

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. D14/CON

The Amendment

❖ Date Submitted: 26 / 06 / 2014
dd mm yyyy
08

❖ 1. **Type of Amendment**

- Site specific
 Other (please specify):

❖ 2. **Purpose of and reasons for the proposed amendment(s):**

Subject lands being added to existing parcel of land on Brock Road which is currently zoned Commercial (C2). The property is part of a large industrial holding which is zoned Industrial (IND).

General Information

3. **Applicant Information**

❖ Registered Owners Name(s): Con-Cast Pipe Inc.
 Address: 30 Floral Parkway, Concord, ON L4K 4R1
 E-mail address: _____
 Tel. No. Home: _____ Work: _____ Fax: _____

Applicant (Agent) Name(s): Black, Shoemaker, Robinson & Donaldson Limited
 Address: 351 Speedvale Avenue West, Guelph, ON N1H 1C6
 Tel. No. Home: _____ Work: 519-822-4031 Fax: 519-822-1220

❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
CIBC, 595 Bay Street, Suite 500, Toronto, ON L4K 4R1

Send correspondence to: Owner Agent Other _____

❖ When did the current owner acquire the subject land? Date: _____

❖ 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: 299 Brock Road
 Concession: 7 Lot: Pt. 27 & 28 Registered Plan No.: Part 1. Plan 61R-3968

Area	<u>26.407</u>	ha	Depth	<u>1014±</u>	m	Frontage	<u>192.52</u>	m
	<u>65.25</u>	ac		<u>3326±</u>	ft		<u>631.6</u>	ft

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

Area	<u>0.17</u>	ha	Depth	<u>52.73</u>	m	Frontage	<u>31.16</u>	m
	<u>0.42</u>	ac		<u>173</u>	ft		<u>102.2</u>	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?

Rural Industrial

List land uses permitted by the current Official Plan designation

Industrial and ancillary commercial

- ❖ How does the application conform to the Official Plan?

Adjacent lands along Brock Road are currently zoned Commercial (C2) and provide ancillary commercial within the broad Rural Industrial designation of all properties in this area.

- ❖ 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? **Industrial (IND)**

What uses are permitted? **Industrial**

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 - used as a display area for Con-Cast Pipe.

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

Unknown

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

Commercial - to be developed with adjacent property to which this parcel is being added.

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

(please use a separate page if necessary)

	Existing	NONE	Proposed	Unknown - in accordance with by-law (C2)
❖ Type of building(s) or structures	_____	_____	_____	_____
❖ Date of construction	_____	_____	_____	_____
❖ Building height	_____ m	_____ ft	_____ m	_____ ft
Number of floors	_____	_____	_____	_____
❖ Total floor area	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
Ground floor area (exclude basement)	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
❖ Distance from building/structure to the:				
front lot line	_____ m	_____ ft	_____ m	_____ ft
side lot line	_____ m	_____ ft	_____ m	_____ ft
side lot line	_____ m	_____ ft	_____ m	_____ ft
rear lot line	_____ m	_____ ft	_____ m	_____ ft
% 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?

Brock Road

❖ 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
❖ Consent (Severance)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Site Plan Control	<input type="checkbox"/> Yes <input 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.)

❖ 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)

X(we) Con-Cast Pipe Inc. of the City of Vaughan ~~County~~ Region of York do hereby authorize Black, Shoemaker, Robinson & Donaldson Limited to act as my agent in this application.



Signature of Owner(s)

July 19, 2014

Date

❖ **Affidavit**

I (we) Nancy Shoemaker 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 19th day of June, 2014



Signature of Owner or Authorized Solicitor or Authorized Agent

June 19, 2014

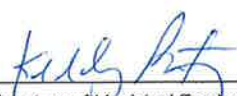

Date

Kerry Patricia Hillis, Commissioner, etc.,
Minister of Municipal Affairs and Housing for
BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
Expires July 10, 2016.


Signature of Commissioner

June 19, 2014

Date

Application fee of \$ <u>2000</u> received by the municipality:	Application deemed complete:
 _____ Signature of Municipal Employee	 _____ Signature of Municipal Employee
<u>August 26, 2014</u> _____ Date	<u>August 26, 2014</u> _____ Date



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

August 26th, 2014

Project: 14-9796

Ms. Kelly Patzer
Development Coordinator
Township of Puslinch
7404 Wellington Road 34
RR 3
GUELPH, Ontario
N1H 6H9

RECEIVED
Township of Puslinch

AUG 26 2014

Dear Ms. Patzer:

**Re: Proposed Zone Change
299 Brock Road**

Please find enclosed a completed "Application for Amendment to the Zoning By-law" for the above-noted property. Also enclosed is a cheque in the amount of \$2,000.00 payable to the Township of Puslinch to cover the planning processing fees. We have discussed the consent and zone change with staff at the Grand River Conservation Authority and they had advised that they do not need to be circulated on this application.

Con-Cast Pipe Inc. has applied to the Land Division Committee to sever a small portion of their frontage located at 299 Brock Road. Their property has a large frontage associated with its driveway entrance and a smaller frontage located between Duff's church and the service station. Con-cast intends to sever this smaller frontage and add it to an already separated parcel that exists between this proposed consent and the service station. The parcel to which this severance will be added is currently zoned Commercial, while the Con-Cast piece is in the Industrial zone.

The subject lands are designated Rural Industrial in the County's Official Plan with an Aggregate and Special Policy Area overlay. Policy Area PA7-1 is known as the Puslinch Economic Development Area. This area is the predominant location for business and industry in the Township. In addition to industrial uses, complementary commercial uses such as automotive uses, restaurants, motels, offices and limited retail uses are permitted. Development may occur as an after use when the aggregate related use has ceased or is incorporated into the plan. Polices also are specified within the OP to address development along Wellington Road 46.

The size of this parcel, the location and the existing development around the site makes aggregate removal unfeasible. The use of the property for commercial development is in-keeping with the County's vision and policy statement for this area. The Road Division of the County has confirmed that there will be no issues related to the development of this property as long as it is consolidated with the abutting parcel as proposed. A road widening will be required as part of the consent application.

The Township's Zoning By-law includes this parcel in the Aberfoyle Industrial Area and has zoned the land Industrial since it is part of the larger Con-Cast Pipe Inc. industrial operation. Almost all of the frontages along Wellington Road 46 (Brock Road), between McLean Road and Highway 401 are zoned Commercial with the lands behind the highway frontage being located within the Industrial Zone.

The purpose of this zone change is to ensure that the consolidated parcel, with frontage on Brock Road, has the same zoning for the entire parcel. Since the Brock Road frontages in this area have been developed with commercial uses, we are of the opinion that rezoning the lands to Commercial C.2 is consistent with the zoning and land uses in this area and is appropriate for this parcel.

We have attached a sketch illustrating the affected parcel and the Township's Zoning Map for this area.

I trust this package will provide the Township with sufficient information to commence the processing of this application.

Should you have any questions, please call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

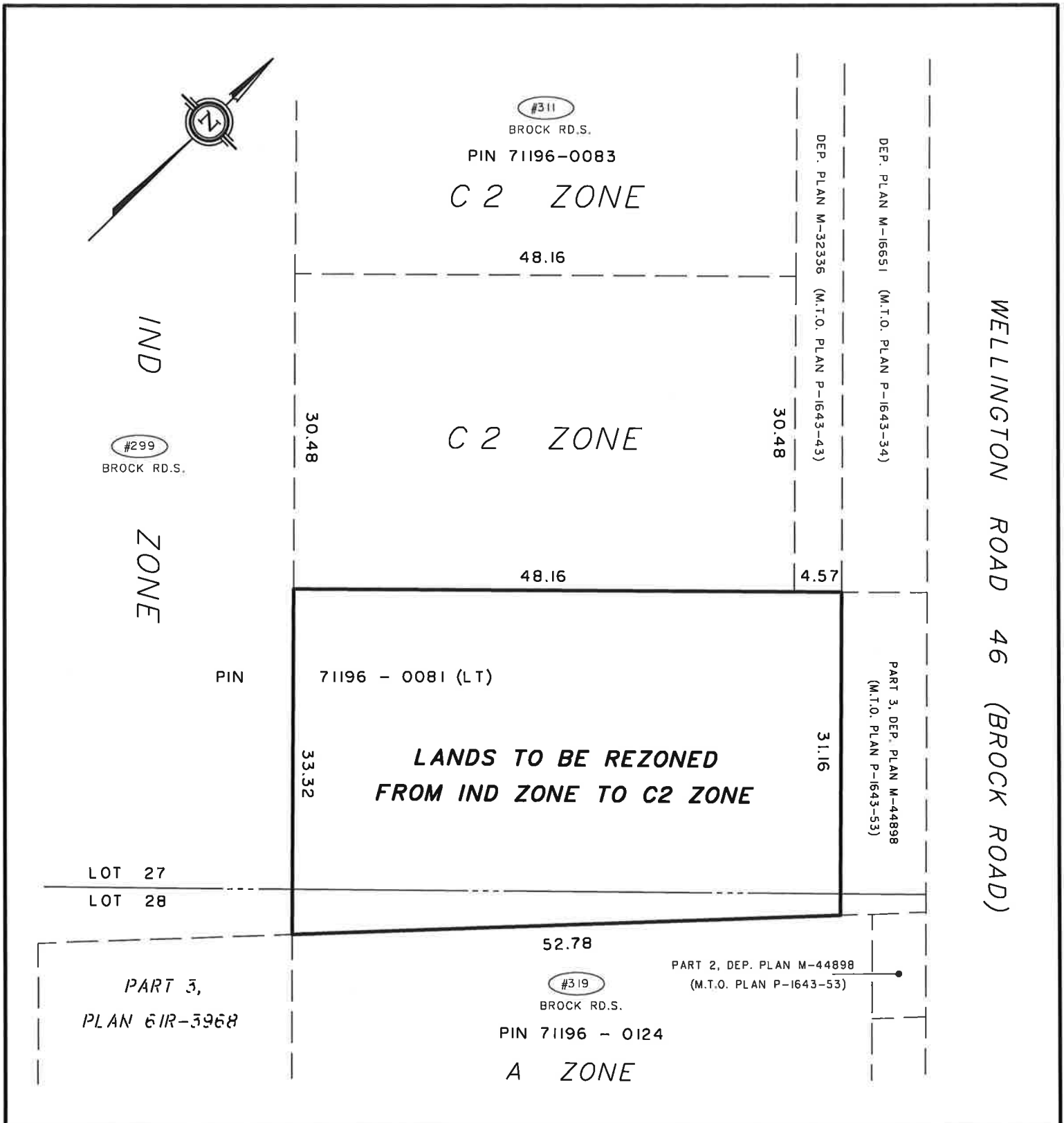


Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments

Copy: Con-Cast Pipe Inc.
Aldo Salis, County of Wellington

SCHEDULE



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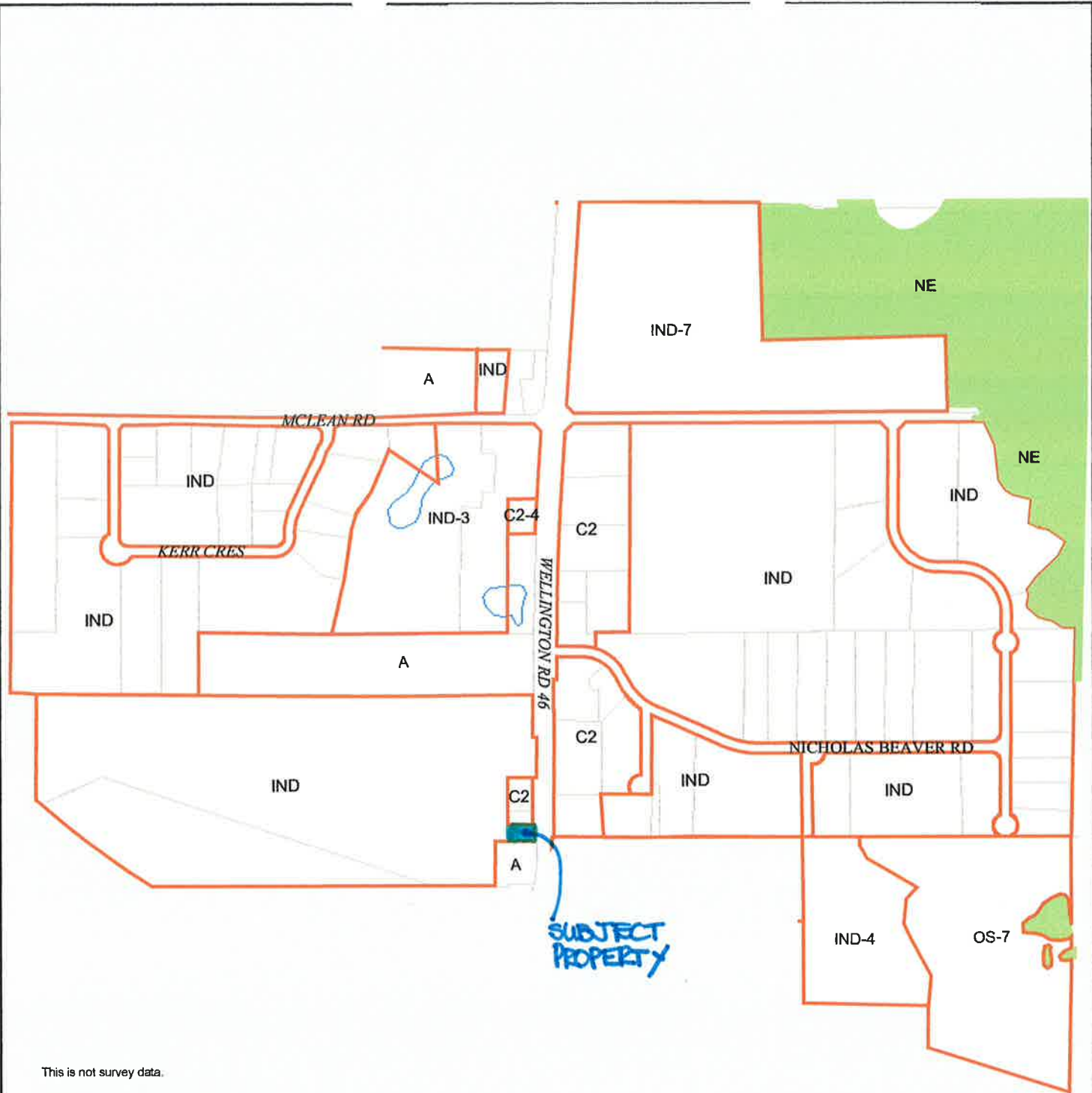
BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6
TEL: (519) 822-4031
FAX: (519) 822-1220
WWW.BSRD.COM

DATE:
JUNE 4, 2014
DRAWN BY: KS

BSR&D
Ontario Land Surveyors
Urban and Rural Planners

PROJECT
14-9796-1



This is not survey data.

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Location: Land Information Systems/Puslinch Zoning By-law/PuslinchZoning_Schedule_A

Sources:
County of Wellington Planning Department, Ministry of Natural Resources
Grand River Conservation Authority, Hamilton Region Conservation
Authority, and Conservation Halton.

LEGEND

A	Agricultural	ER1	Estate Residential Type 1
NE	Natural Environment	ER2	Estate Residential Type 2
HR	Hamlet Residential	MR	Millcreek Residential Area
RR	Resort Residential	ML	Mini Lakes
RC	Residential Community	IND	Industrial
C1	Hamlet Commercial	DI	Disposal Industrial
C2	Highway Commercial	OS	Open Space
C3	Agricultural Commercial		
C4	Resort Commercial		



1:11,000

Map A-4
Schedule A
TOWNSHIP OF PUSLINCH
ZONING BY-LAW
NO. 19/85
ABERFOYLE
INDUSTRIAL AREA

Nancy

From: Pasquale Costanzo <pasqualec@wellington.ca>
Sent: Friday, August 01, 2014 1:24 PM
To: Nancy
Cc: Aldo Salis; kpatzer@puslinch.ca
Subject: RE: Con-Cast Rezoning proposal - Brock Road at 401

Hi Nancy,

There will be no issues with your proposal of severing then merging the two parcels. I'll ask for a widening across the severed portion to make the widenings uniform.

Pasquale Costanzo, C.E.T.

Technical Services Supervisor | Roads Division
County of Wellington | 519.837.2601 Ext. 2250

From: Nancy [<mailto:Nancy@bsrd.com>]
Sent: Thursday, July 31, 2014 2:52 PM
To: Pasquale Costanzo
Cc: Aldo Salis; kpatzer@puslinch.ca
Subject: FW: Con-Cast Rezoning proposal - Brock Road at 401

Hi Pasquale:

I am following up on the email I sent to you last Thursday. Could you kindly review the request below and attachment and get back to me with your requirements.

Thanks

Nancy Shoemaker,
MCIP, RPP

Black, Shoemaker, Robinson & Donaldson Limited

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6
Phone: 519-8224031
Fax: 519-822-1220
Email: nancy@bsrd.com

From: Nancy
Sent: Thursday, July 24, 2014 9:42 AM
To: Pasquale Costanzo
Cc: 'Aldo Salis'; Kelly Patzer (kpatzer@puslinch.ca)
Subject: RE: Con-Cast Rezoning proposal - Brock Road at 401

Good Morning Pasquale:

Con-cast is proposing to sever a small portion of their frontage located at 299 Brock Road. Their property has a large frontage associated with its driveway entrance and a smaller frontage located between Duff's church and the service station. Con-cast intends to sever this smaller frontage and add it to an already separated parcel that exists between this proposed consent and the service station. The parcel to which this severance will be added is currently zoned

Commercial, while the Con-Cast piece is in the Industrial zone so we anticipate the need for a rezoning of the proposed severed parcel.

I understand the County may require additional information in support of the land severance (lot addition) and zone change. Could you kindly review and advise us of what you will require in support of this application. As noted above, this is simply a lot addition to an already independent parcel located on Brock Road.

Regards

Nancy Shoemaker,
MCIP, RPP

Black, Shoemaker, Robinson & Donaldson Limited

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6
Phone: 519-8224031
Fax: 519-822-1220
Email: nancy@bsrd.com

From: Aldo Salis [<mailto:aldos@wellington.ca>]
Sent: Monday, July 21, 2014 9:50 AM
To: Kelly Patzer (kpatzer@puslinch.ca)
Cc: Pasquale Costanzo; Nancy
Subject: Con-Cast Rezoning proposal - Brock Road at 401

Hi Kelly,

Please be advised that County Engineering will want some traffic information from the proponent. I suggest that Nancy Shoemaker contact Pascale Costanzo for direction on the level of study needed.

Aldo

Aldo L. Salis, BES, M.Sc. MCIP, RPP
Manager of Development Planning
Planning & Development Department
County of Wellington
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