



TOWNSHIP OF PUSLINCH

Date: June 9, 2015

To: Committee of Adjustment

From: Kelly Patzer, Development Coordinator

Re: Planning Recommendation for
Application D13/SCO – Douglas Scott & Laurie Arnott
Property described as Concession 10, Rear Part Lot 10
Municipally known as 290 Hume Road
Township of Puslinch

Application:

Requesting relief from Zoning By-law 19/85, as amended, to allow a minimum side yard setback of 1 metre, to permit a garage which allows wheelchair access.

County of Wellington Official Plan:

The property is designated as Secondary Agricultural Area, Greenlands and Core Greenlands under the County of Wellington Official Plan. The proposed garage addition and existing dwelling are located within the Secondary Agricultural Area. Single detached homes and accessory residential uses are permitted within this designation.

Township of Puslinch Zoning By-law:

The subject property is designated Agricultural (A) Zone and Natural Environment (NE) Zone under By-law 19/85. The existing dwelling and proposed attached garage addition are located within the A Zone.

The Agricultural Zone of By-law 19/85, Section 5.3e(v), requires a minimum side yard of 2.4 metres when the residence is 1.5 or 2 storeys and has an attached garage.

Comments:

This application was circulated for review and comment to Township Departments, external agencies and the general public within 60 metres of the subject property. No objections were received.

Recommendation:

It is the opinion of Staff that this application for a Minor Variance meets the four tests of a minor variance as follows:

1. Maintains the intent and purpose of the County of Wellington Official Plan: the OP permits single detached homes in Secondary Agricultural Areas;
2. Maintains the purpose and intent of the Township of Puslinch Zoning By-law 19/85, as amended: single detached dwellings are permitted in the Agricultural Zone;
3. The variance is considered to be minor in nature;
4. The variance is deemed to be desirable for the appropriate development or use of the property;

Township Staff has no objection to this Minor Variance application being approved subject to the following condition:

1. The 1 metre side yard setback shall only apply to the east side lot line to accommodate the proposed garage addition.

Notes:

Grand River Conservation Authority:

- The proposed garage addition and any future development on the property will require written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06

Township of Puslinch Building Department:

- Glazed openings are not permitted on any exterior wall located within 1.2 metres of a property line.
- Exterior walls are required to have a minimum fire resistance rating of 45 minutes when located less than 1.2 metres but not less than 0.6 metres to the property line.



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): Douglas Scott and Laurie Arnott

Address: 290 Hume Road

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: dougmscott@hotmail.com

Telephone Number: 416-526-1978

Fax: _____

Applicant (Agent) Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

Royal Bank of Canada

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

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

Municipal address: 290 Hume Road

Concession: 10 Lot: PT Lot 10

Registered Plan Number: 61R5112 Part 1 Pt

Area: _____ ha Depth: 480 m Frontage: 39.554 m
6.2 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).

We are seeking relief from the required 3 metre setback for the East side of the house in order to build an appropriate garage. WE SEEK A SETBACK OF

ONE METRE TO PERMIT A GARAGE WHICH ALLOWS
WHEEL CHAIR ACCESS. *[Signature]*

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

The home owner uses a wheelchair. In order to gain functional access to the home in winter (i.e. she cannot push through the snow), a garage needs to be added to the house. There is a well at the back of the house and septic tank in front so the garage will be affixed to the East wall where the current driveway ends. To accommodate the wheelchair lift to enter the house (6 ft plus entry space 4 ft), the vehicle side entry wheelchair lift (5 ft) and the vehicle (8 ft), the garage needs to be 24.5 ft wide on the outside. This brings the garage to 1 metre from the property line.

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: Agricultural

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?

Hume Road

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 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? Residential

The abutting properties? Residential / Vacant

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

Building Details:		Existing:		Proposed:	
Type of Building(s)/ structures		brick		brick	
Main Building height	m	16	ft.	m	16 ft.
*Percentage lot coverage	m	.7%	ft.	m	.25% ft.
*Number of parking spaces		2		2	
*Number of loading spaces					
Number of floors		1		1	
Total floor area	m ²	1982 ft ²		m ²	1982 ft ²
Ground floor area (exclude basement)	m ²	1982 ft ²		m ²	1982 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)

Building Details:		Existing:		Proposed:	
Front Yard	60 m		ft.	m	60 ft.
Rear Yard	480 m		ft.	m	480 ft.
Side Yards	9 & 8 m		ft.	m	1 & 8 ft.

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

Date of acquisition of subject property: May 1, 2015

Date of construction of buildings property: Original 1973, Addition 1990, Garage July 2015

16. How long have the existing uses continued on the subject property? 42 Years

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

Yes ☐ No ☒

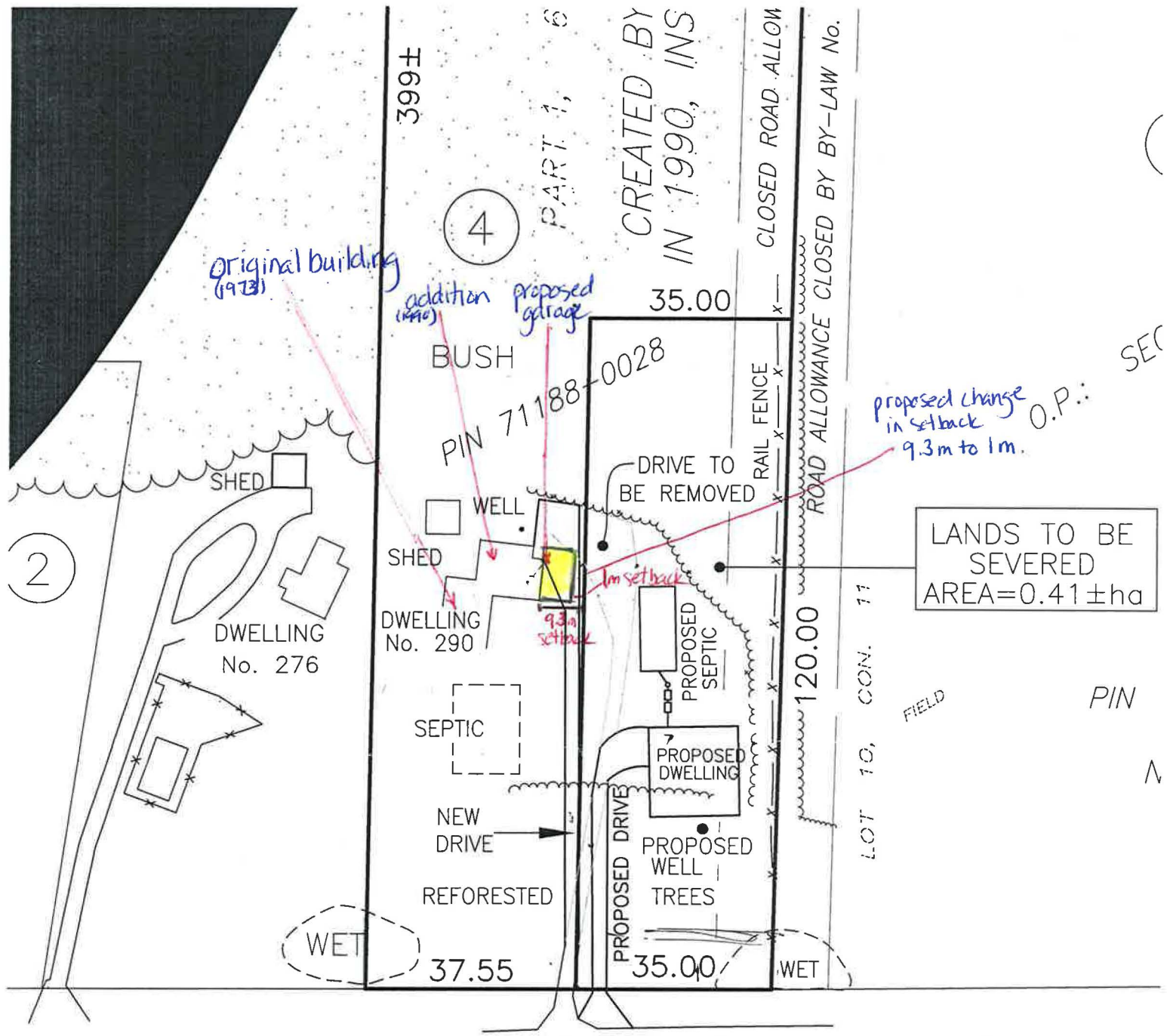
If the answer is yes, please indicate the file number and describe briefly:

--

Other Related Planning Applications:

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

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



LOTS 10 & 11, HUME ROAD (20.12 Metre

CON. 10 (10)
ZONING: AGRICULTURE
PIN 71188 - 0119 No. 4742
O.P.: SECONDARY AGRICULTURE
ROAD ALLOWANCE
BETWEEN CONS. 10 & 11
CONCESSION 11 ROAD
No. 309 (1)
PART
PIN



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

**PLAN REVIEW REPORT TO: Township of Puslinch, Committee of Adjustment
Kelly Patzer, Secretary-Treasurer**

DATE: June 3, 2015 **YOUR FILE:** D13/SCO
GRCA FILE: D13-SCO – 290 Hume Road (Scott)

RE: **Application for Minor Variance D13/SCO**
290 Hume Road, Township of Puslinch
Douglas Scott and Laurie Arnott

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application to allow a reduced minimum side yard setback.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the property contains part of the Provincially Significant Arkell Corwhin Wetland Complex, a watercourse, floodplain, and the allowances adjacent to these features.

2. Legislative/Policy Requirements and Implications:

Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The proposed garage addition and any future development on the property will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

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

We wish to acknowledge receipt of the applicable plan review fee of \$250.00 for our review of this application.

Should you have any questions or require further information, please do not hesitate to contact me at extension 519-621-2763 ext. 2236.



Grand River Conservation Authority

Map created: June 2, 2015

Prepared by: ah

D13/SCO

LEGEND

- AQUATIC SURVEY DATA (MNR)
- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
- COLD WATER
- COOL WATER
- UNKNOWN
- WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TOE
- WETLAND (NRVIS)
- PROVINCIALY SIGNIFICANT
- LOCALLY SIGNIFICANT
- UNEVALUATED
- PARKS (GRCA)
- PROPERTY (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

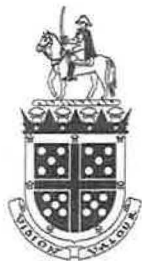
This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<http://grims.grandriver.ca/docs/SourcesCitations1.htm>

0 65 130 195 260 m.
NAD 1983, UTM Zone 17 Scale 1:5,516





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

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

T 519.837.2600

T 1.800.663.0750

F 519.823.1694

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH ON N1H 3T9

May 28, 2015

BY E-MAIL Kpatzer@puslinch.ca

Ms. Kelly Patzer, Development Coordinator
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario N1H 6H9

Dear Ms. Patzer:

**Re: Minor Variance – D13 SCO
290 Hume Road (Rear Part Lot 10, Concession 10)
Township of Puslinch**

Thank you for circulating the above-noted application to our office for review. It is our understanding that relief is being sought to allow for a minimum side yard setback of 1 m (3.3 ft) to accommodate wheelchair access, whereas 2.4 m (7.9 ft) would normally be required.

As there are no areas of Provincial or County interest associated with this application, we would have no concerns with this request.

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

Yours truly,

Sarah Wilhelm, MCIP, RPP
Senior Planner

Kelly Patzer

From: Adam French
Sent: May-28-15 2:55 PM
To: Kelly Patzer
Subject: RE: Minor Variance D13SCO

Follow Up Flag: Follow up
Flag Status: Flagged

>Glazed openings are not permitted on any exterior wall located within 1.2 meters of a property line.
>Exterior walls are required to have a minimum fire resistance rating of 45minutes when located less than 1.2m but not less than 0.6m.

Adam French
Building Inspector/Enforcement Officer
Township of Puslinch
7404 Wellington Rd 34, Guelph, ON N1H 6H9
P 519-763-1226 F 519-763-5846
www.puslinch.ca

From: Kelly Patzer
Sent: May-27-15 4:24 PM
To: Sarah Wilhelm; Aldo Salis; Adam French; Andrew Herreman
Cc: John Sepulis; Dianne Paron; Ken Roth; Dennis O'Connor; Robin Wayne
Subject: RE: Minor Variance D13SCO

Hello,

Please find the application for Scott – 290 Hume Rd. I'd appreciate any comments by Wednesday June 3

Thank you!

Kelly Patzer
Development Coordinator
Township of Puslinch
(519) 763-1226 ext 226
www.puslinch.ca

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TOWNSHIP OF PUSLINCH

Date: June 9, 2015

To: Committee of Adjustment

From: Kelly Patzer, Development Coordinator

Re: Planning Recommendation for
Application D13/HAG – Eric & Barbara Hagens
Property described as Concession 9, Part Lot 16
Municipally known as 7667 Maltby Road E
Township of Puslinch

Application:

Requesting relief from Zoning By-law 19/85, as amended, to allow a minimum lot frontage of 84.1 metres to accommodate a proposed severance (County of Wellington file B20/15).

County of Wellington Official Plan:

The property is designated as Secondary Agricultural Area under the County of Wellington Official Plan. Single detached homes and accessory residential uses are permitted within this designation.

Township of Puslinch Zoning By-law:

The subject property is designated Agricultural (A) Zone and Natural Environment (NE) Zone under By-law 19/85. The A Zone under By-law 19/85, Section 5.3b, requires a minimum lot frontage of 121.9 metres for properties over 4.0 hectares.

When the proposed parcel is severed, the retained parcel will maintain a lot area greater than 4.0 hectares but will have frontage of 84.1 metres which no longer will meet the minimum lot frontage of 121.9 metres.

Comments:

This application was circulated for review and comment to Township Departments, external agencies and the general public within 60 metres of the subject property. No objections were received from the circulated agencies.

An objection was received from the Public noting that the reduced frontage is not minor and will have a negative impact on the rural character of Maltby Road.

Recommendation:

It is the opinion of Staff that this application for a Minor Variance meets the four tests of a minor variance as follows:

1. Maintains the intent and purpose of the County of Wellington Official Plan: the OP permits single detached homes in Secondary Agricultural Areas;
2. Maintains the purpose and intent of the Township of Puslinch Zoning By-law 19/85, as amended: single detached dwellings are permitted in the Agricultural Zone;
3. The variance is considered to be minor in nature;
4. The variance is deemed to be desirable for the appropriate development or use of the property;

Township Staff has no objection to this Minor Variance application being approved.



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): ERIC & BOERBEA HAGEN

Address: 7667 MALTRY ROAD, EAST.

City: RE Puslinch, ONTARIO. NOB

Postal Code: NOB 200

E-mail Address: ERIC.HAGEN545@GMAIL.COM

Telephone Number: 519.763.5496

Fax: 519 763 0531

Applicant (Agent) Name(s): N/A.

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

TORONTO DOMINION BANK

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

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

Municipal address: 7667 MALTBY ROAD EAST. R21 PUSLICH

Concession: 9 Lot: 16

Registered Plan Number: PART PLAN 6/R-2019

Area: _____ ha Depth: _____ m Frontage: _____ m
22.88 ac _____ ft _____ ft

Width of road allowance (if known): 20.12 METERS (66 FT)

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).

FOLLOWING APPROVAL OF A REQUESTED SEVERANCE THE REMAINING FRONTAGE OF 84.10 METERS WILL BE LESS THAN THE REQUIRED 121.90 METERS.

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

SEE ATTACHMENT - SEVERANCE SKETCH

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

Official Plan Designation: SECONDARY AGRICULTURAL & OPEN GREENLANDS

Zoning Designation: AGRICULTURE & 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?

MALBY ROAD EAST, Puslinch

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 checked="" 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 checked="" 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? LANDSCAPED & BUSH AREA, PART OF RESIDENCE LAND

The abutting properties? RESIDENTIAL DWELLINGS

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

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	N/A.			
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)

Building Details:	Existing:		Proposed:	
Front Yard	78.39 m	257 ft.	NO CHANGE	ft.
Rear Yard	APPROX 300 m	984 ft.	NO CHANGE	ft.
Side Yards	54.00 156.87 m	210.00+- 54.53 ft.	23.50 * NO CHANGE m	77.08 FT ft.

NOTE - SIDE YARD DIMENSION FOLLOWING SEVERANCE
CLOSEST DIMENSION,
SEE ATTACHED SURVEYOR SKETCH

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

Date of acquisition of subject property: 26-11-1999

Date of construction of buildings property: 2000-2001

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

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

Yes ☐ No ☒

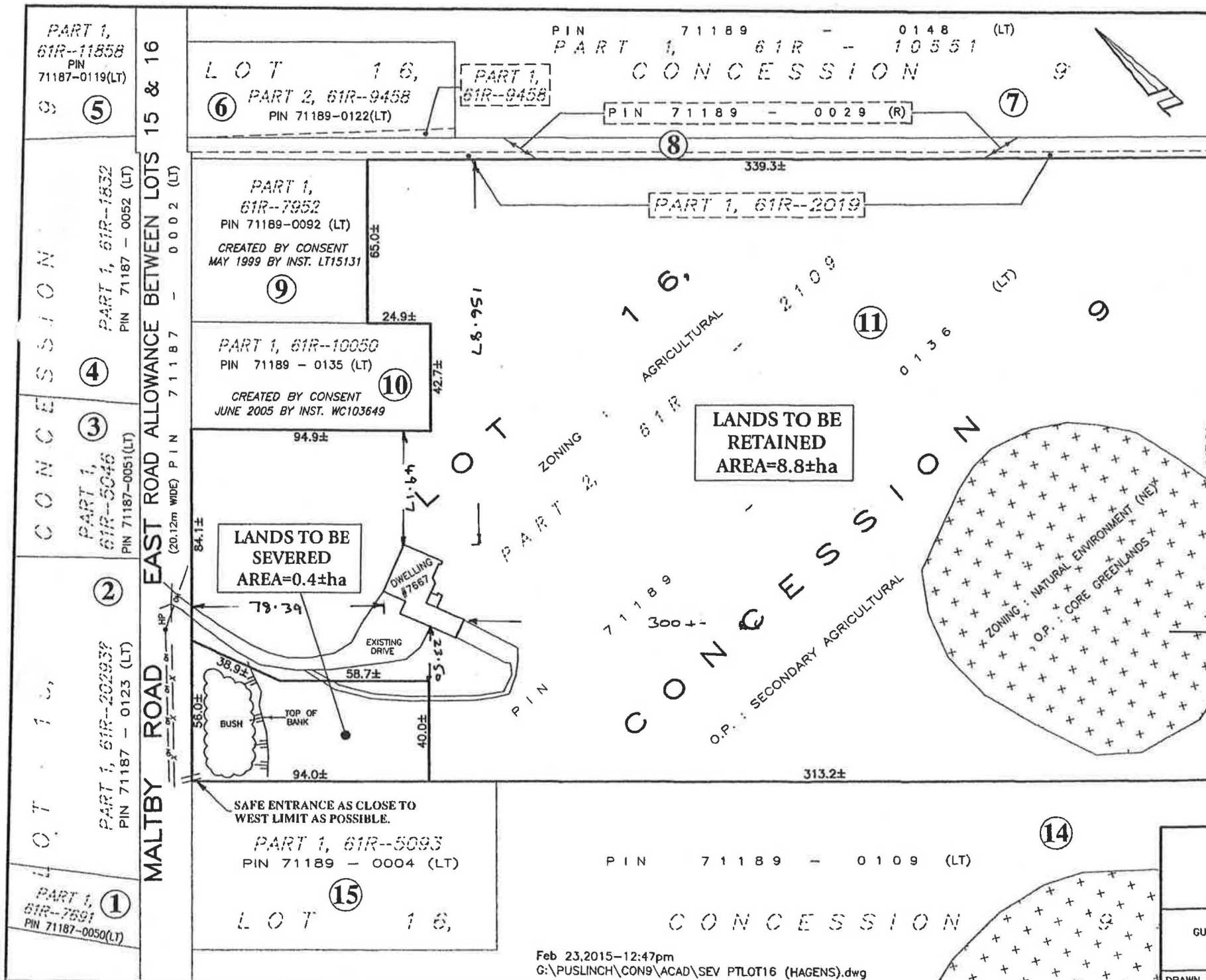
If the answer is yes, please indicate the file number and describe briefly:

N/A.

Other Related Planning Applications:

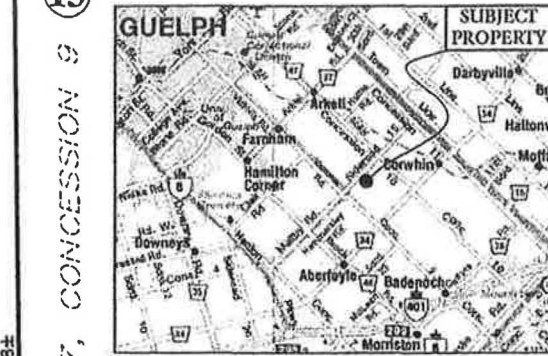
18. Has an application for any of the following on the subject lands?

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 checked="" type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					



SEVERANCE SKETCH
PART OF LOT 16,
CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500
 0 25 50 75 metres
VAN HARTEN SURVEYING INC.



SURVEYOR'S CERTIFICATE
 THIS SKETCH WAS PREPARED
 ON THE 12th DAY OF FEBRUARY, 2015

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

- 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 AND NATURAL ENVIRONMENT (NE).
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND CORE GREENLANDS.
 4. DISTANCES TO BARN ARE TAKEN FROM THE GRCA GIS MAPPING WEBSITE.
 5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

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: N.C.H. CHECKED BY: J.E.B. PROJECT No. 21201-13

Feb 23, 2015-12:47pm
 G:\PUSLINCH\CON9\ACAD\SEV PTLOT16 (HAGENS).dwg

RANK - Hagens



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

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

T 519.837.2600

T 1.800.663.0750

F 519.823.1694

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH ON N1H 3T9

May 28, 2015

BY E-MAIL Kpatzer@puslinch.ca

Ms. Kelly Patzer, Development Coordinator
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario N1H 6H9

Dear Ms. Patzer:

**Re: Minor Variance – D13 HAG
7667 Maltby Road East (Part Lot 16, Concession 9)
Township of Puslinch**

Thank you for circulating the above-noted application to our office for review. It is our understanding that relief is being sought to allow for a minimum lot frontage of 84 m (276 ft) to accommodate a new lot, whereas 121.9 m (400 ft) would normally be required for a lot over 4 ha in area in the Agricultural (A) Zone.

This application would satisfy a condition of severance application B20/15 which was granted provisional consent May 14, 2015. As there are no areas of Provincial or County interest associated with this application, we would have no concerns with this request.

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Sarah Wilhelm'.

Sarah Wilhelm, MCIP, RPP
Senior Planner

Kelly Patzer

From: Adam French
Sent: May-28-15 9:45 AM
To: Kelly Patzer
Subject: RE: Minor Variance D13HAG

No issues with this one.

Adam French
Building Inspector/Enforcement Officer
Township of Puslinch
7404 Wellington Rd 34, Guelph, ON N1H 6H9
P 519-763-1226 F 519-763-5846
www.puslinch.ca

From: Kelly Patzer
Sent: May-27-15 4:19 PM
To: Sarah Wilhelm; Aldo Salis; Adam French; Andrew Herreman
Cc: John Sepulis; Dianne Paron; Ken Roth; Dennis O'Connor; Robin Wayne
Subject: Minor Variance D13HAG

Hello,

Please find the application for Hagens – 7667 Maltby Rd E. I'd appreciate any comments by Wednesday June 3

Thank you!

Kelly Patzer
Development Coordinator
Township of Puslinch
(519) 763-1226 ext 226
www.puslinch.ca

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Attention: Kelly Patzer, Secretary/Treasurer of the Committee of Adjustments

Re: Minor Variance Application #D13/HAG (Eric and Barb Hagens)

Date: June 2, 2015

Note: Due to a previous meeting the ends at 7 pm, Anne Secord will be attending the public hearing but arriving 10 minutes late. My apologies in advance.

This application for a reduction in frontage to 84 metres does not reflect our interest as neighbours. The existing bylaw requiring a minimum of 121.9 metres better reflects the neighbourhood. Allowing a smaller frontage will have a negative impact. We want to maintain the rural character of Maltby Road. Furthermore, the variance indicates a significant reduction. If accepted, the property will only meet 69% of the minimum frontage requirements. The property in question has a road frontage of 140 metres, which is just 18 metres above the required minimum.

Perhaps the time has come to reconsider allowing these small parcels of land. Neighbourhood property values and eventual resale of homes is negatively impacted due to the close proximity of homes and lack of privacy.

We are concerned about multiple driveways near the blind hill where the severance driveway would be located. With the new golf course driveway entrance also at this location, there is now significantly more traffic.

This minor variance was not part of the original severance package that was distributed to us earlier. As a suggestion, in the future, it would be more useful to include future variance possibilities at that time.

Regards the undersigned,

Ross Secord
7672 Maltby Road East
RR #1 Puslinch, ON
NOB 2J0

Anne Secord
7672 Maltby Road East
RR #1 Puslinch, ON
NOB 2J0

Marty Verspagem
7671 Maltby Road East
RR #1 Puslinch, ON
NOB 2J0

Susan Verspagem
7671 Maltby Road East
RR #1 Puslinch, ON
NOB 2J0