



3(1)

Planning Advisory Committee Meeting
Monday January 27, 2014
7:30 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Councillor Roth, Chair
Councillor Schmidt, Vice Chair
John Sepulis
Lorne Wallace
Dennis O'Connor

MEMBERS ABSENT

Robin Wayne
Marilyn Fisher

OTHERS IN ATTENDANCE

Dennis Lever, Mayor	John & Sarah Ableson
Karen Landry, CAO/Clerk	Kathy White
Aldo Salis, County of Wellington	Richard Reid
Brian Beatty, BSRD	Nathan Reid
Jeff Buisman, VanHarten Surveying Inc.	Brian Cowan

1. CALL TO ORDER

The meeting was called to order at 7:30 pm.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. APPROVAL OF MINUTES

Moved by John Sepulis and Seconded by Lorne Wallace.

That the minutes of the Seventh Regular 2013 Planning Advisory Committee Meeting dated December 16, 2013 be and are hereby adopted as presented.

CARRIED.

4. DELEGATIONS/PRESENTATIONS

7:35 pm

1. Introduction of new committee member, Dennis O'Connor.

The Chair introduced Dennis O'Connor a new member of the Committee, Dennis has an agricultural background.

7:45 pm

2. Brian Beatty of BSRD with regard to ZBA #P7/2013 and #B161/13.
Refer to Item 5.1(a) & 5.2(m).

8:00 pm

3. Jeff Buisman of VanHarten Surveying Inc. with regard to County of Wellington Land Division Committee matters.
Refer to Items 5.3(c)-(l)(n).

5. REGULAR BUSINESS

1. Zoning By-law Amendment Matters

A. Andrew and Anne Day – 40171 Sideroad 25 S – Part Lot 26, Gore Concession – ZBA #P7/2013

- (i) Notice of a Complete Application and Initial Review of an Application to Amend the Zoning By-law.
- (ii) A Planning Assessment/Justification Statement dated November 2013 by BSRD provides a background of the property, reviews conformity with the Official Plan and site specific provisions which the application is proposing.
- (iii) An email from Greg Scheifele of GWS dated January 15, 2014 advises there are no concerns with this application.
- (iv) A letter from the County of Wellington dated January 20, 2014 advises the property is designated Secondary Agricultural, Core Greenlands and Greenlands under the Official Plan.

B. Beatty requested that application be amended to reflect the correct lot frontage and depth. B. Beatty advised the committee that the proposal conforms with the official plan. He also reviewed the planning assessment and noted that the proposal is mindful of surrounding properties with no open storage, limiting the floor area of the building and number of employees for no offsite impact.

The Committee questioned what would happen if the business were to grow and expand. Also, the Committee questioned what would happen with the building if the business were to leave.

2. Committee of Adjustment Matters

A. Audrey Meadows Ltd. – 19 Cathrine Court – Plan 61M-153, Lot 18 - #A1/14

- (i) A letter from the County of Wellington dated January 2, 2014 advises there are no concerns with the request.
- (ii) A letter from the GRCA dated January 7, 2014 advises there is no objection to the proposed minor variance.
- (iii) A notice of decision dated January 14, 2014 states the request was approved and that the appeal period will end February 3, 2014.

B. GSB Properties Ltd. – 7294 Mason Rd – Front Part Lot 25, Concession 7 - #A2/14

- (i) An email from the GRCA dated January 7, 2014 advises there are no comments with regard to this application

The Chair advised that this matter was deferred to the Committee of Adjustment meeting scheduled for Tuesday March 11, 2014.

3. County of Wellington Land Division Committee

A. Ruth Slater – Part Lots 18 & 19, Concession 8 - #B57/13 & #B58/13

- (i) A letter from the Ontario Municipal Board dated January 9, 2014 advises all appeals have been withdrawn.

B. Lorne Wallace – Part Lot 4, Registered Plan 386 - #B126/13

- (i) A notice of decision was issued by the County of Wellington which is subject to 7 conditions of approval.

C. L E L Farms – Part Lot 7, Concession 4 - #B133/13 & 134/13

- (i) Revised configuration by Jeff Buisman, VanHarten Surveying Inc.

J. Buisman presented the revised configuration to the Committee. He advised that this application is an agricultural severance and will continue the current use. The revised sketch is narrower.

The Committee questioned if an easement would be needed for shared access. The Committee also raised concerns about shared utilities.

D. Brian & Cheryl Cowen – Part Lot 20m Concession 9 - #B146/13

- (i) A letter from the GRCA dated January 6, 2014 advises there is no objection to the proposal.

The Committee had no concerns with this application.

E. Jean Rich – Part Lots 3 & 4, Gore Concession - #B149/13

- (i) A letter from the GRCA dated January 6, 2014 advises there are no objections to the applications.

The Committee had no concerns with the applications.

F. Jean Rich – Part Lots 3 & 4, Gore Concession - #B150/13 **Refer to Item 5.3(d).**

G. Nathan Reid – Part Lot 11, Concession 3 - #B151/13

- (i) A letter from the GRCA dated January 15, 2014 advises there are no objection to the application.

- (ii) Revised sketch dated January 15, 2014 by VanHarten Surveying Inc.

J. Buisman reviewed the revised sketch. The revised sketch followed comments made by the GRCA. He advised the reason for 2 properties is so the owner can downsize.

The Committee had no concerns with the application.

H. Richard Reid – Part Lot 10, Concession 3 - #B152/13

- (i) A letter from the GRCA dated January 15, 2014 advises there are no objections to the proposed applications.

- (ii) Revised sketch dated January 14, 2014 by VanHarten Surveying Inc.

J. Buisman reviewed the revised sketch. He advised the lot lines follow the perimeters of wetlands and recommendations by GRCA.

The Committee raised no concerns with the applications.

I. Richard Reid – Part Lot 10, Concession 3 - #B153/13

Refer to Item 5.3(h)

A. Salis advised the Committee that this lot would require a minor variance for the reduced lot frontage.

J. Richard Reid & Paul Nelson – Part Lot 10, Concession 3 - #B154/13

Refer to Item 5.3(h)

K. Richard Reid & Paul Nelson – Part Lot 10, Concession 3 - #B155/13

Refer to Item 5.3(h)

L. Richard Reid – Part Lot 10, Concession 3 - #B156/13

Refer to Item 5.3(h)

M. Charles Cummings – Part Lots 11 & 12, Concession 5- #B161/1

The Committee had no concerns with the application.

N. Ann Osborne – Part Lot 9, Concession 11 - #B1/14

J. Buisman advised the property will require an Environmental Impact Study and follow GRCA recommendations.

The Committee would recommend that the application be subject to GRCA conditions.

6. CLOSED MEETING

None.

7. FUTURE MEETINGS

The next meeting is scheduled for Monday February 24, 2014.

8. AJOURNMENT

The meeting adjourned at 8:49 pm.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

NOTICE OF COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING

TO CONSIDER AN APPLICATION TO AMEND THE TOWNSHIP ZONING BY-LAW

Take Notice that the Council of the Corporation of the Township of Puslinch has received a complete application to amend the Township of Puslinch Zoning By-law 19/85, as amended. The file number assigned to this application is **P7/2013/D14-DAY**.

Further that the Council of the Corporation of the Township of Puslinch will hold a public meeting on **Wednesday April 30, 2014 at 7:00 p.m.** in the **Council Chambers of the Puslinch Municipal Complex** at 7404 Wellington Road 34 in Aberfoyle to consider the proposed zoning amendment pursuant to the requirements of the Planning Act, R.S.O. 1990, as amended.

Location of Subject Land

The property subject to the proposed amendment is described as Part of Lot 26, Gore Concession in the Township of Puslinch with municipal address 4071 Sideroad 25 South. The property subject to the rezoning application is approximately 34 hectares (84 acres) in area and is illustrated on the Key Map below.

The Purpose and Effect of Application

The purpose and effect of the proposed zoning amendment is to re-zone the subject lands to an appropriate agricultural zone which would provide for the establishment of a new building for a home office.

Oral or Written Submissions

Any person may attend the public meeting and make an oral submission either in support of or in opposition to the proposed Zoning By-law amendment. Written submissions are also invited and should be directed to the Township Clerk at the address shown below. All those present at the public meeting will be given the opportunity to make an oral submission. However, we would request that those wishing to address Council at the public meeting notify the Township Clerk in advance of the public meeting.

Power of OMB to Dismiss Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Puslinch before the zoning by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Puslinch before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Request for Notice of Decision

If you wish to be notified of the decision of the Township of Puslinch regarding the Zoning By-law amendment, you must make a written request to the Clerk at the address shown below.

Additional Information

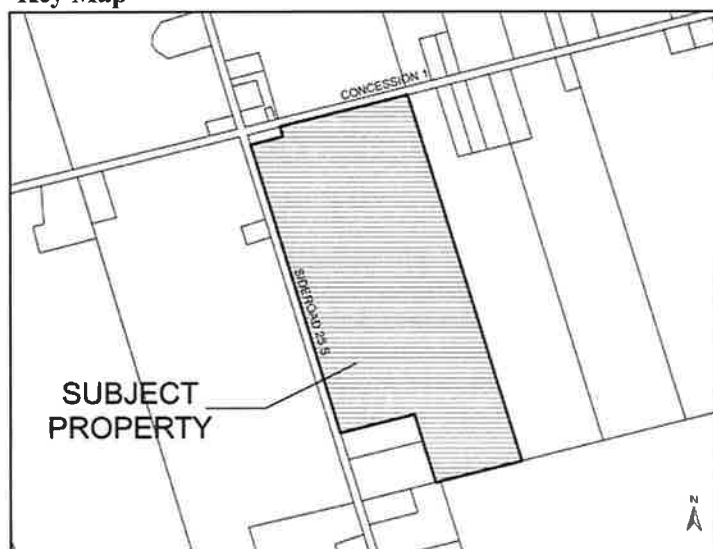
Additional information regarding this application is available at the municipal office during regular office hours at the address shown below.

Dated at the Township of Puslinch on
this 28th day of March, 2014.

Ms. Karen Landry
CAO/Clerk-Treasurer
Township of Puslinch
7404 Wellington Road 34
Puslinch, R.R. #3
Guelph, Ontario
N1H 6H9

Phone: (519) 763-1226
Fax: (519) 763-5846

Key Map





351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

51B
D114/SLA
v. a.
\$2000
Receipt (55)

April 2, 2014

Project No.: 13-9464

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

RECEIVED
APR - 3 2014
Township of Puslinch

Attn: Ms. Karen Landry, CAO
Township of Puslinch

Dear Ms. Landry:

Re: Proposed Zoning By-law Amendment Application
Condition of Consent Applications B57/13 & B58/13,
1 Fox Run Drive, Concession 8, Lots 18 & 19,
Township of Puslinch, County of Wellington

We represent the interests of Lawrence and Ruth Slater in matters pertaining to a proposed Zoning By-law Amendment Application for property located at 1 Fox Run Drive.

With this letter we are providing you with the following:

- (1) An application in the prescribed form
- (2) A cheque in the amount of the application fee
- (3) A sketch which illustrates the property effected by the proposed application

At your earliest convenience, we would appreciate receiving indication of a complete application and agenda date with Township Council. Should you require further information or clarification on any matter, please do not hesitate to contact the writer.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD

Brian Beatty, Planner BAA, MURPL
c.c Lawrence Slater, 1 Fox Run Drive
Aldo Salis, Wellington County Planning & Development
Deborah Turchet, Wellington County Land Division

Application for Amendment to the Zoning By-law

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



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

File No. D/4 SLA

The Amendment

❖ Date Submitted: 03/04/2014
dd mm yyyy

- ❖ 1. **Type of Amendment**
 Site specific
 Other (please specify):

- ❖ 2. **Purpose of and reasons for the proposed amendment(s):**
CONDITION #8 FOR PROVISIONAL APPROVAL OF CONSENT APPLICATIONS (FILE #BS1/13 & FILE #BS8/13). PROVIDING CONSISTENCY OF ESTATE RESIDENTIAL TYPE 2 (R2-1) ZONING WITH ADJACENT PROPERTIES & USE.

General Information

3. Applicant Information

- ❖ Registered Owners Name(s): RUTH LOUISE SLATER
 Address: 1 FOX RUN DRIVE, RR #3 GUELPH, ONTARIO N1H 6H9
 E-mail address: _____
 Tel. No. Home: 519-822-2432 Work: 519-658-7084 Fax: _____
- Applicant (Agent) Name(s): BRIAN BEATTY & BSRD LTD.
 Address: 351 SPEEDVALE AVE. W. GUELPH ONTARIO N1H 1C6
 Tel. No. Home: 416-766-9351 Work: 519-822-9031 Fax: 519-822-1220

- ❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
MERIDIAN CREDIT UNION LIMITED #WC 361505

Send correspondence to: Owner Agent Other
APRIL 3, 1987 #R09546838

- ❖ When did the current owner acquire the subject land? Date: AUGUST 7, 2009 #WC 252999

- ❖ 4. **What area 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: 1 FOX RUN DRIVE, RR #3 GUELPH, ON N1H 6H8
 Concession: B Lot: 18 & 19 Registered Plan No.: N/A
 Area: 4.3± ha 10.6± ac Depth: 319± m 1046± ft Frontage: 132.36± m 434± ft

- ❖ 6. **Provide a description of the area to be amended if only a "portion" of the property:**
 Area: 1.04 ha 2.56± ac Depth: 90± m 295± ft Frontage: 108.06 m 354± 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 (please specify):

- ❖ If yes, does the application conform to and not conflict with the applicable provincial plan or plans? Yes No

9. County Official Plan

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

COUNTRY RESIDENTIAL; PORTION LIES WITHIN MINIMUM AGGREGATE OVERLAY

List land uses permitted by the current Official Plan designation

LOW DENSITY SINGLE DETACHED HOUSES IN RURAL SUBDIVISIONS;
AGGREGATE EXTRACTION WITH ASSOCIATED & ANCILLARY USES (SEE
OFFICIAL PLAN SECTION 6.6.4)

❖ How does the application conform to the Official Plan?

PROVIDES A CONSISTENT DESIGNATION WITH EXISTING ADJACENT USES.

❖ 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?

(A) AGRICULTURAL

What uses are permitted? AGRICULTURAL USE, SINGLE DETACHED DWELLING, HOME OCCUPATION,
RETAIL FARM SALES, EXISTING CHURCHES, SCHOOLS, COMMUNITY HALLS,
NURSING HOMES, WAYSIDE PIT, FORESTRY, OPEN SPACE, CONSERVATION, FISH WILDLIFE MGT. ARE

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?

RESIDENTIAL, VACANT

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

OVER 50 YEARS

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

RESIDENTIAL

14. Provide the following details for all buildings or structures on the subject land:

(please use a separate page if necessary)

	PART ② SEPARANCE SKETCH Existing		PART ① SEPARANCE SKETCH Proposed
❖ Type of building(s) or structures	HOUSE		
❖ Date of construction	OVER 50 YRS		N/A
❖ Building height			
❖ Number of floors			
❖ Total floor area			
❖ Ground floor area (exclude basement)			
❖ Distance from building/structure to the:			
front lot line	54.1 ±		AVAILABLE
side lot line	10.1		
side lot line	85 ±		
rear lot line	27.9		
% lot coverage	/		
# of parking spaces	/		
# 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
 Other (please specify): Seasonally maintained municipal road Water access

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

POX RUN DRIVE

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

N/A

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

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

❖ 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:

- A servicing options report; and
 A hydrogeological report

❖ 20. How is storm drainage provided?

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

Other Related Planning Applications

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

		File No.	Date Filed	Approval Authority	Subject Lands	Purpose	Status
Official Plan Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
Minor Variance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
❖ Plan of Subdivision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				FOX RUN ESTATES RP 795		
❖ Consent (Severance)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		B57/13 MAY 13, 2013	COUNTY CON 8 LDC	LOTS 18 & 19	REDUCE RESIDENTIAL LOT SIZE	PROVISIONAL CONSENT
Site Plan Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						

❖ 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.)

PLANNING JUSTIFICATION STATEMENT BY
BSRD LTD. DATED APRIL 2, 2014

❖ **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 to better illustrate the proposal. The drawing must include the following information:

- owner's/applicant's name;
- legal description of the property;
- ❖ boundaries and dimension of the subject property 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 municipal 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; and
- ❖ 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).

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 should be completed)

I (we) Ruth Louise SLATER of the Township of
Puslinch County/Region of Wellington do hereby authorize
Brian Beatty & BSRD to act as my agent in this application.

Ruth Louise Slater
Signature of Owner(s)
Ruth Louise Slater

April 1 / 14
Date

❖ **Affidavit**

I (we) BRIAN BEATTY of the CITY of
QUELPA 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 QUELPA
in the County/Region of WELLINGTON this 1st day of April, 2014

Brian Beatty
Signature of Owner or Authorized Solicitor or Authorized Agent

April 1 / 14
Date

Brian Beatty
BLACK SHOEMAKER ROBINSON & DONALDSON

Nancy Shoemaker
Signature of Commissioner

April 1, 2014
Date

Nancy Corinne Shoemaker, a Commissioner, etc.,
Province of Ontario for
BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
Expires August 10, 2014.

Application fee of \$ <u>2070-00</u> received by the municipality:	Application deemed complete:
<u>[Signature]</u> Signature of Municipal Employee	_____ Signature of Municipal Employee
<u>April 3, 2014</u> Date	_____ Date

PLANNING JUSTIFICATION STATEMENT

Application for Zoning By-law Amendment – Township of Puslinch

Lawrence and Ruth Slater, 1 Fox Creek Drive

Background

The subject property is located east of Wellington County Road 46 on the south side of Fox Run Drive in Puslinch Township. The property is surrounded in part by Fox Run Estates, a large lot estate residential subdivision, and this application proposes to re-zone two additional lots consistent with the other subdivision lots. The retained lands to the east will remain in agricultural zoning.

Provincial Policy Statement (PPS):

With respect to the Minimum Distance Separation 1 (MDS1) to the proposed severed parcels, minimum guideline 1 states that MDS will be “applied in designations and zones where livestock facilities are a permitted use”. As the property falls within a County Residential designation where livestock facilities are not a permitted use, the new lots would not be subject to MDS1 requirements.

Wellington County Official Plan (OP):

The subject property is designated Country Residential and falls partially within a mineral aggregate area overlay.

Section 10.5.6 states new lots may be allowed in Country Residential provided that the lands will be appropriately zoned.

The matters under Section 10.1.3 were also considered including...j) that natural resources such as agricultural lands and mineral aggregates would not be adversely affected. With the existing residential uses in the immediate area, any potential impacts associated with the proposed development would not be significant.

Puslinch Zoning By-law:

The new lots need to be rezoned to the estate residential category consistent with the surrounding district in the subdivision. The current Agricultural (A) zone would change to Estate Residential Type 2 (ER2-1).

Brian Beatty, B.A.A., M.U.R. Pl
Black, Shoemaker, Robinson & Donaldson Ltd
351 Speedvale Ave. W., Guelph
P: 519-822-4031; F: 519-822-1220

April 2, 2014

5(2)(4)



The Corporation of The Township of
Puslinch
7404 Wellington Rd. 34, R.R. #3
Guelph, ON N1H 6H9
(Tel) 519-763-1226 Ext. 217
(Fax) 519-763-5846

COMMITTEE OF ADJUSTMENT
NOTICE TO APPLICANT WHERE
NO APPEAL AGAINST DECISION
OF COMMITTEE OF ADJUSTMENT
FILED OR WHERE APPEALS
WITHDRAWN

Audrey Meadows Ltd.
19 Cathrine Court
Plan 61M-153, Lot 18

MINOR VARIANCE APPLICATION #A-1/2014 – AUDREY MEADOWS LTD.

TAKE NOTICE that the statutory time for filing an appeal against the decision of the committee made upon the application recorded under the file number indicated above has now elapsed and:

- No appeals have been received.
- All appeals to the Ontario Municipal Board have been withdrawn.

THE DECISION of the committee is now final and binding.

Dated this4th..... day of....February, 2014


Signature of Secretary-Treasurer

No appeal – within 20 days – decision final – If within twenty days of the making of the making of the decision, no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

Appeal – withdrawn – decision final – Where all appeals to the Municipal Board are withdrawn, the decision of the committee is final and binding, and the secretary of the Municipal Board shall notify the secretary-treasurer of the committee who in turn shall notify the applicant and file a certified copy of the decision with the clerk of the municipality.

**TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT**

NOTICE OF DECISION

File Number : A2/14 & D13/GSB

Hearing Date: March 11, 2014

Application Made By: GSB Properties Ltd.

Agent: Kerry Hills, Black, Shoemaker, Robinson & Donaldson

Municipal Address: 7294 Mason Road

Legal Description: Front Part Lot 25, Concession 7
Township of Puslinch, County of Wellington

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

1. To allow an existing building referred to as a "New Metal Quonset Building" as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.86 metres; and
2. To allow an existing building referred to as a "Metal Clad Building" as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.34 metres.

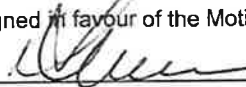
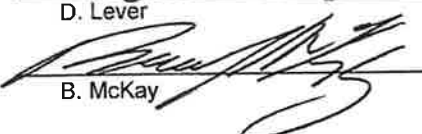
The request is hereby ~~Approved / Denied / Deferred~~ **Approved With The Following Conditions** :

- a) The applicant register notice on title to the Corporation of the Township of Puslinch's satisfaction which acknowledges and provides notice that in the event the Township widens Mason Road the "New Metal Quonset Building and/or Metal Clad Building" as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 will be relocated at the owner's expense and in compliance with the setbacks established in the Township's zoning by-law at that time; and
- b) That the said notice be registered on title at the expense of the applicant and proof of registration be submitted to the Township no later than August 30, 2014; or
- c) If deemed appropriate by the Township's solicitor items conditions (a) and (b) above may be addressed through the Site Plan Agreement entered into by applicant with the Corporation of the Township of Puslinch provided the Site Plan Agreement is entered into and registered on title no later than December 31, 2014.

Reasons:

This decision reflects that the Committee, in its opinion, finds the variance, based on the application presented:


- (1) To be minor in nature;
- (2) To be desirable for the appropriate development or use of the property;
- (3) To be within the general intent and purpose of the Official Plan;
- (4) To be within the general intent and purpose of the Zoning By-law.

Signed in favour of the Motion:	Opposed to the Motion:
 _____	_____
D. Lever	D. Lever
 _____	_____
B. McKay	B. McKay

Dated this 11th day of March, 2014.

You are notified that under Subsection 45(10) of the *Planning Act*, R.S.O. 1990, you may appeal to the Ontario Municipal Board against the decision of the Committee of Adjustment by sending notice of appeal by Registered Mail or by hand to the Secretary-Treasurer of the Committee of Adjustment, within Twenty (20) days of the making of the decision. The notice shall contain written reasons in support of the appeal and be accompanied by a payment of \$125.00 payable to the Minister of Finance. A notice of appeal must be received by the Secretary-Treasurer no later than 4:30 p.m. on **March 31, 2014**.

I, Karen Landry, Secretary-Treasurer of the Committee of Adjustment, certify that the foregoing is a correct copy of the decision of the Committee with respect to the above application.



Secretary-Treasurer
Committee of Adjustment
Township of Puslinch



The Corporation of The Township of
 Puslinch
 7404 Wellington Rd. 34, R.R. #3
 Guelph, ON N1H 6H9
 (Tel) 519-763-1226 Ext. 215
 (Fax) 519-763-5846
 planning@puslinch.ca

COMMITTEE OF ADJUSTMENT
NOTICE TO APPLICANT WHERE
NO APPEAL AGAINST DECISION
OF COMMITTEE OF ADJUSTMENT
FILED OR WHERE APPEALS
WITHDRAWN

GSB Properties Ltd.
7294 Mason Road


MINOR VARIANCE APPLICATION A2/2014 –GSB Properties Ltd.

TAKE NOTICE that the statutory time for filing an appeal against the decision of the committee made upon the application recorded under the file number indicated above has now elapsed and:

- No appeals have been received.
- All appeals to the Ontario Municipal Board have been withdrawn.

THE DECISION of the committee is now final and binding.

Dated this ...4thday of ...April....., 2014..



.....
 Signature of Secretary-Treasurer

No appeal – within 20 days – decision final – If within twenty days of the making of the making of the decision, no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

Appeal – withdrawn – decision final – Where all appeals to the Municipal Board are withdrawn, the decision of the committee is final and binding, and the secretary of the Municipal Board shall notify the secretary-treasurer of the committee who in turn shall notify the applicant and file a certified copy of the decision with the clerk of the municipality.

5(2)(c)

TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File Number : A3/14

Hearing Date: April 8th, 2014

Application Made By: Brian Cowan and Cheryl Cowan
Agent: Jeff Buisman, VanHarten Surveying Inc.
Municipal Address: Wellington Rd. #34 (severed parcel from 4477 Victoria Road South) as shown on Schedule "A" attached as the severed lands
Legal Description: Part Lot 20, Concession 9
Township of Puslinch, County of Wellington

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

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

The request is hereby **Approved** / Denied / Deferred / ~~Approved With The Following Conditions:~~

Reasons:

This decision reflects that the Committee, in its opinion, finds the variance, based on the application presented:

- (1) To be minor in nature;
- (2) To be desirable for the appropriate development or use of the property;
- (3) To be within the general intent and purpose of the Official Plan;
- (4) To be within the general intent and purpose of the Zoning By-law.

Signed in favour of the Motion:

Opposed to the Motion:

see below for M.B
M. Bulmer

M. Bulmer

[Signature]
B. McKay

B. McKay

[Signature]
B. Nykamp

B. Nykamp

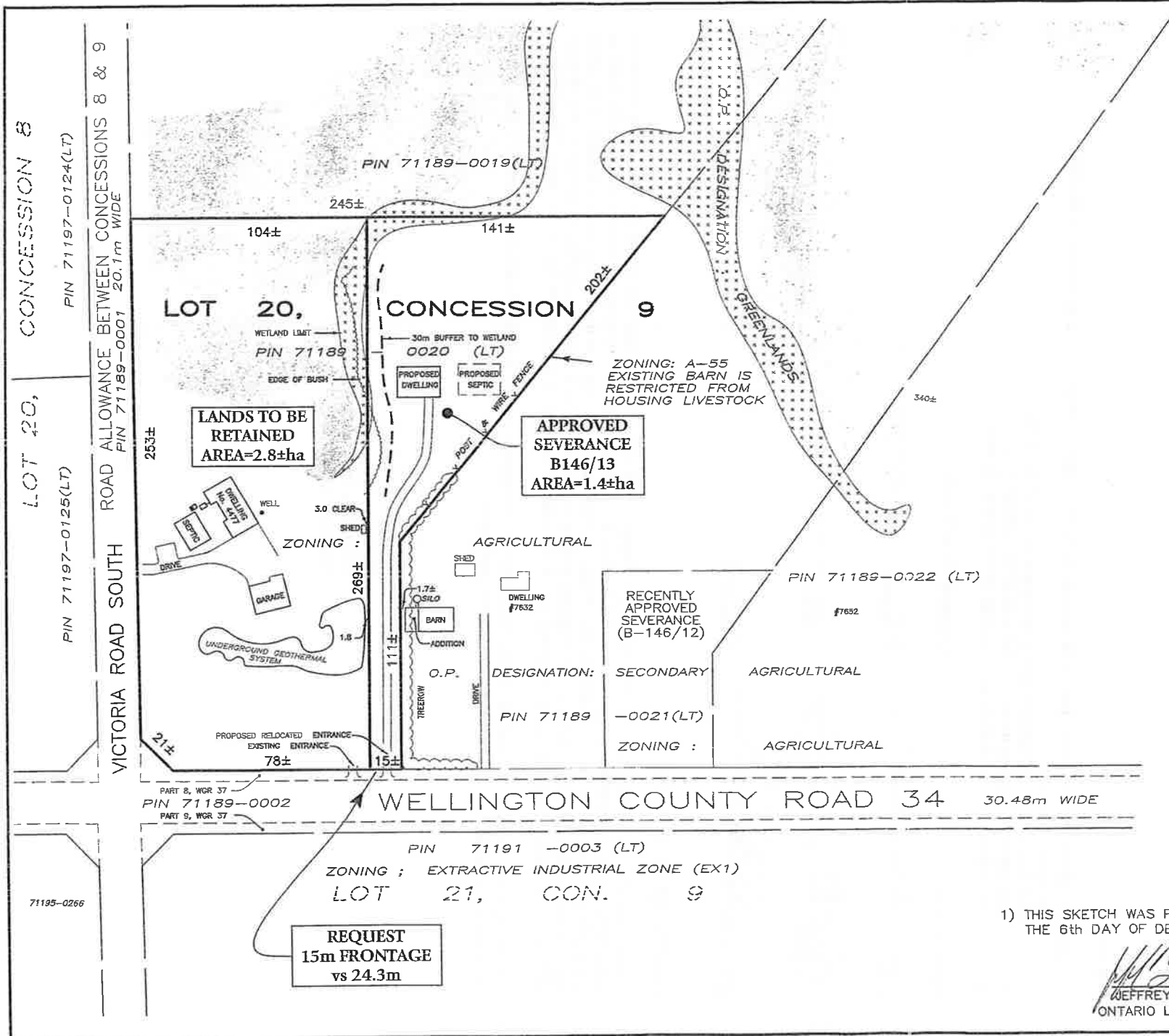
Dated this 8th day of April, 2014.

You are notified that under Subsection 45(10) of the *Planning Act*, R.S.O. 1990, you may appeal to the Ontario Municipal Board against the decision of the Committee of Adjustment by sending notice of appeal by Registered Mail or by hand to the Secretary-Treasurer of the Committee of Adjustment, within Twenty (20) days of the making of the decision. The notice shall contain written reasons in support of the appeal and be accompanied by a payment of \$125.00 payable to the Minister of Finance. A notice of appeal must be received by the Secretary-Treasurer no later than 4:30 p.m. on April 28th, 2014.

I, Karen Landry, Secretary-Treasurer of the Committee of Adjustment, certify that the foregoing is a correct copy of the decision of the Committee with respect to the above application.

[Signature]
Secretary-Treasurer
Committee of Adjustment
Township of Puslinch

Schedule "A" A13/14 D1300W



- 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 (NE).
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURE, GREENLANDS & CORE GREENLANDS.
 4. DISTANCES TO BARNS ARE TAKEN FROM GRCA WEBSITE.
 5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 6. N.T.S. DENOTES NOT TO SCALE
 7. WETLAND LIMIT MARKED BY GRCA

1) THIS SKETCH WAS PREPARED ON THE 6th DAY OF DECEMBER, 2013

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 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: JAM	CHECKED BY: JEB	PROJECT No. 17482-07

Mar 05, 2014-9:43am
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REQUEST
 15m FRONTAGE
 vs 24.3m



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

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

Brian & Cheryl Cowan
4477 Victoria Road South
MINOR VARIANCE APPLICATION #A-3/2014 – Brian & Cheryl Cowan

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

Name of Owner(s): Brian & Cheryl Cowan
Agent: Jeff Buisman, VanHarten Surveying Inc.
Location: 4477 Victoria Road South
Part Lot 20, Concession 9
Township of Puslinch, County of Wellington

Meeting Place, Date & Time: Council Chambers
Township of Puslinch Municipal Office
Tuesday, April 8, 2014 at 9:30 a.m.

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

Section(s) of By-law	Requirements	Proposed	Difference
5(3)(e)(iv)	Minimum lot width 24.3 m.	To allow a minimum lot width frontage of 15 m.	Total relief being requested is 9.3 m.

A key map showing the location of the subject land is included as part of this notice.

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Planning/Zoning Department, 7404 Wellington Road 34, Aberfoyle during normal working hours. If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: planning@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

The applicant, or his agent, is requested to attend the Hearing of this application and, in the event the applicant/agent does not attend, the Committee may defer the application to a future meeting, or the application may be considered without any further input from the applicant or his agent.

WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER, THE TOWN REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

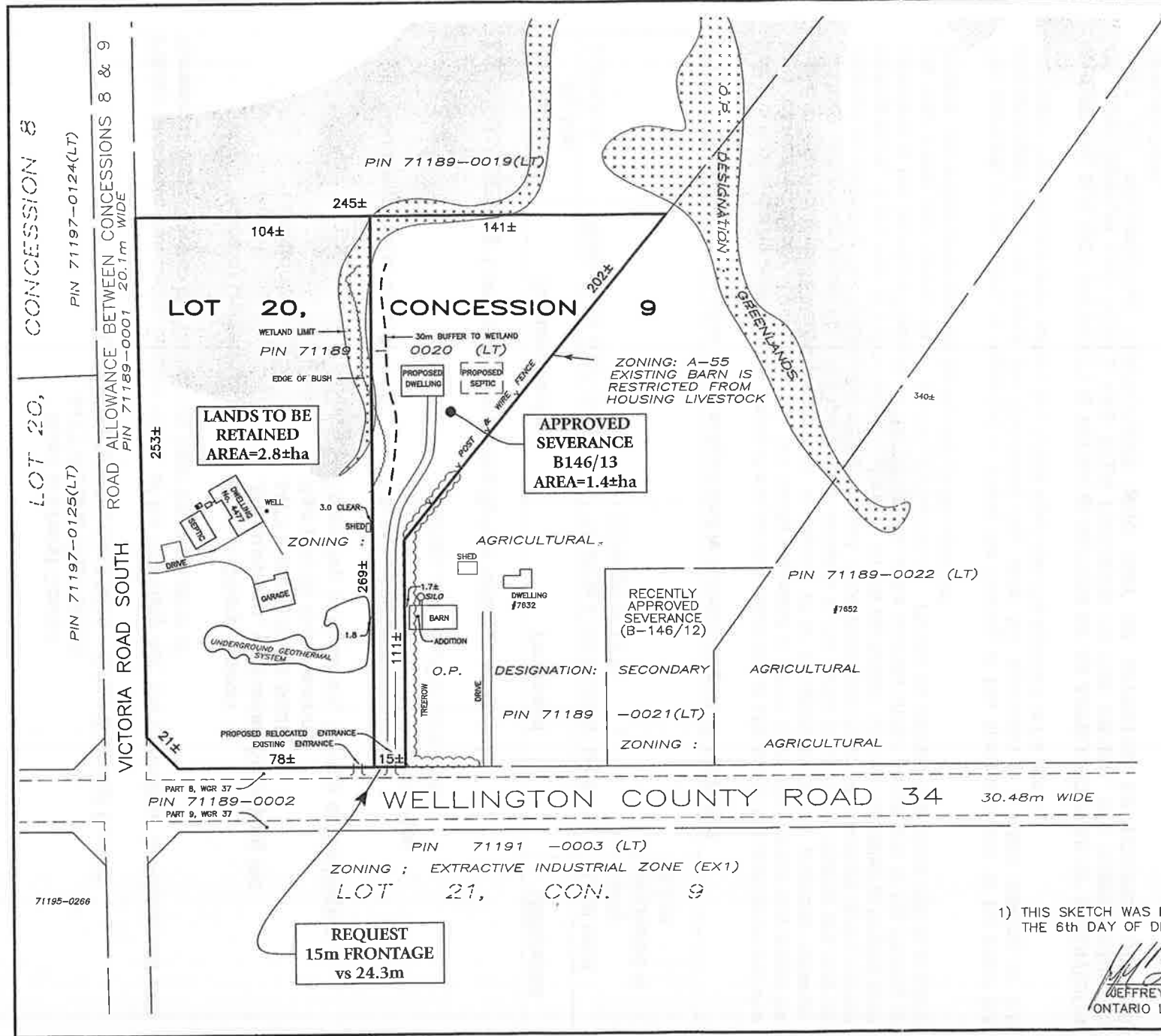
To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer for the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$125 for each application appealed, paid by cheque, made payable to the Ontario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



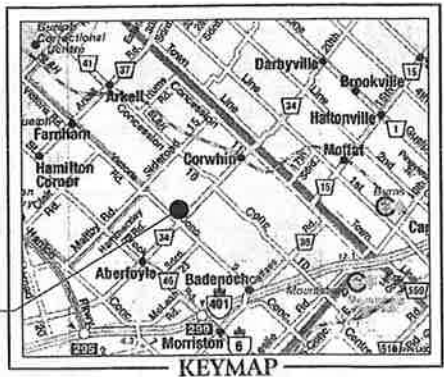
Karen Landry
Secretary-Treasurer

DATED: Friday, March 21, 2014

Copied to: COA Committee Members; Property owners within 60 m;
Aldo Salis, Jameson Pickard, County of Wellington; Grand River Conservation Authority
Karen Landry, CAO/Clerk; Robert Kelly, CBO; Puslinch Planning Advisory Committee



SUBJECT PROPERTY



**MINOR VARIANCE SKETCH
PART OF LOT 20, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE: 1 - 2000

0 20 40 80 120 metres

VAN HARTEN SURVEYING INC.

- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
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DRAWN BY: JAM | CHECKED BY: JEB | PROJECT No. 17482-07

Mar 05, 2014-9:43am
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