 20%
AS REQUIRED IN SECTION RUR (SP31)
OF THE ZONING BY-LAW.



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 RURAL RESIDENTIAL RUR (SP31).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND POLICY AREA (PA7-3).
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 BASED ON THE DIMENSIONS OF WVLC No. 172 AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON
THE 15th DAY OF SEPTEMBER 2020

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 22105-14
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Sep 15, 2020-1:40:05 PM
G:\PUSLINCH\WVLC172\ACAD\MV UNIT 56 (TIMBERWORX) UTM.dwg

O.P. : CORE GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY



LAND SURVEYORS and ENGINEERS

September 15, 2020

22105-14

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch
Unit 56, Wellington Vacant Land Condominium Plan No. 172
149 Heritage Lake Drive
"Heritage Lake"
PIN 71872-0056
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, and a cheque in the amount of \$1,221.00 to the Township of Puslinch.

Proposal

The proposed variance is being requested for Unit 56 of the Wellington Vacant Land of Condominium Plan No. 172 in order to permit a maximum lot coverage for the proposed dwelling. The Minor Variance request is as follows:

- A. To permit a maximum lot coverage for Unit 56 to be 24.0% instead of 20% as required in Section RUR(sp31) of the Zoning By-law.**

The subject property is part of Heritage Lake (Wellington Vacant Land Condominium No. 172) and Timberworx Custom Homes has been the primary house constructor in this development. Timberworx has taken great effort to meet customer requirements for these upper-end homes. The proposed home on the UNIT requires a slightly higher footprint due to specific requirements. The proposed dwelling is very similar to other Timberworx Homes in the development except that a little more space is required for the garages.

The proposed house for Unit 56 has an area of 487.7m² and the lot size is 2,034m². The lot coverage will be 24.0%.

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



LAND SURVEYORS and ENGINEERS

Please note that the house will be a bungalow which requires a larger footprint than a two-story dwelling. The total house area could have been a lot more if this was a two-story dwelling such as a few others in this development. Bungalows are, however, more suited to these lots in terms of aesthetics and fitting in with the surrounding development.

The proposed dwelling maintains the required yard setbacks and demonstrate functionality with adequate room for a septic and well, given the slight increase in lot coverage.

In summary, we feel that this proposal will allow for a desirable dwelling size that is in unison with the dwellings on the surrounding parcels. We provide the opinion that the minor variance request meets the four tests for a minor variance.

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 Timberworx Construction Inc. c/o Shawn Marsh



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 13th, 2020
TO: Lynne Banks, Development and Legislative Coordinator
 Township of Puslinch
FROM: Zach Prince, Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 TIM (Timberworx)**
149 Heritage Lake Drive, Unit 56

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 variance request would provide relief from Section 9(4)(e)(viii) of the Zoning By-law requesting permission for an increase in total maximum lot coverage for a single detached dwelling.

There are no major concerns with this proposal provided that the Grand River Conservation Authority (GRCA) services has no concerns. Planning staff note that a detailed septic design will have to be submitted as part of the Building permit process and will have to address any impacts of the larger dwelling and increased lot coverage. It is planning staff's 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.

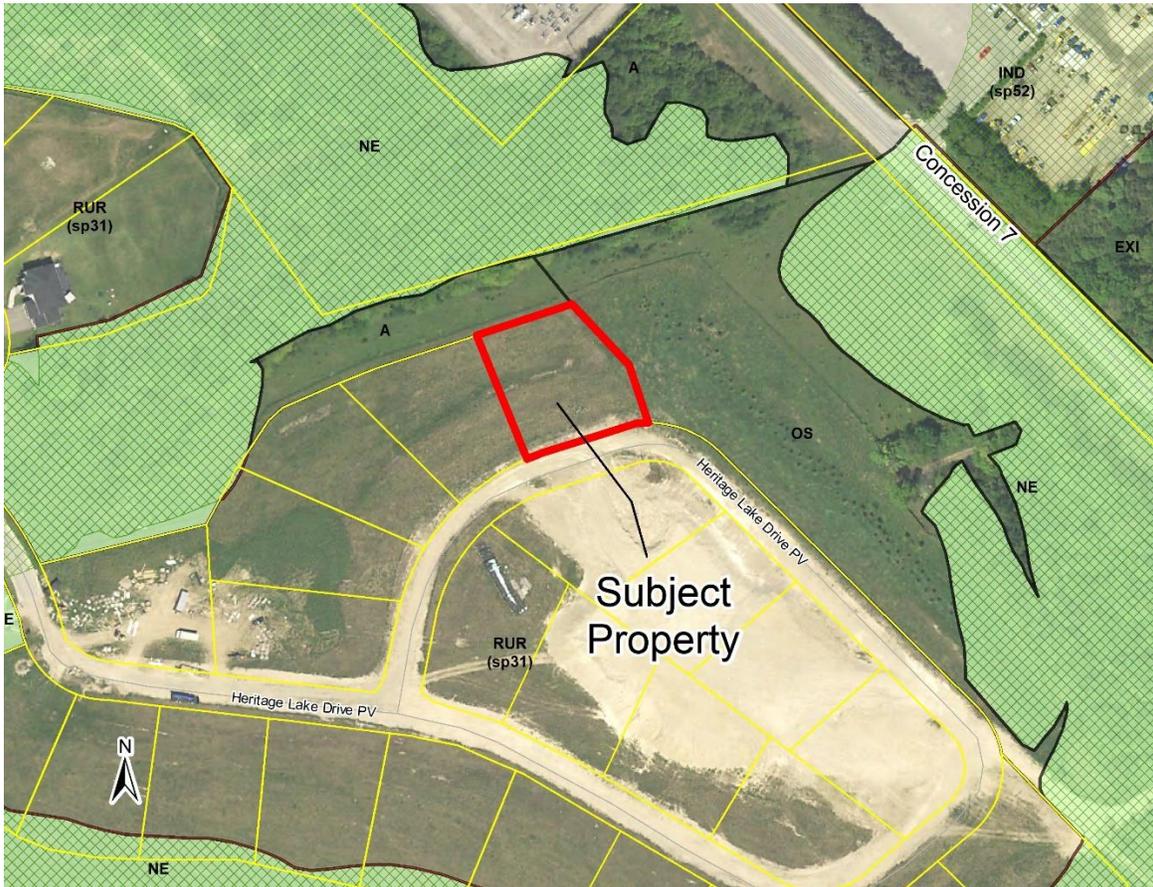
The details of the minor variance application are included in the table below.

Section of By-law	Required	Proposed	Relief
Section 9(4)(e)(viii) Special Provisions Zone Requirements	Within any designated ER2-5 zone, the maximum lot coverage shall not exceed 20 percent.	Requesting that the proposed total lot coverage be increased to 24 percent.	4%

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"> We would consider the variance minor in terms of impact and context with the surrounding neighbourhood
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject lands are zoned Estate Residential (Heritage Lake) (ER2-5). A single detached dwelling unit is permitted within the Estate Residential (Heritage Lake) (ER2-5) zone.
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 (PA7-3) and Secondary Agricultural in the County Official Plan. Dwelling units are permitted within the Special Policy Area (PA7-3) A portion of the property is located within a GRCA Floodplain. Comments of GRCA should be considered regarding the

<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<p>appropriateness of the location of the proposed dwelling.</p> <ul style="list-style-type: none"> • The subject lands are located in an area that has a number of large estate lots and homes. • The intent of the maximum lot coverage is to ensure that servicing can be accommodated and a portion of the property is landscaped for proper drainage and setbacks and that the size and massing of the dwelling is compatible with the neighborhood. • The proposed variance is appropriate development and desirable for the use of the land.
---	--



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

[Redacted signature]

Zach Prince MCIP RPP, Planner



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Paul HOHENADEL & Mary HOHENADEL

Address: 4458 Victoria Road South

City: Puslinch, ON

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

- Easement as in INST No. LT67493 on Part 2, 61R-8905 for maintenance of overhead utilities
- Mortgage as in INST No. WC11123 with Toronto-Dominion Bank located at 496 Edinburgh Road, Guelph, ON, N1G 4Z1

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 4458 Victoria Road South

Concession: 8 Lot: 21

Registered Plan Number: Part 3, 61R-8905

Retained Parcel Area: 5.38 ha Depth: 505 m Frontage: 14 m
_____ ac _____ ft _____ ft

Width of road allowance (if known): 20.12m

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 Minor Variance request is as follows:

A) To permit a reduced lot frontage of the retained parcel to be 13.99m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.

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

A minor variance request is being made for the retained parcel of Severance Application B70-19. This application has been approved subject to conditions including the requirement of Zoning compliance (Condition 7).

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural, Core Greenlands & Greenlands

Zoning Designation: Agricultural & Natural Environment

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?

Victoria Road South

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:
Retained Parcel

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

11. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other means: (explain below)

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

12. What is the existing use of:

The subject property? Rural Residential

The abutting properties? Rural Residential / Agricultural

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

See sketch for details

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures			N/A	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	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)

See sketch for details

N/A

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: December 1987

Date of construction of buildings property: Many years ago

16. How long have the existing uses continued on the subject property? Many 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:

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 type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B70-19	County of Wellington	Lot 21, Con 8	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Mary Helen HOHENADEL & Paul Francis HOHENADEL of the
Township of Puslinch County/Region of
Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.



Signature of Owner(s)

JAN 24 - 20
Date

January 24, 2020
Date

Affidavit:

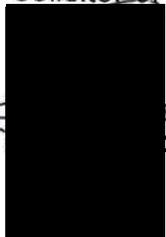
I (we) Jeff Buisman of Van Harten Surveying Inc. of the
City of Guelph County/Region of
Wellington solemnly declare that all the statements

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

before me at the City of Guelph in the
County/Region of Wellington this 10 day of
September, 20 20.


Signature of Owner or authorized
solicitor or agent

Sept 10, 2020
Date


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

Sept 10, 2020
Date

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.

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LAND SURVEYORS and ENGINEERS

September 11, 2020

27548-19

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance Application B70-19
4458 Victoria Road South
Part of Lot 21, Concession 8
PIN 71195-0254
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN report and map and a cheque in the amount of \$1,221.00 to the Township of Puslinch.

Proposal

A minor variance request is being made for the retained parcel of the severance application B92-19 that has been approved subject to conditions at the December 2019 Land Division Committee Meeting. The Minor Variance request is as follows:

- A. To permit a reduced lot frontage of the retained parcel to be 13.99m instead of 120m as required in Table 11.2 of the Zoning By-law.**

The severance was to create a rural residential parcel along Victoria Street South with a frontage of 44m, depth of 91m for an area of 0.40ha. The severed parcel was configured to have the same depth as the other three parcels to the west. The severance is an efficient use of open space with flat terrain and safe access for the entrance is already provided. The Zoning By-law requirements are met for the severed parcel.

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

This leaves the retained parcel with a front property line distance of 14.00m. The Minor Variance Request is for 13.99m for the Lot Frontage. This small variation from the distance along the front property line is due to the technical definition of Lot Frontage in the Zoning By-law and the geometry of the subject property¹. The remaining zoning requirements are met for the retained parcel.

The 14m wide strip will be used for a new driveway that will service the existing house in the wider area of the lot. The existing driveway at the rear of the approved severance will be removed.

We provide the opinion that the minor variance request meets the four tests for a minor variance.

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 Paul & Mary Hohenadel
cc Joseph Fera, Joseph Fera Law Office

¹ Township of Puslinch Comprehensive Zoning By-law No. 023-2018 provides a definition of the Lot Frontage measured at a point 6m from the front line where this distance is perpendicular to a line that is from the mid-point of the front limit and the mid-point of the rear limit. This technical definition along with the fact that the side limits in this narrow portion of the property are not parallel and not perpendicular to the front results in the lot frontage being 13.99m.

LOT 21 CONCESSION 8 PIN 71191-0003		21 PIN 71191-0010 #4457 PART 1, 61R-818	LOT 9 PIN 71191-0011 PART 1, 61R-663	22 'ST LAWRENCE CEMENT INC'
--	--	---	---	-----------------------------------

**SEVERED
PARCEL**
AREA=0.40±ha
APPROVED
APPLICATION B70-19

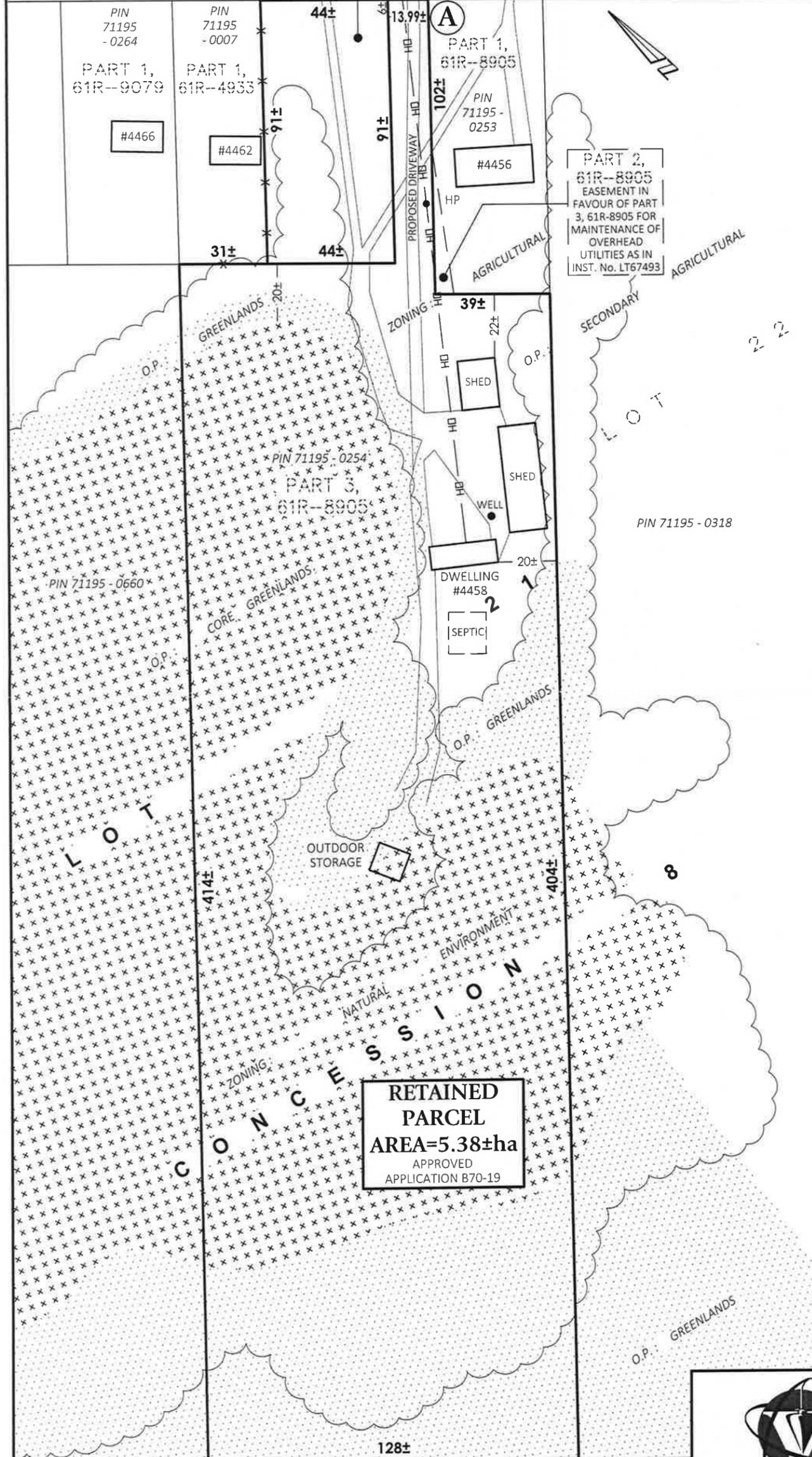
MINOR VARIANCE SKETCH
PART OF LOT 21, CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

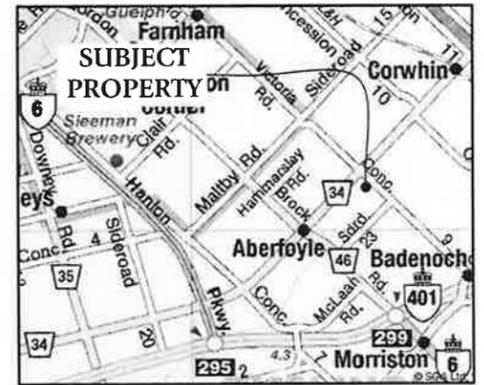


VAN HARTEN SURVEYING INC.

VICTORIA ROAD SOUTH ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9
20.12m WIDE



KEYMAP



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.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

- O.P. : GREENLANDS
ZONING: AGRICULTURAL
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

MINOR VARIANCE REQUEST:
A TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 13.99m INSTEAD OF 120m AS REQUIRED IN TABLE 11.2 OF THE ZONING BY-LAW.

THIS SKETCH WAS PREPARED ON THE 11th DAY OF SEPTEMBER 2020

ONTARIO LAND SURVEYOR

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. 27548-19
Sep 11, 2020 9:47am G:\PUSLINCH\Con8\Lot21\Acad\MV LOT 21 (HOHENADEL) UTM.dwg		

REG'D	O.P. PLAN	POLICY	61M --	203
	SPECIAL ZONING:	RUR	AREA PA7-6 (SP86) (H1)	



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 5th, 2020
TO: Lynne Banks, Secretary-Treasurer
 Township of Puslinch
FROM: Meagan Ferris, Senior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/HOH (Paul & Mary Hohenadel)**
4458 Victoria Road South
Part Lot 21, Concession 8

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

Planning Opinion

The variance requested would provide relief from Section 11.3 of the Zoning By-law by requesting permission for a reduction in the minimum lot frontage. A lot frontage of 13.99 metres (45.9 feet) is proposed whereas the by-law requires a minimum lot frontage of 120 metres (393.7 feet) for properties that are greater than 4 hectares in size.

This application is related to consent application **B70/19**, which was conditionally approved at the December 5th, 2019 Land Division Committee meeting. The related consent sought to create a new 0.4 ha (1 ac) rural residential lot, and retain a parcel of land approximately 5.38 ha (13.3 ac) in size. The retained lands, which is the subject of this variance, contains the existing dwelling and sheds. The relief, if approved, will allow a new driveway access to the existing dwelling and structures to be constructed and will also fulfill a condition of consent (Condition #7). **Figure 1 & Figure 2** depicts the proposed reduced lot frontage for the retained lands in relation to the consent application.

County Planning staff also notes that the reduced lot frontage relief is directly related to a consent application that seeks to create one rural residential lot as permitted within the Secondary Agricultural designation. It is further noted that the lot frontage for the subject lands will be smaller than most lots within the area; however, a new entrance and permit is required as a condition of consent. The Committee should be satisfied that safe access can be addressed. At the time of writing this report, no comments were received by planning from the public.

The Committee should be satisfied that a safe entrance to the site can be achieved and that the subject application is minor in nature, maintains the intent and purpose of the County Official Plan and the Township's Zoning By-law, and represents desirable and appropriate development.

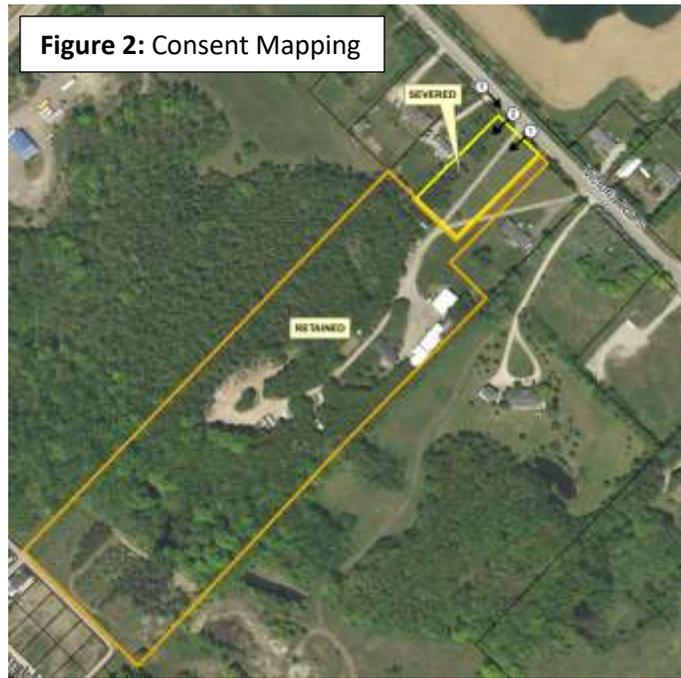
Proposal:

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	11.3, Table 11.2	The by-law requires a minimum lot frontage of 120 metres for properties greater than 4 hectares.	Requesting a lot frontage of 13.99 metres.

Figure 1: Minor Variance Mapping



Figure 2: Consent Mapping



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

Four Tests	Discussion
<p>That the requested variance is minor in nature</p>	<ul style="list-style-type: none"> • The minimum lot area is met for both the severed and retained parcel. The frontage on the proposed severed parcel is also met and is proposed to be 44 metres (144.3 feet). • There is appropriate access maintained for the severed parcel via the existing driveway; however, a new driveway and entrance will be required for the retained lands. • If the retained lands were less than 4 hectares, the required minimum lot frontage would be 25 metres. • The proposed consent lot configuration directly limits the opportunity to increase the lot frontage for the retained lands.
<p>That the intent and purpose of the Zoning By-law is maintained</p>	<ul style="list-style-type: none"> • The subject lands are zoned Agricultural (A), 'Natural Environment (NE) Zone and subject to the Environmental Protection Overlay (EP) zone. • A farm and a singled detached dwelling is a permitted use within the Agricultural (A) zone. • Based on aerial photos, it does not appear the subject lands are farmed. The requirement for a 120 metres (393.7 feet) lot frontage for an agricultural property is partially due to historical lot configuration and sizes of farms; however, the overall intent of lot frontage is to maintain safe access and provide some separation between uses.

<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The subject property is designated Secondary Agricultural and Greenlands in the County Official Plan. There is a provincially significant wetland and significant wooded area on the subject lands. • A single detached dwelling and an agricultural operation are permitted within the Secondary Agriculture designation. • The subject lands are permitted one rural residential lot within the Secondary Agriculture designation.
<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • The reduced frontage for the retained parcel is created as a result of the related consent. The intent of the consent is to sever a vacant, rural residential lot. • The proposed lot frontage reduction will be smaller than most existing lot frontages within the area. It is noted that without the severance the subject lands were previously deficient in lot frontage (i.e. approximately 58 metres). • The primary intent of the minimum lot frontage is to ensure that a safe entrance/access is available to a site. • The retained lot meets the minimum lot area and frontage requirement for the Agricultural (A) zone. • The Committee should be satisfied that safe access to and from the site can be achieved. As a condition of the related consent application a new entrance permit will need to be approved by the Township, which will address any potential concerns regarding safety.

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



Township of Puslinch
7404 Wellington Road 34,
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Zoning By-law Amendment Application

Date submitted: _

The Amendment:

Type of amendment:

Site specific:

Other (specify):

Purpose of and reasons for the proposed amendment(s):

To permit a proposed below water pit as an expansion to the CBM Lanci Pit.

General Information:

1. Applicant Information:

Registered Owner's Name(s): _ Rosedale Securities Ltd. & St. Marys Cement Inc. (Canada)
Address: 55 Industrial Street
City: Toronto, ON
Postal Code: M4G 3W9
Email Address: david.hanratty@vcimentos.com
Telephone Number: 416-696-4459
Fax: _____

Applicant (Agent) Name(s): Neal DeRuyter, MHBC Planning
Address: 200-540 Bingemans Centre Drive
City: Kitchener, ON
Postal Code: N2B 3X9
Email Address: nderuyter@mhbcplan.com
Telephone Number: 519-576-3650 ext. 733
Fax: _____

Other Name(s): Steve May, Lands Manager, CBM Aggregates
Address: 7366 Mclean Road, RR #2
City: Cambridge, ON
Postal Code: N3C 2V4
Email Address: stephen.may@vcimentos.com
Telephone Number: 647-637-6707
Fax: _____

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

Send correspondence to: Owner: Agent: Other:

When did the current owner acquire the subject land? Date: 2003, 2016 & 2019

4. What does the amendment cover?

The "entire" property:

A "portion" of the property:

(This information should be illustrated on the required drawing under item 24 of this application)

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

Municipal address: 4222, 4228 & 4248 Sideroad 25 South

Concession: 1 Lot: 25

Registered Plan Number: _____

Area: 14.8 ha Depth: 411.3 m Frontage: 365.5 m
36.6 ac 1349.4 ft. 1199.6 ft.

PLEASE REFER TO DRAFT AMENDMENT AND ARA SITE PLANS.

6. Provide a description of the area to be amended if only a "portion" of the property:

Area: 11.5 ha Depth: _____ m Frontage: _____ m
28.4 ac _____ ft. _____ ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes: No:

8. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan: Places to Grow: Other: (specify): _____

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: No:

9. County Official Plan

What is the current County Official Plan designation of the subject property?

Secondary Agricultural and Greenlands

List land uses permitted by the current Official Plan designation:

Please refer to Section 5.6.1 & 6.5.3 of the County Official Plan.

How does the application conform to the Official Plan?

Please refer to Section 4.3 of the MHBC Planning Report.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

10. Zoning:

What is the current zoning of the property? Agricultural

What uses are permitted? See Section 11.2 of Zoning By-law

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

Vacant land, rural residential, plantation and woodlands.

12. How long has the "existing" use(s) continued on the subject land?

Varies

13. What is the "proposed" use(s) of the subject land?

Below water pit expansion

14. Provide the following details for all buildings or structures on the subject land: Please refer to enclosed building summary.

Building Details	Existing		Proposed	
Type of Building(s) or structures				
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²
Distance from building structure to the:				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

Existing and Proposed Services:

15. What is the access to the subject property?

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

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

Sideroad 25 South. There will be no truck traffic on this road. Access via existing CBM pit to the north.

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

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing		Proposed	
Municipal water				

Water Supply	Existing	Proposed
Communal water		
Private well	X	
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	X	
Other sewage disposal		

19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes: No:

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other: (explain below)

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	X		Concurrent	County OPA to	permit proposed	pit expansion	
Zoning By-Law Amendment	X		Zoning by-law amendment	to permit existing	Lanci Pit	(late 2000s)	
Minor Variance							
Plan of Subdivision							
Consent (Severance)	X		B12-19	County	#4248	Lot addition	Approved and in-effect
Site Plan Control							

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes: No:

If yes, provide the Ontario Regulation number of that order, if known: _____

Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

ARA Site Plans; MHBC Planning Report & ARA Summary Statement; Golder Associates Hydrogeological Level 1 & 2 Assessment; Golder Associates Natural Environment Level 1/2 Report; Golder Associates Stage 1-2 Archaeological Assessment; Golder Associates Noise Impact Assessment.

Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;
The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

Authorization for Agent/Solicitor to act for Owner

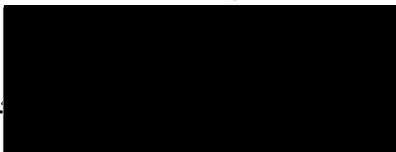
(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) St. Marys Cement Inc. (Canada) of the

City of Toronto County/Region of

_____ do hereby authorize

MHBC Planning to act as my agent in this application.



MARCH 26, 2020
Date

Affidavit

I (we) Neal DeRuyter, MHBC Planning of the

City of Kitchener County/Region of

Waterloo solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration

conscientiously believing it to be true, and knowing that it is of the same force and effect

as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Kitchener in the

County/Region of Waterloo this 25th day of

March, 2020.



Signature of Owner or authorized solicitor or agent

March 25, 2020
Date



Signature

MARCH 25, 2020
Date

Paul Ronald Britton, a Commissioner, etc.,
Regional Municipality of Waterloo, for
the purpose of the Ontario Planning
Act, 1990, s. 20(1) and (2).
Planning Limited.
Expires April 24, 2022

Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times: Certain days as specified: By appointment only:



March 25, 2020
Date

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.

May 13, 2020

Curtis Marshall, MCIP, RPP
Manager of Development Planning
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9

Courtenay Hoytfox
Deputy Clerk
Township of Puslinch
7404 Wellington Road 34
Puslinch ON N0B 2J0

Dear Mr. Marshall & Ms. Hoytfox:

RE: CBM Aggregates, a Division of St. Marys Cement Inc. (Canada)
Proposed Lanci Pit Expansion
Part of Lot 25, Concession 1, Township of Puslinch, County of Wellington
OUR FILE Y321V

CBM Aggregates, a Division of St. Marys Cement Inc. (Canada) ('CBM') is applying for amendments to the County's Official Plan and Township Zoning By-law to permit a below water pit on lands located on Part of Lot 25, Concession 1 in the Township of Puslinch. The subject lands are municipally addressed as 4222, 4228 & 4248 Sideroad 25 South, Puslinch.

The subject lands are located immediately south of the existing CBM Lanci Pit and will operate as an expansion to this pit.

The area proposed to be licensed is approximately 14.8 ha with 10.2 ha proposed for extraction. The maximum annual tonnage is proposed to be 1,000,000 tonnes in conjunction with the existing Lanci Pit. An application under the Aggregate Resources Act for a Class A licence (Category 1) has been submitted to the Ministry of Natural Resources and Forestry concurrently with these applications.

The subject lands are owned by St. Marys Cement Inc. (Canada) ('SMC') and Rosedale Securities Ltd. As the County and Township may be aware, the subject lands include lands that were recently subject to a lot line adjustment as approved through consent application B12-19.

The subject lands contain approximately 3 to 4 million tonnes of significant sand and gravel resources within the proposed extraction area.

The subject lands will be accessed through the existing Lanci Pit. Extraction will occur in a single phase with above the water table extraction taking place in a north to south direction generally followed by below the water table extraction in the opposite direction.

There will be no aggregate processing on the subject lands. Materials will be extracted via excavators and dragline (for below water extraction) and then shipped for processing to CBM's Aberfoyle South Pit operation north of Concession Road 2. Processed aggregate is then shipped to market using the existing pit access at Concession Road 7, north across Highway 401 to McLean Road and then primarily east to Highway 6.

There will be no new accesses required as a result of this pit expansion. Trucks will not use Sideroad 25.

The pit is proposed to be rehabilitated to open water with shallow shoreline wetlands in selective corners of the lake. Nodal tree plantings are proposed within setbacks, pit side slopes and adjacent to the significant woodland which will be protected from aggregate extraction.

The subject lands are designated Secondary Agricultural and Greenlands in the County's Official Plan. The proposed extraction area however is located within Secondary Agricultural except for approximately 0.1 ha. The lands are located within the Mineral Aggregate Resource Overlay on Schedule C of the Official Plan except for the southern portion. The lands are zoned Agricultural in the Township's Zoning By-law.

Based on Section 6.6.5 of the Official Plan and the fact there are no Mineral Aggregate Areas on Schedule A (except for recently approved applications), CBM is applying for an amendment to the County's Official Plan to permit the proposed pit expansion by establishing the Mineral Aggregate Area on the subject lands on Schedule A.

The proposed amendment also expands the Mineral Aggregate Resource Overlay on Schedule C to include the southern portion of the proposed extraction area. The amendment would also slightly adjust the designations along the southern boundary of the proposed extraction area to accurately reflect the limit of the adjacent significant woodland. This would result in a small net increase of lands designated Greenlands. Both the Mineral Aggregate Area boundary and Mineral Aggregate Resource Overlay would remain outside of the significant woodland.

Zoning By-law 023/2018 was adopted by Township Council in 2018 and was recently approved by LPAT in January 2020. By way of Council Resolution No. 2018-111, amendments to this new zoning by-law may still be received, processed and considered by Council in accordance with Section 34(10.0.0.2) of the Planning Act.

The proposed zoning by-law amendment seeks to rezone the subject lands from Agricultural (A-sp1) to Extractive (EXI). The amendment would not rezone the significant woodlands which would remain zoned Agricultural and protected from aggregate extraction.

A pre-consultation meeting occurred with County and Township staff and their consultants on July 9, 2019 to discuss the proposal and application requirements. The list of studies included with this submission was reviewed and discussed with staff.

Please find enclosed digital copies of the following materials in support of the proposed amendments to the County's Official Plan and Township's Zoning By-law:

- County OPA application fee of \$52,530
- Township ZBLA application fee of \$15,300

- County OPA application form
- Township ZBLA application form
- Public consultation strategy form
- List of landowners and mailing addresses of properties within 120 m as prepared by the Township
- Aggregate Resources Act & Planning Act Submission Package:
 - Planning Report & ARA Summary Statement, MHBC Planning, April 2020
 - Natural Environment Level 1/2 Report, Golder Associates, April 2020
 - Hydrogeological Level 1 and 2 Assessment, Golder Associates, April 2020
 - Stage 1-2 Archaeological Assessment, Golder Associates, November 2018
 - Noise Impact Study, Golder Associates, April 2020
 - ARA Site Plans, MHBC Planning, May 2020

Cheques for the application fees will be couriered to the Township and County under separate cover.

Copies of the draft amendments are included in Appendix A and B of the MHBC Planning Report.

We look forward to working with the County and Township on these proposed applications. If you have any questions regarding this application, please do not hesitate to contact me.

Yours truly,

MHBC



Neal DeRuyter, BES, MCIP, RPP

Encl.

cc. David Hanratty / Steve May, CBM Aggregates



September 11, 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: September 02, 2020

FILE NO. B62-20

APPLICANT

Donald Dagley - c/o Andrew Sare
6931 Forestell Road
Guelph N1H 6J3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 18
Concession 9

Proposed severance is 60m fr x 133m = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 39.7 hectares with 350m frontage, existing and proposed rural residential use with existing dwelling & shed.

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

October 21, 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

City of Guelph

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

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

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part of Lot 18

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 4539 Victoria Road South, Puslinch

(b) When was property acquired: October 1976

Registered Instrument No. ROS178495

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 60 ±

AREA

0.8 ha ±

Depth 133 ±

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]

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] 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):

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 large wetland features to the rear of the property and a small area near the front. The severance has been configured so it is outside of both of these features. The parcel is approximately 55m from the feature at the front.



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

September 1, 2020

28571-20

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
4539 Victoria Road South
Part of Lot 18, Concession 9
PIN 71189-0014
Township of Puslinch

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, Power of Attorney document, 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 Victoria Road South with a frontage of 60±m, depth of 133±m for an area of 0.8±ha. The retained parcel will have a frontage of 350±m, depth 1000±m, for an area of 39.7±ha where the existing dwelling will remain.

The severed parcel consists of trees and scrub overgrowth, however none of the area is considered "wooded area" or "wetland" on the GRCA GIS system nor as environmental-type features in the Official Plan or Zoning By-law. The severance was configured to have typical width of 60m for rural residential parcels. This width also provides a 55m clearance to the small wetland pocket to the left. The depth was set at 133m to match the depth of the parcel shown as PIN 71189-0018 to the right.

The sight lines for a new driveway were evaluated and reviewed with the Township road superintendent and the Township requirements can be met.

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 parcel. The configuration of the retained parcel will meet the requirements presented in Table 11.2.

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.

33. Manure Storage Facilities on these lands: None

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

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 [X]

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 [X]

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.

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 

Date

Sept. 1, 2020

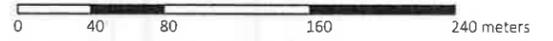
THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

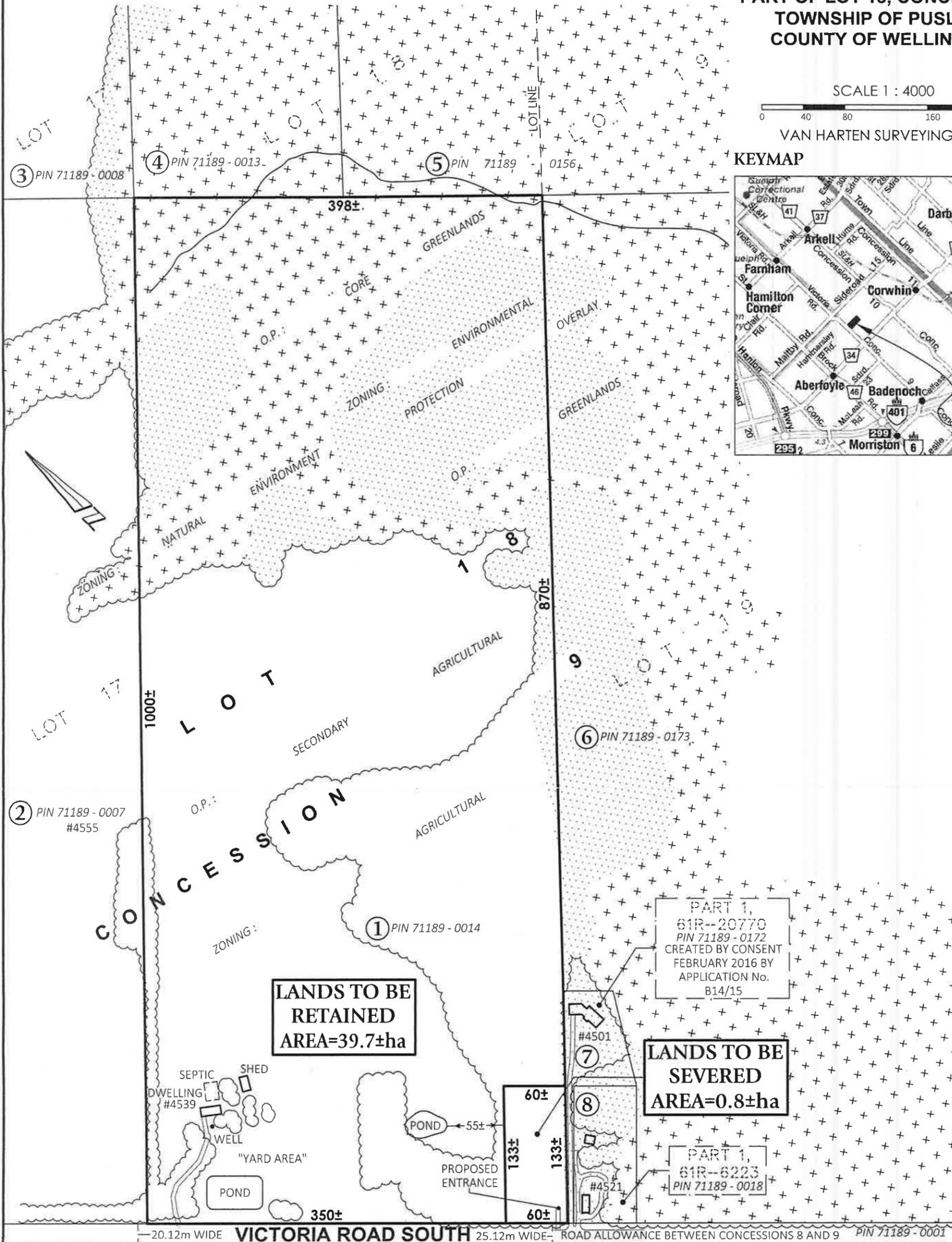
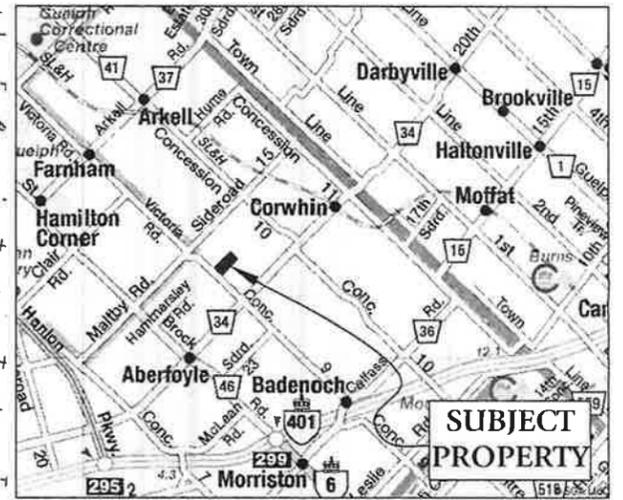
SEVERANCE SKETCH
PART OF LOT 18, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

KEYMAP



**LANDS TO BE
 RETAINED
 AREA=39.7±ha**

**LANDS TO BE
 SEVERED
 AREA=0.8±ha**

PART 1,
 61R-20770
 PIN 71189-0172
 CREATED BY CONSENT
 FEBRUARY 2016 BY
 APPLICATION No.
 B14/15

PART 1,
 61R-6223
 PIN 71189-0018

20.12m WIDE **VICTORIA ROAD SOUTH** 25.12m WIDE ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9 PIN 71189-0001

<p>12 PIN 71197-0112 #4550</p> <p>LOT 17</p>	<p>11 PIN 71197-0321</p> <p>LOT 18</p> <p>CONCESSION 8</p> <p>ZONING: AGRICULTURAL</p>	<p>10 PIN 71197-0323</p> <p>LOT 1</p> <p>LOT 2</p> <p>ZONING:</p> <p>O.P.:</p> <p>LOT 3</p>	<p>9 PIN 71197-0370</p> <p>LOT 48</p> <p>LOT 47</p> <p>RUR (SP30)</p> <p>COUNTRY</p> <p>LOT 46</p>	<p>BLOCK 50</p> <p>61M-153</p> <p>ROAD WIDENING 5m WIDE</p> <p>PIN 71197-0372</p> <p>RESIDENTIAL</p> <p>13 PIN 71197-0371</p> <p>BLOCK 49</p>
<p>REG'D PLAN 61M-153</p>		<p>LOT 42</p>	<p>LOT 43</p>	<p>LOT 44</p>
<p>LOT 4</p>		<p>LOT 45</p>	<p>LOT 46</p>	<p>LOT 47</p>

- O.P. : GREENLANDS
- ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- ZONING : NATURAL ENVIRONMENT
- O.P. : CORE GREENLANDS

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.

THIS SKETCH WAS PREPARED ON THE 1st DAY OF SEPTEMBER 2020

ONTARIO LAND SURVEYOR



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. 28571-20

Sep 1, 2020-9:40:49 AM

G:\PUSLINCH\CON9\ACAD\SEV LOT 18 (SARE) UTM.dwg