



TOWNSHIP OF PUSLINCH

Date: August 11, 2015

To: Committee of Adjustment

From: Kelly Patzer, Development Coordinator

Re: Planning Recommendation for
Application D13/ONT – 2333380 Ontario Limited
Property described as Rear Part Lot 20, Concession 7
Municipally known as 28 Brock Road N
Township of Puslinch

Application:

Requesting relief from Township of Puslinch Zoning By-law 19/85, as amended, to:

1. Allow relief of the 3 metre side setback on the north side to permit a 1 metre side yard setback between the rear of the proposed addition and the north lot line;
2. Allow relief of the 1m side setback between the laneway and south lot line to permit a 0.3 m setback between the proposed laneway and south side lot line;
3. Allow relief of the maximum floor space of 220 m² to request relief of 34m² to accommodate the existing upper floor, and relief of 99m² is requested to accommodate the proposed addition – for a total relief of an additional 133m² to permit a maximum floor area of 353m²; and,
4. Allow relief of Section 11(4f(ii)) of the buffering requirements

To accommodate a proposed pharmacy addition.

County of Wellington Official Plan:

The County of Wellington Official Plan designates the property as Residential in the Aberfoyle Urban Centre. Section 8.3.12 of the Official Plan provides criteria for the intensification within all residential land use designations. , “the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts; the degree to which the impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities and shadowing.”

Township of Puslinch Zoning By-law:

The subject property is zoned Hamlet Commercial (C1-6 – Medical Office) Zone under section 11.4(f) of Township of Puslinch Zoning By-law 19/85. The site specific zoning restricts the use to a clinic or professional office.

The By-law, under Definitions Section 2(43), defines “Clinic” as a “building, other than a hospital, used by medical doctors, dentists, and/or drugless practitioners and their staff for the purposes of consultation, diagnosis or treatment on human patients, and may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic. The area for the sale of drugs shall not exceed 475 square metres.”

The site specific by-law (Section 11.4(f.ii)) permits a maximum floor area of 220m², a minimum front yard setback of 8 metres, the access to the parking area behind the existing building shall be a minimum unobstructed width of 4 metres, and where a parking area is provided in a required side yard, a buffer area with a minimum width of 1 metre shall be maintained and consist of either an opaque fence, a continuous row of trees or a continuous hedgerow or evergreens or shrubs.

A parking area is defined under Definitions Section 2(138) as “an area or structure, including private garage, provided for the parking of vehicles and includes any related parking aisles, parking spaces and structures, but does not include any part of a street or lane.” A parking aisle means “a portion of a parking area which abuts, on one or more sides, parking spaces to which it provides access, and which is not used for the parking of vehicles.”

Section 11(3(c)) of the Zoning By-law requires a 3 metre side yard setback when an interior side yard abuts a lot in a zone other than a C1 Zone. Both properties on either side of the subject property are zoned Agricultural (A) Zone.

Comments:

This application was circulated for review and comment to Township Departments, external agencies and the general public. No public comments were received.

The County of Wellington commented that the Committee shall be satisfied that the intensification criteria under Section 8.3.12 of the Official Plan has been met, particularly with respect to items a) and f) which deal with compatibility and impact on adjacent properties.



TOWNSHIP OF PUSLINCH

The Township of Puslinch Building Department notes that buffering can be achieved around the parking area in the rear and no parking areas are proposed in a required side yard. It is noted that driveways do not require a 1 metre side yard setback.

Recommendation:

Staff notes that request for relief of item #2, to allow a 0.3 m setback between the proposed laneway and south side lot line is not required as the by-law does not require a setback to a laneway or driveway, and request for relief of item #4 is not required as a buffer area is only required when there is a parking area in side yard.

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

1. Maintains the intent and purpose of the County of Wellington Official Plan: The County of Wellington Official Plan permits non-residential development uses, including medical clinics in the Residential Area providing they are on arterial or collector roads, the design of the proposed building development with respect to building height, setbacks, landscaping, parking, vehicular circulation ensures it is compatible land uses and the zoning by-law has established a specific zone for the existing use;
2. Maintains the purpose and intent of the Township of Puslinch Zoning By-law 19/85, as amended: a pharmacy is a permitted use accessory to a clinic;
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: Site Plan Control would be applied to any building expansion and site reconfiguration

Staff notes requests #2 and #4 are not required for the proposed development and find the application to be minor in nature and therefore have no objection to this application for the following relief being approved:

1. To allow relief of the 3 metre side setback on the north side to permit a 1 metre side yard setback between the rear of the proposed addition and the north lot line; and
2. To allow relief of the maximum floor space of 220 m² to request relief of 34m² to accommodate the existing upper floor, and relief of 99m² is requested to

accommodate the proposed addition – for a total relief of an additional 133m² to permit a maximum floor area of 353m²

The approval is subject to the following conditions:

1. Site Plan Control is required for the proposed building addition.
2. The one metre side yard setback shall apply to the north lot line only
3. The proposed addition shall be no greater than 99 m².

Notes:

1. The lands are regulated by Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. A Development Permit from the GRCA is required prior to the issuance of any Building Permits.
2. The reduction to a 1 metre setback for the building has significant impacts in terms of Building Code compliance. Non-combustible construction and cladding will be required including a 1 hour fire resistance rating and does not permit unprotected opening including windows or doors.



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

July 31, 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 ONT
28 Brock Road North (Part Lot 20, Concession 7)
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 the following:

- A decrease in the allowable minimum interior side yard setback from 3 m to 1 m
- A decrease in the allowable buffer area from parking from 1 m to 0.3 m
- Elimination of the required buffering methods (opaque fence, continuous row of trees, hedgerow of evergreens or shrubs) within the above buffer area
- An increase in the allowable maximum floor area from 220 m² to 353 m²

This property is designated RESIDENTIAL in the Aberfoyle Urban Centre. Section 8.3.12 of the Official Plan provides criteria for intensification within all residential land use designations. Intensification includes the expansion of existing buildings.

The Committee should be satisfied that the intensification criteria (attached) has been met, particularly with respect to item a) and f) which deal with compatibility and impact on adjacent properties.

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

Attachment: Section 8.3.12, County of Wellington Official Plan

- c) adequate infrastructure shall be available or will be made available to service the development;
- d) the zoning by-law establishes a specific zone or zones for these uses.

8.3.11 Compatibility of New Development

There are some older residential neighbourhoods in most urban centres which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of small communities in Ontario and is an important factor in why many people choose to live in these communities. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.

Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks. Developments such as residential conversions, bed and breakfast establishments or home occupations which do not substantially alter the exterior appearance of the existing residences may also be permitted in accordance with the policies of this Plan and the applicable zoning provisions.

Where new residential development is proposed adjacent to an existing industrial use or other potentially incompatible land use, a planning impact assessment outlining measures to maintain land use compatibility, including land use separation and buffering, shall be provided.

8.3.12 Intensification Criteria

Intensification within all residential land use designations shall be evaluated using the following criteria:

- a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;
- b) the degree to which building height and massing shall provide a transition between planned and existing development;
- c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;
- d) the ability of infrastructure to accommodate the proposal;
- e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;
- f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and
- g) the conservation of significant cultural heritage resources.

physically challenged or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification:

means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

For the purposes of Section 4.4, reference should be made to the Residential Intensification definition.

Intensification areas

means lands identified by municipalities or the Minister of Public Infrastructure Renewal within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields.

Low and moderate income households

- in the case of ownership households, those with incomes in the lowest 60 percent of income distribution in the regional market area;
- in the case of renter households, those households with incomes in the lowest 60 percent of the income distribution for renter households in the regional market area.

Mineral aggregate:

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral aggregate operation:

means:

- a) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate, or the production of secondary related products.

Mineral deposits:

means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Minerals

means metallic and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with



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

DATE: July 30, 2015 **YOUR FILE:** D13/ONT
GRCA FILE: D13-ONT – 28 Brock Road North

RE: **Application for Minor Variance D13/ONT**
28 Brock Road North, Township of Puslinch
2333380 Ontario Ltd.

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application as proposed in the circulated material.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains a portion of the Provincially Significant Mill Creek Puslinch Wetland Complex, a watercourse, floodplain and the allowances adjacent to these features.

2. Legislative/Policy Requirements and Implications:

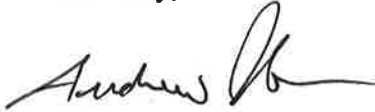
Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The proposed addition and any future development on the property will require 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:

This application is a 'minor' minor variance application and the applicable plan review fee is \$250.00. With a copy of this correspondence, the applicant will be invoiced in the amount 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.

Yours truly,



Andrew Herreman
Resource Planner
Grand River Conservation Authority

* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

c.c. 2333380 Ontario Ltd. c/o Nipun Madan – 28 Brock Road North, Puslinch, ON N1H 6H9



Grand River Conservation Authority

Map created: July 30, 2015

Prepared by: ah

D13/ONT

LEGEND

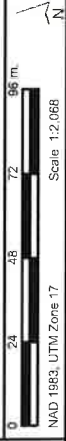
- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
- COLD WATER
- COOL WATER
- UNKNOWN
- WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TIDE
- WETLAND (NRVIS)
- PROvincially SIGNIFICANT
- LOCALLY SIGNIFICANT
- UNEVALUATED
- PARKS (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/Sources/Citations/L.htm>



The Corporation of the Township of Puslinch



Application Number: D13/ONT

Date: Aug. 7, 2015

Severance Application Comments:

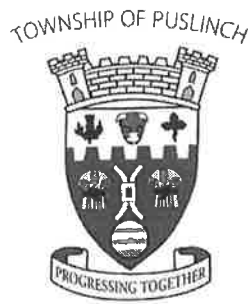
THE REDUCTION TO A 1 m SETBACK FOR THE BUILDING HAS SIGNIFICANT IMPACTS. NON COMBUSTIBLE CONSTRUCTION AND CLADDING WILL BE REQUIRED, INCLUDING A 1 HR FIRE RESISTANCE RATING AND NO PERMITTED UNPROTECTED OPENINGS WINDOWS/DOORS.

NO COMMENT ON THE .3 m REDUCTION FOR DRIVEWAY

NO COMMENT ON THE INCREASED SIZE OF BUILDING.

BUFFERING CAN BE ACHIEVED AROUND THE PARKING AREA IN THE REAR, NO PARKING AREAS ARE PROPOSED IN A REQUIRED SIDE YARD.

Inspector



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): 2333380 ON LTD

Address: 28 Brock Road North

City: Puslinch

Postal Code: N1H6H9

E-mail Address: drmadan@mangotreefht.com

Telephone Number: 9053303506

Fax: 5192240550

Applicant (Agent) Name(s): Nipun Madan

Address: same

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.

above only

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

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

Municipal address: 28 Brock Road North

Concession: 7 Lot: 20

Registered Plan Number: P-1643-74

Area: 1.5 ha 121 m Depth: 36.5 m Frontage: 36.5 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).

#1- Relief of the 3m side setback on the north side One metre side setback is proposed between the rear of the addition and the north lot line.

#2 - Relief of the 1m side setback between the lane way and the south side lot line. A 0.3 m setback between the proposed lane way and the south side lot line. Installation of a french drain or weeping tiles will accommodate drainage.

#3 - Relief of the maximum floor space under Bylaw C1-5 medical of 220m². Relief of 34m² is requested to accommodate the existing upper floor and relief of 99 m to accommodate the proposed addition. *Total relief of 133m²*

#4 - Relief of section 11(e) C1-6 (ii) A buffer area shall consist of one or more of the following screening devices:
opaque fence.

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

#1 - Pharmacy requires a minimum building width of 6.5 m to accommodate adequate patient space in front of the pharmacy counter, and adequate sapce for pharmacist behind the counter. See drawing.
#2 The lane way must be of adequate width to accommodate 2 way traffic
#3 the existing floor space is used my medical doctors and there is insufficient floor space to accommodate a pharmacist and pharmacy



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

Official Plan Designation: Residential
Zoning Designation: C1-6 Medical

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?

Brock Road, Wellington Road 46

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 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)

swales drain water over gravel driveway to level lawn of 60m x15m

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

12. What is the existing use of:

The subject property? medical office

The abutting properties? residential

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	brick/vinyl		brick/vinyl	
Main Building height	8 m	ft.	8 m	ft.
*Percentage lot coverage	2.5% m	ft.	3.5% m	ft.
*Number of parking spaces	16		16	
*Number of loading spaces	0		0	
Number of floors	1.5		1.5	
Total floor area	254 m ²	ft ²	353 m ²	ft ²
Ground floor area (exclude basement)	220 m ²	ft ²	220 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	8.5 m	ft.	8.5 m	ft.
Rear Yard	100 m	ft.	100 m	ft.
Side Yards	7.5 m	ft.	1 m	ft.

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

Date of acquisition of subject property: 2012

Date of construction of buildings property: 1950s with additions and renovations

16. How long have the existing uses continued on the subject property? 2 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:

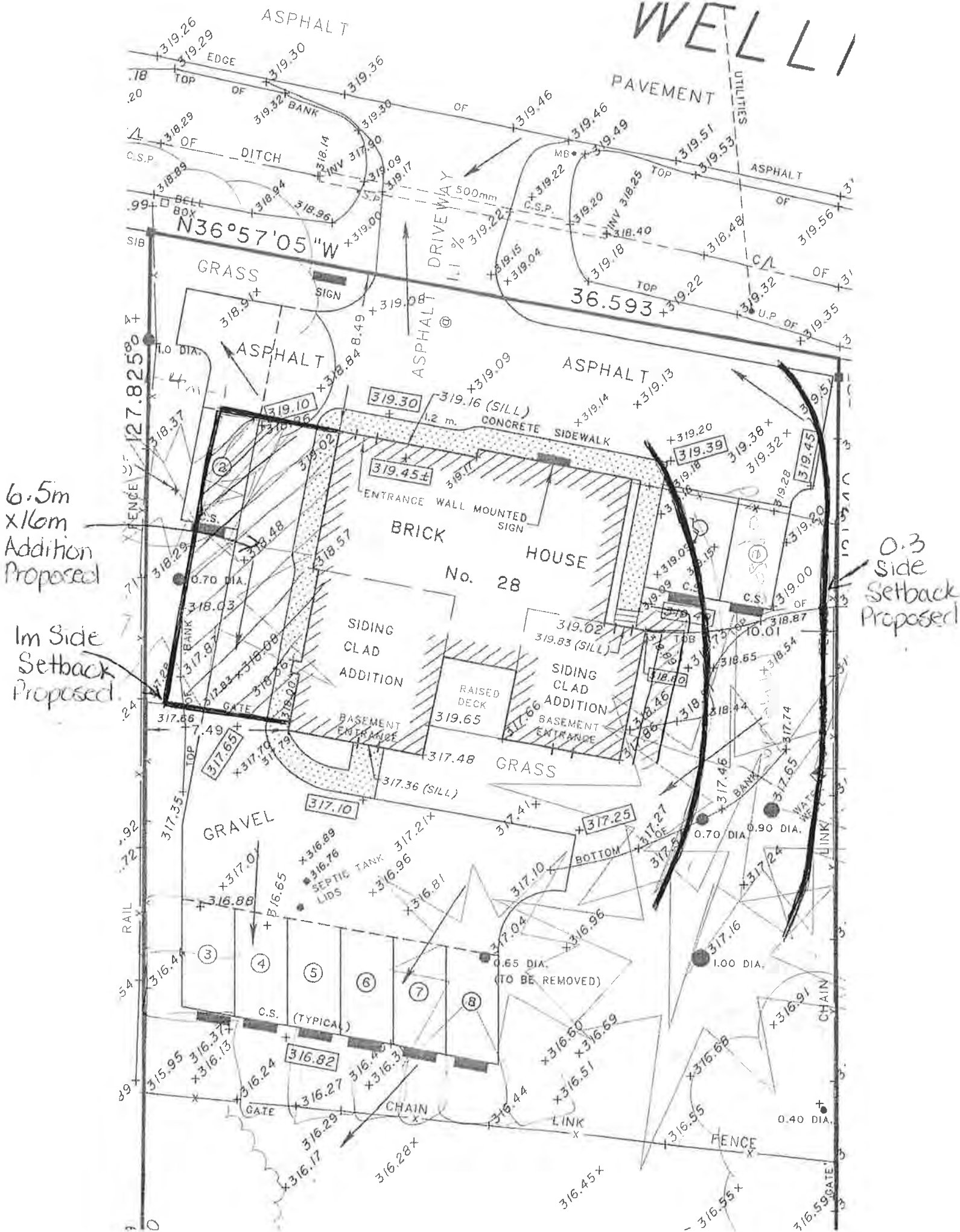
#1 Rezoning application

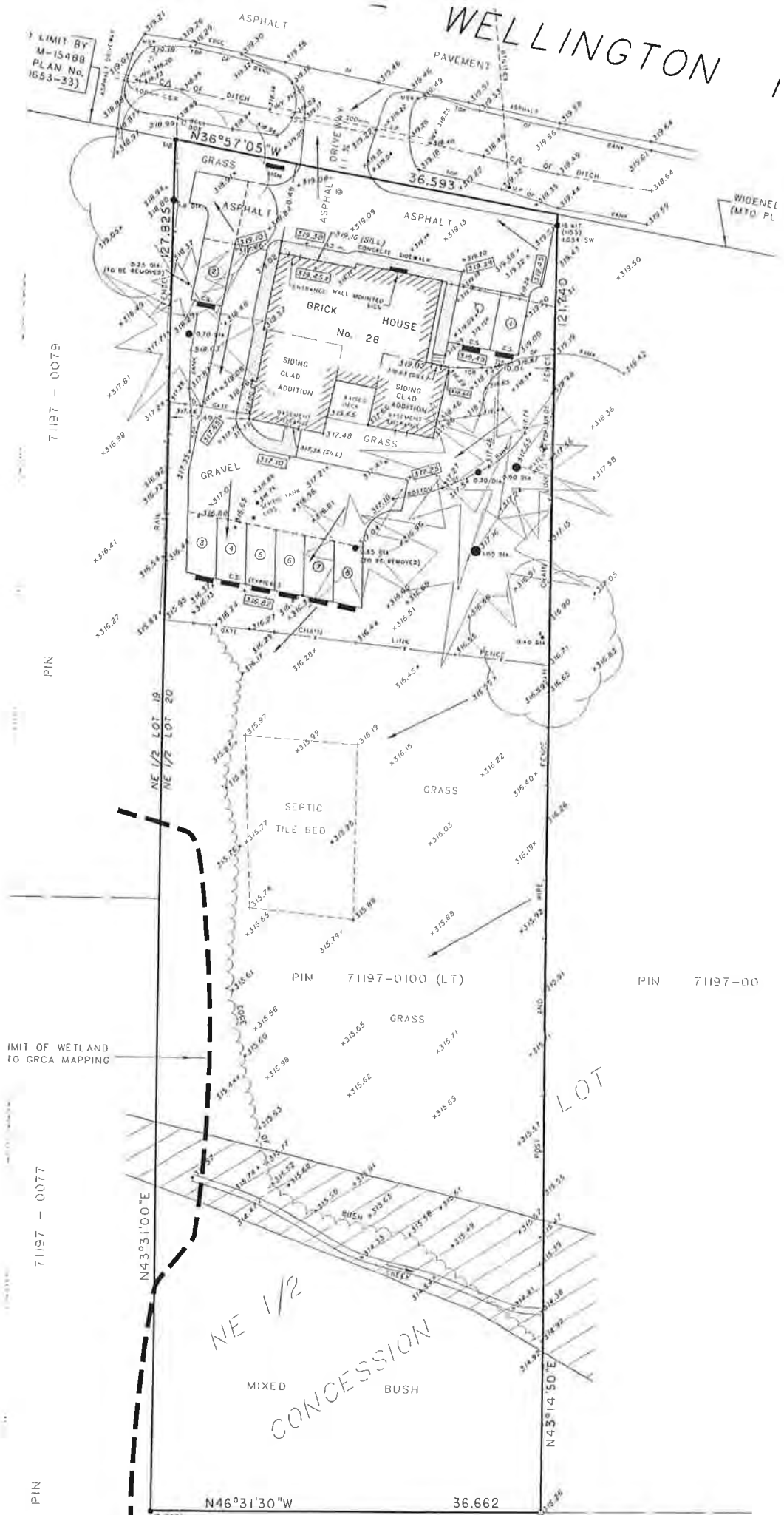
#2 variance for sign allowance

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>					





WELLINGTON

LIMIT BY
M-15488
PLAN No.
1653-33

N36°57'05"W

GRASS

BRICK HOUSE
No. 28

GRAVEL

SIDING CLAD
ADDITION

GRASS

SEPTIC
TILE BED

PIN 71197-0100 (LT)

GRASS

NE 1/2

MIXED BUSH

CONCESSION

PIN 71197-00

LOT

71197 - 0079

PIN

71197 - 0077

PIN

MIT OF WETLAND
TO GRCA MAPPING

N46°31'30"W

36.662

N43°14'50"E



TOWNSHIP OF PUSLINCH

Date: August 11, 2015

To: Committee of Adjustment

From: Kelly Patzer, Development Coordinator

Re: Planning Recommendation for
Application D13/TOD – Kelli P. Todd
Property described as Plan 386, Part Lots 3 & 12
Municipally known as 5 Eagle Lane
Township of Puslinch

Application:

Requesting relief from Zoning By-law 19/85, as amended, to:

1. A 13.65 +/- metre setback from the Natural Environment Zone for a proposed deck
2. A 17.549 +/- metre setback from the Natural Environment Zone for a proposed dwelling
3. A 1.7 metre +/- side yard setback for a dwelling with no attached garage on the south side of the property for a deck and covered entry porch.

County of Wellington Official Plan:

The property is designated as Primary Agricultural Special Policy Area 9.8.2 under the County of Wellington Official Plan. Single detached homes and accessory residential uses are permitted within this designation. Predominant uses within the Puslinch Lake area include low density residential development that is limited to infilling on existing residential lots.

Township of Puslinch Zoning By-law:

The subject property is zoned Resort Residential (RR) under By-law 19/85. Within Section 7 of the RR Zone, the front yard shall be considered a rear yard when the property abuts a lake or watercourse and the minimum depth shall be 7.5 metres.

Puslinch Lake includes the Natural Environment (NE) Zone as a ring around the lake. General Provisions of By-law 19/85, Section 3(26) states no buildings or structures, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) to the limit of the NE Zone. Accessory structures including decks are to maintain a minimum 3 metre setback from the limit of

the NE Zone. The By-law states that the setback from the Natural Environment (NE) Zone may be reduced to a distance that is supported by the Conservation Authority having jurisdiction pursuant to its authority provided under the Conservation Authorities Act, R.S.O. 1990.

General Provisions of By-law 19/85, Section 3(23) permits an encroachment of sundecks no more than 1.5 metres into a required front yard, a required rear yard or a required exterior side yard.

There is an unopened road allowance that runs through the property near and parallel to the lake that requires a front yard setback for the dwelling. Section 3.18 of the zoning by-law provides an exemption to the 27 metre front yard setback from the centreline of the road in built-up areas, being any lot between two existing buildings which are not more than 90 metres apart and both of which are between the street line and building line, a building may be erected with the front wall in line with the front wall of the existing building closest to the required building line.

Comments:

This application was circulated for review and comment to Township Departments, external agencies and the general public. No comments from the public were received.

The Township Building Department stated that the reduction of the required 3 metre side yard should not be permitted as this space is intended for parking when the dwelling does not have an attached garage.

The Township's Director of Public Works and Parks has confirmed there is a Township unopened road allowance through the property.

Staff notes the decision would need to be amended from the relief requested to exclude the setback relief requested from the Natural Environment Zone to the deck. The proposed deck meets the minimum setback of 3 metres to the NE Zone.

Recommendation:

It is the opinion of Staff that this application for a Minor Variance, as outlined 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 low density residential development on existing lots surrounding Puslinch Lake;
2. Maintains the purpose and intent of the Township of Puslinch Zoning By-law 19/85, as amended: the Grand River Conservation Authority has approved the



TOWNSHIP OF PUSLINCH

setback from the Natural Environment Zone for the proposed dwelling from the lake;

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: the applicant has demonstrated there is a designated parking area for vehicles outside of the required side yard due to the unique configuration of the lot; and it is confirmed there is a Township owned unopened road allowance through the property.

Staff has no objection Minor Variance application being approved to allow:

1. A 17.549+/- metre setback from the Natural Environment Zone for a proposed dwelling
2. A 1.7 metre +/- side yard setback for a dwelling with no attached garage on the south side of the property for a deck and covered entry porch.

Subject to the following condition:

The 1.7 metre side yard setback applies to only the balcony that extends to grade and the covered porch on the south side lot line.

Notes:

1. The lands are regulated by Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. A Development Permit from the GRCA is required the prior to the issuance of any Building Permits.
2. Location of neighbouring wells and sewage system is unknown. See attached for clearance distances from all septic tank and leaching beds under the Building Code.
3. Allowable glazing percentages are reduced with closer side, front and rear yard setbacks under the Building Code.



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

June 30, 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/TOD
5 Eagle Lane (Plan 386, Part Lot 3 and Lot 12)
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

- a) Allow for a 13.65 m setback from the Natural Environment Zone for a deck, whereas 30 m would normally be required.
- b) Allow for a 17.5 m setback from the Natural Environment Zone for a new dwelling, whereas 30 m would normally be required.
- c) Allow for a 1.7 m side yard setback for a deck and covered porch entry, whereas 3 m or 2 m side yard setback would normally be required.

With respect to item a) and b), comments of the Conservation Authority should be considered as to the appropriateness of relief being sought. The Committee should be satisfied that any concerns of the Conservation Authority can be addressed.

With respect to item c), as there are no areas of Provincial or County interest associated with this item, we would have no concerns with this aspect of the minor variance 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



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

DATE: July 30, 2015
GRCA FILE: D13-TOD – 5 Eagle Lane

YOUR FILE: D13/TOD

RE: **Application for Minor Variance D13/TOD**
5 Eagle Lane, Township of Puslinch
Kelli P. Todd

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application as proposed in the circulated material.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that a portion of the subject property is within the floodplain associated with Puslinch Lake and the entire property is within the allowance adjacent to Provincially Significant Mill Creek Puslinch Wetland Complex.

2. Legislative/Policy Requirements and Implications:

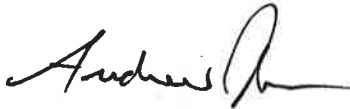
Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The proposed dwelling and any future development on the property will require 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 in the amount 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.

Yours truly,



Andrew Herreman
Resource Planner
Grand River Conservation Authority

* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

c.c. Kelli P. Todd – 5 Valley Drive (Eagle Lane), R.R.#22 Cambridge; N3C 2V4
Crozier Designs Inc. (email)



Grand River Conservation Authority

Map created: July 30, 2015

Prepared by: ah

D13/TOD

LEGEND

- 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 (WELLINGTON)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TOE
- WETLAND (NRVIS)
- PROVINCIAL SIGNIFICANT
- LOCALLY SIGNIFICANT
- UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

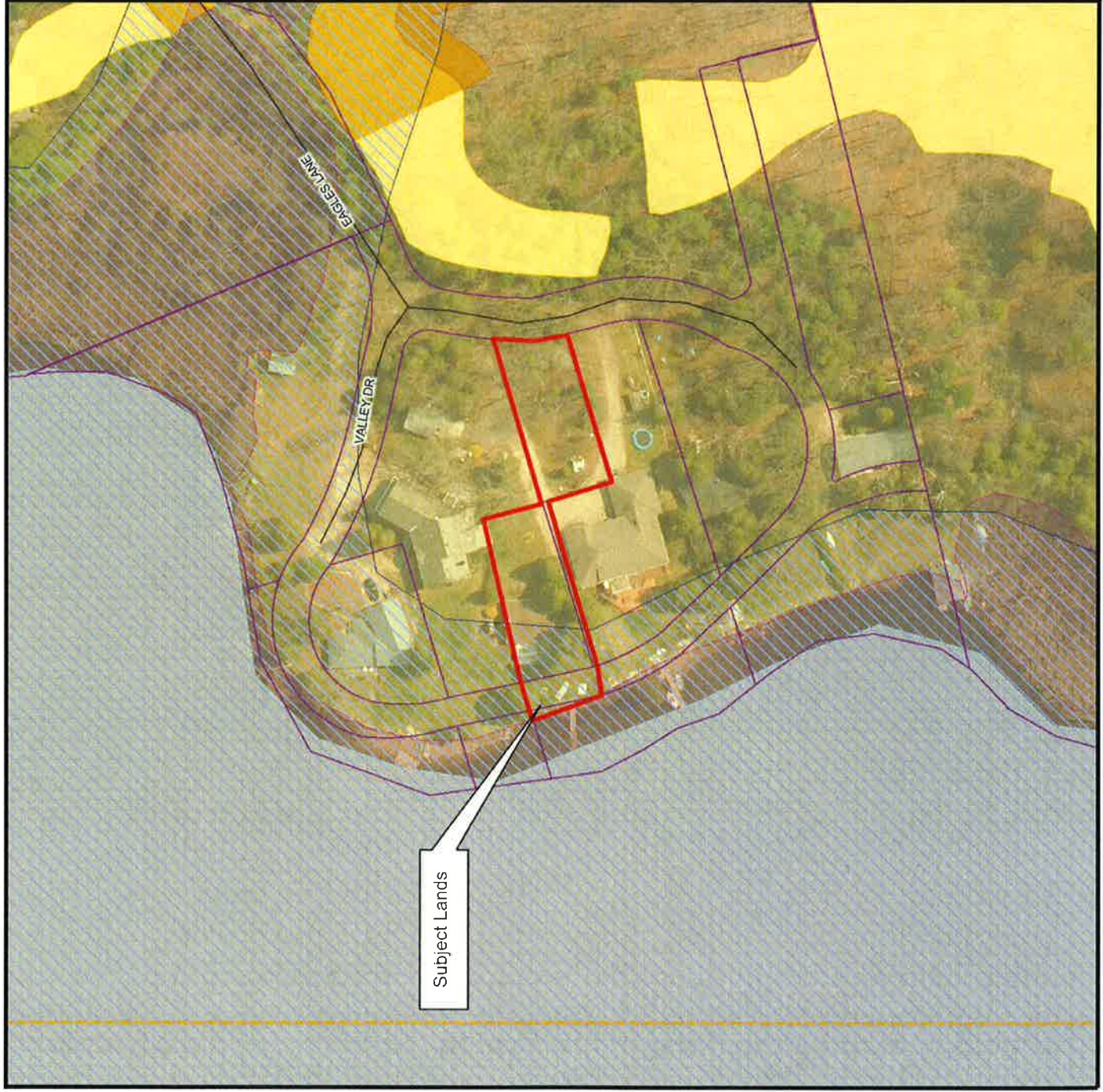
GRCA Disclaimer

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/SourcesCitations.htm>

0 14 28 42 56 m
NAD 1983, UTM Zone 17 Scale 1:1,186



From: [Adam French](#)
To: [Kelly Patzer](#)
Subject: RE: Committee Adjustment Application - 2 of 4
Date: August-04-15 9:11:29 AM
Attachments: [Septic Clearances.pdf](#)

Here ya go,

- >Reduction of 3 meter side yard should not be permitted as this space is intended for parking.
- >Location of neighbouring wells and sewage system unknown; See attached for clearance distances from all septic tank and leaching beds.
- >Allowable glazing percentages are reduced with closer side, front and rear yard setbacks.

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: July-28-15 1:36 PM
To: Sarah Wilhelm; Aldo Salis; Andrew Herreman; Adam French
Cc: John Sepulis; 'Dianne Paron'; Robin Wayne; Dennis O'Connor; Ken Roth
Subject: Committee Adjustment Application - 2 of 4

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

This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message may contain information that is confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient you are notified that any dissemination, distribution, copying or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Township to a third party in certain circumstances). Thank you.

8.2.1.6. Clearances for a Class 4 or 5 Sewage System

- (1) Except as provided in Sentences 8.2.1.4.(1) and (2), a *treatment unit* shall not be located closer than the minimum horizontal distances set out in Table 8.2.1.6.A.

Table 8.2.1.6.A.
Minimum Clearances for Treatment Units
Forming Part of Sentence 8.2.1.6.(1)

Object	Minimum Clearance, m
Structure	1.5
Well	15
Lake	15
Pond	15
Reservoir	15
River	15
Spring	15
Stream	15
Property Line	3
Column 1	2

- (2) Except as provided in Sentences 8.2.1.4.(1) and (2), a *distribution pipe* shall not be located closer than the minimum horizontal distances set out in Table 8.2.1.6.B. and these distances shall be increased when required by Sentence 8.7.4.2.(11).

Table 8.2.1.6.B.
Minimum Clearances for Distribution Piping
Forming Part of Sentence 8.2.1.6.(2)

Object	Minimum Clearance, m
Structure	5
Well with a watertight casing to a depth of at least 6 m	15
Any other well	30
Lake	15
Pond	15
Reservoir	15
River	15
Spring not used as a source of <i>potable</i> water	15
Stream	15
Property Line	3
Column 1	2

- (3) Except as provided in Sentences 8.2.1.4.(1) and (2), a *holding tank* shall not be located closer than the minimum horizontal distances set out in Table 8.2.1.6.C.



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

RECEIVED
Township of Puslinch

JUL 8 2015

General Information:

1. Applicant Information:

Registered Owner's Name(s): Kelli P. Todd

Address: 5 Valley Drive (Eagle Lane) RR# 22

City: Cambridge

Postal Code: N3C 2V4

E-mail Address: kelliptodd@gmail.com

Telephone Number: 519-841-0151

Fax: _____

Applicant (Agent) Name(s): Kevin Crozier c/o Crozier Designs Inc.

Address: 315 Union Street E.

City: Fergus

Postal Code: N1M 1W2

E-mail Address: info@crozierdesigns.com

Telephone Number: 519-787-4772

Fax: 519-787-7623

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

NA

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

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

Municipal address: 5 Valley Drive (Eagle Lane) RR# 22, Cambridge ON N3C 2V4

Concession: 1 Lot: 3 & 12, Parts 1,2,3

Registered Plan Number: 386 (61R-20505)

Area: 0.1034 ha Depth: 80.651 m Frontage: 15.410 m
0.2556 ac 264.60 ft 50.56 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).

1. Reduction of required setback from an NE Zone of 30.0 m to 13.65 m +/- for a proposed deck and 17.549 +/- for the proposed house.
2. Reduction of required side yard setback for dwelling with no attached garage from 3.0 m to 1.7 m +/- on south side of property for deck and covered entry porch.

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

1. Setback from NE Zone: Existing deck is 10.845 m from NE Zone & Existing Dwelling is 15.297 m from NE Zone. Owner wishes to develop new deck and new proposed house as per item 4. above setbacks. A 30 m setback on this lot would not be physically possible.
2. Reduction of required side yard setback required for deck and porch encroachment due to tapering of lot.

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

Official Plan Designation: _____

Zoning Designation: Resort Residential

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☒ (please specify below)

Eagle Lane (private) to Valley Drive (municipal)

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

Eagle Lane to Valley Drive

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

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other means: ☒ (explain below)

Surface sheet flow to road side of property and to Lake Puslinch (not designed)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:**12. What is the existing use of:**The subject property? Single Family ResidentialThe abutting properties? Single Family Residential**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	Dwelling		Dwelling	
Main Building height	m	12.5 ft.	6.096 m	20.0 ft.
*Percentage lot coverage	11.79% m	ft.	18.1% m	ft.
*Number of parking spaces	1		1	
*Number of loading spaces	NA		NA	
Number of floors	1		1	
Total floor area	82.94 m ²	892.8 ft ²	263.48 m ²	2,836.00 ft ²
Ground floor area (exclude basement)	82.94 m ²	892.8 ft ²	131.74 m ²	1,418.00 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	15.297 m	50.19 ft.	17.549 m	57.58 ft.
Rear Yard	20.267 m	66.49 ft.	9.292 m	30.49 ft.
Side Yards	N 1.403 S 3.341 m	N 4.60 S 10.96 ft.	N 2.180 S 3.056 m	N 7.15 S 10.03 ft.

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

Date of acquisition of subject property: 2013

Date of construction of buildings property: c 1952

16. How long have the existing uses continued on the subject property? since 1952

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 checked="" type="checkbox"/>	<input type="checkbox"/>	B12613	TWP of Puslinch,	Lot 12, Plan 386	To allow for Lots 3 & 12	Completed
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		County of Wellington	RO705587	to be conjoined	
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

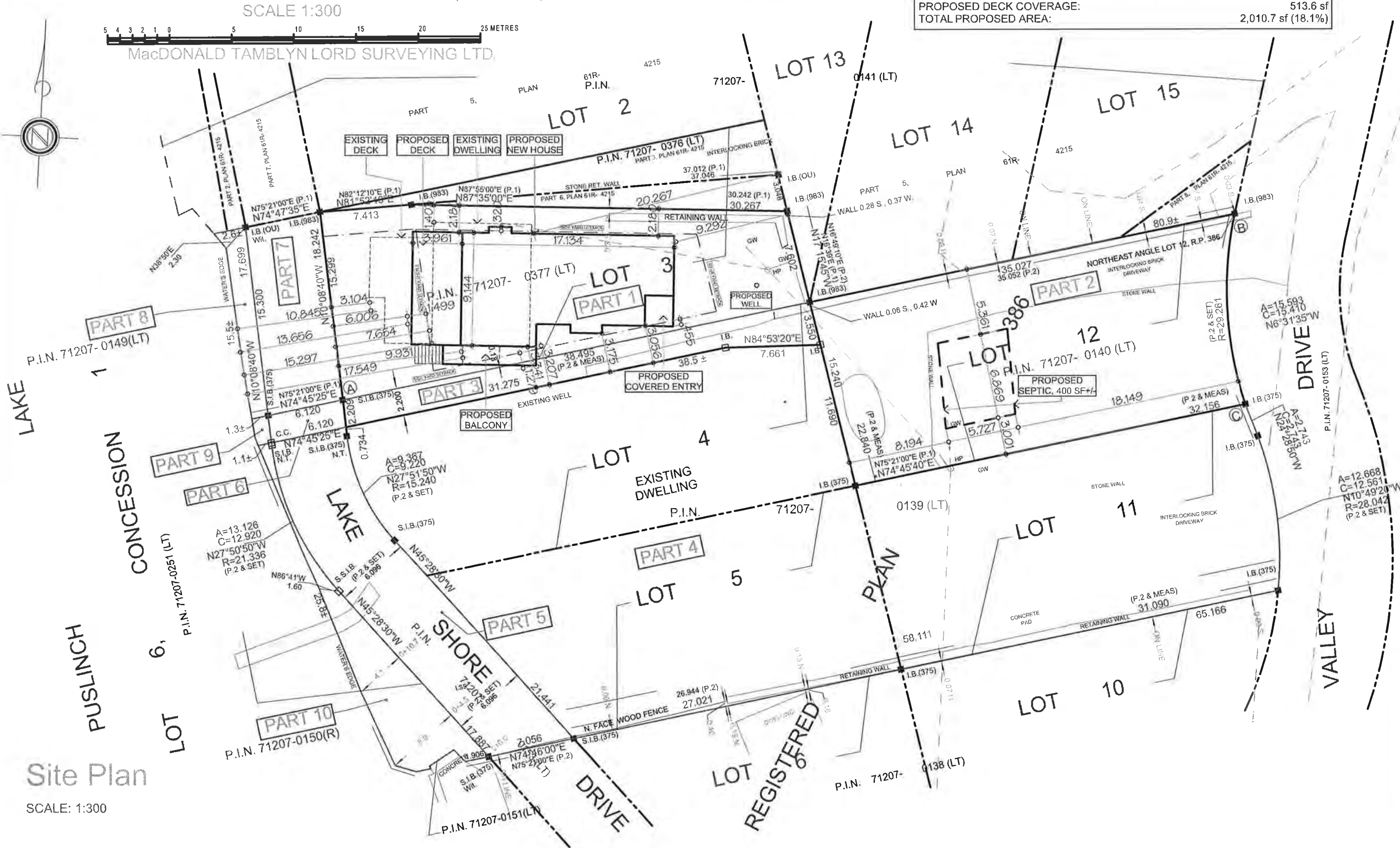
PLAN OF SURVEY OF
LOTS 4, 5, 11 AND 12 AND PART OF LOT 3,
REGISTERED PLAN 386 AND,
PART OF LOT 6, CONCESSION 1
TOWNSHIP OF PUSLINCH, COUNTY OF WELLINGTON

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING THE COMBINED SCALE FACTOR OF 0.9996837.

BEARING REFERENCE
BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS
OBSERVATIONS FROM MONUMENT A TO B, SHOWN HEREON,
HAVING A BEARING OF N74°45'25"E, NAD83 (CSRS), AND ARE
REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17
(81° WEST LONGITUDE).

LEGEND:
S.I.B. DENOTES SURVEY MONUMENT FOUND
I.B. DENOTES SURVEY MONUMENT SET
Wit. DENOTES STANDARD IRON BAR
(375) DENOTES IRON BAR
DENOTES WITNESS
ROBINSON AND DONALDSON
(576) DENOTES N.J. GOEBELLE, O.L.S.
(STANTEC) DENOTES STANTEC GEOMATICS LTD.
P.1 DENOTES PLAN 61R-4215
P.2 DENOTES REGISTERED PLAN 386

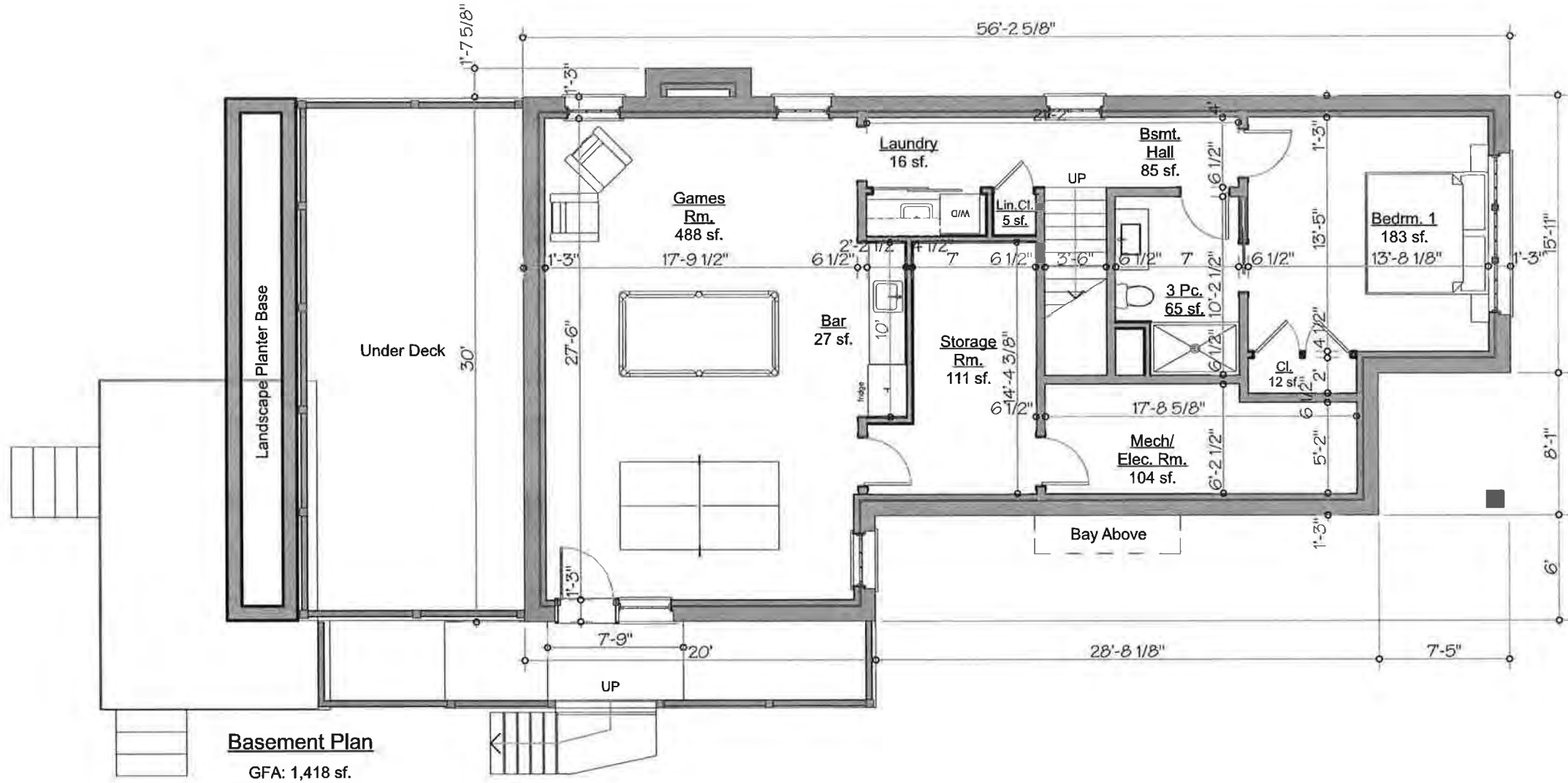
PROPOSED SITE INFORMATION FOR LOTS 3 & 12, (Parts 1,2,3):	
ZONING:	RR (Resort Residential)
SITE AREA:	11,132.7 sf. or 0.25 ac.
TOTAL ALLOWABLE COVERAGE (30%):	3,339.8 sf.
REQ'D LANDSCAPE OPENSAPCE (30%):	3,339.8 sf.
EXT'G. 1 STOREY COTTAGE COVERAGE:	892.8 sf.
EXT'G. DECK COVERAGE:	420.2 sf.
TOTAL EXISTING AREA:	1,313.0 sf (11.79%)
PROPOSED 1 STOREY COTTAGE COVERAGE:	1,497.1sf
PROPOSED DECK COVERAGE:	513.6 sf
TOTAL PROPOSED AREA:	2,010.7 sf (18.1%)




DATE	08/07/2015	MV1
DRAWING TITLE:	Site Plan - For Minor Variance	
PROJECT:	Todd New House Option Ar1, 6 Eagle Lane, Puslinch, ON, N3C 2V4	
PROJECT No:	15104	SCALE: AS NOTED
All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.		
Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.		
KEVIN CROZIER, B. ARCH. 315 UNION STREET, E. FERGUS, ON NIM 1W2 Ph. 519-787-4772 Fax. 519-787-7623 E-MAIL kcrozier@cogeco.ca	SCIN FIRM # 31068 SCIN DESIGNER # 22327	

Basement Plan

SCALE: 1/8" = 1'-0"



	DRAWING TITLE: Basement Plan - For Minor Variance		DATE 08/07/2015
	PROJECT: Todd New House Option Ar1, 6 Eagle Lane, Puslinch, ON, N3C 2V4		MV2
	PROJECT No.: 15104	SCALE: AS NOTED	

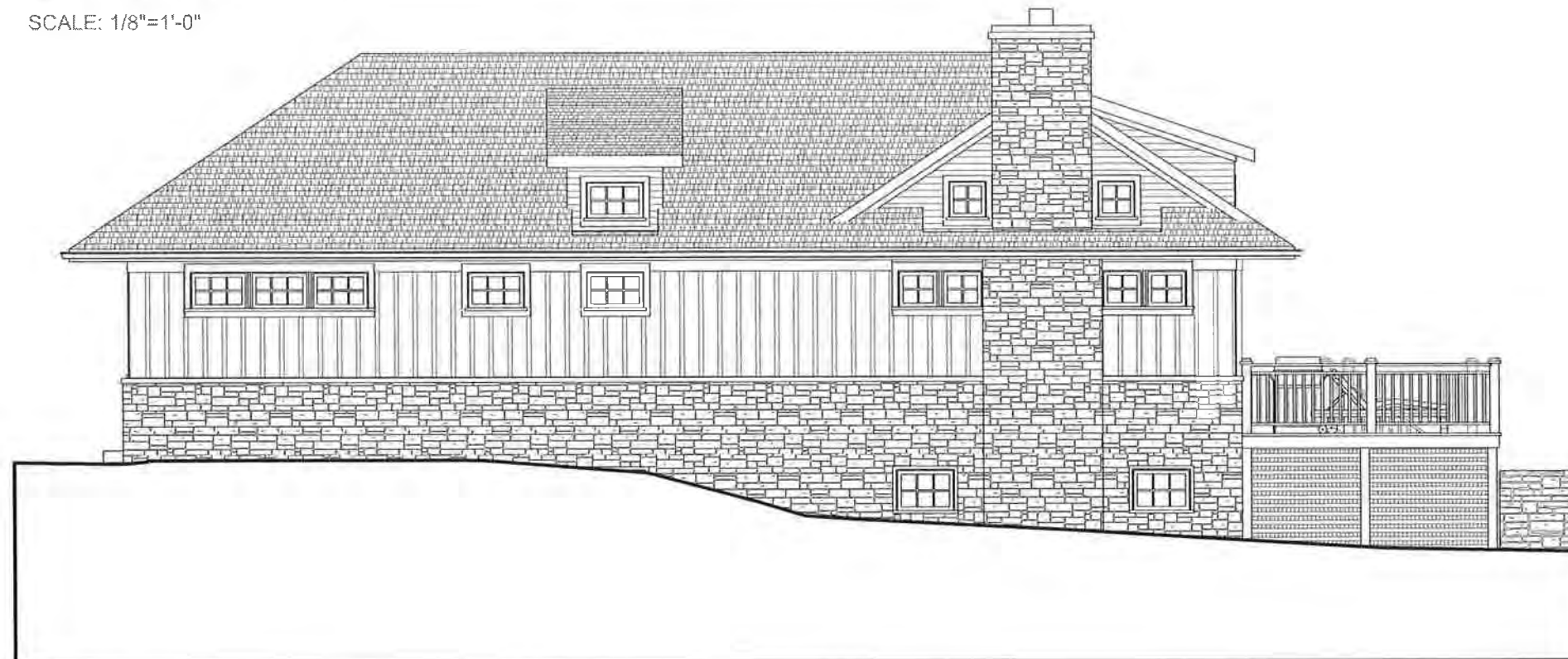
All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.
Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.

KEVIN CROZIER, B. ARCH.
315 UNION STREET, E.
FERGUS, ON NIM 1W2
Ph. 519-787-4772
Fax. 519-787-7623
E-MAIL: kcrozier@cogeco.ca
BCIN FIRM # 31068
BCIN DESIGNER # 22327



South Elevation

SCALE: 1/8"=1'-0"



North Elevation

SCALE: 1/8"=1'-0"



KEVIN CROZIER, B. ARCH.
315 UNION STREET, E.
FERGUS, ON NIM 1W2
Ph. 519-787-4772
Fax. 519-787-7623
E-MAIL kcrozier@ogeco.ca
BCIN FIRM # 31066
BCIN DESIGNER # 22327

All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.
Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.

DRAWING TITLE:

South & North Elevations - For Minor Variance

PROJECT:

Todd New House Option Ar1, 6 Eagle Lane, Puslinch, ON, N3C 2V4

PROJECT No. 15104 SCALE:

AS NOTED

DATE

08/07/2015

MV4



West Elevation

SCALE: 1/8"=1'-0"



East Elevation

SCALE: 1/8"=1'-0"



KEVIN CROZIER, B. ARCH.
315 UNION STREET, E.
FERGUS, ON NIM 1W2
Ph. 519-787-4772
E-MAIL: kcrozier@cogeco.ca
BCIN FIRM # 31068
BCIN DESIGNER # 22327

All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.
Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.

DRAWING TITLE:

East & West Elevations - For Minor Variance

PROJECT:

Todd New House Option Ar1, 6 Eagle Lane, Puslinch, ON, N3C 2V4

PROJECT No: 15104

SCALE: AS NOTED

DATE

08/07/2015

MV5

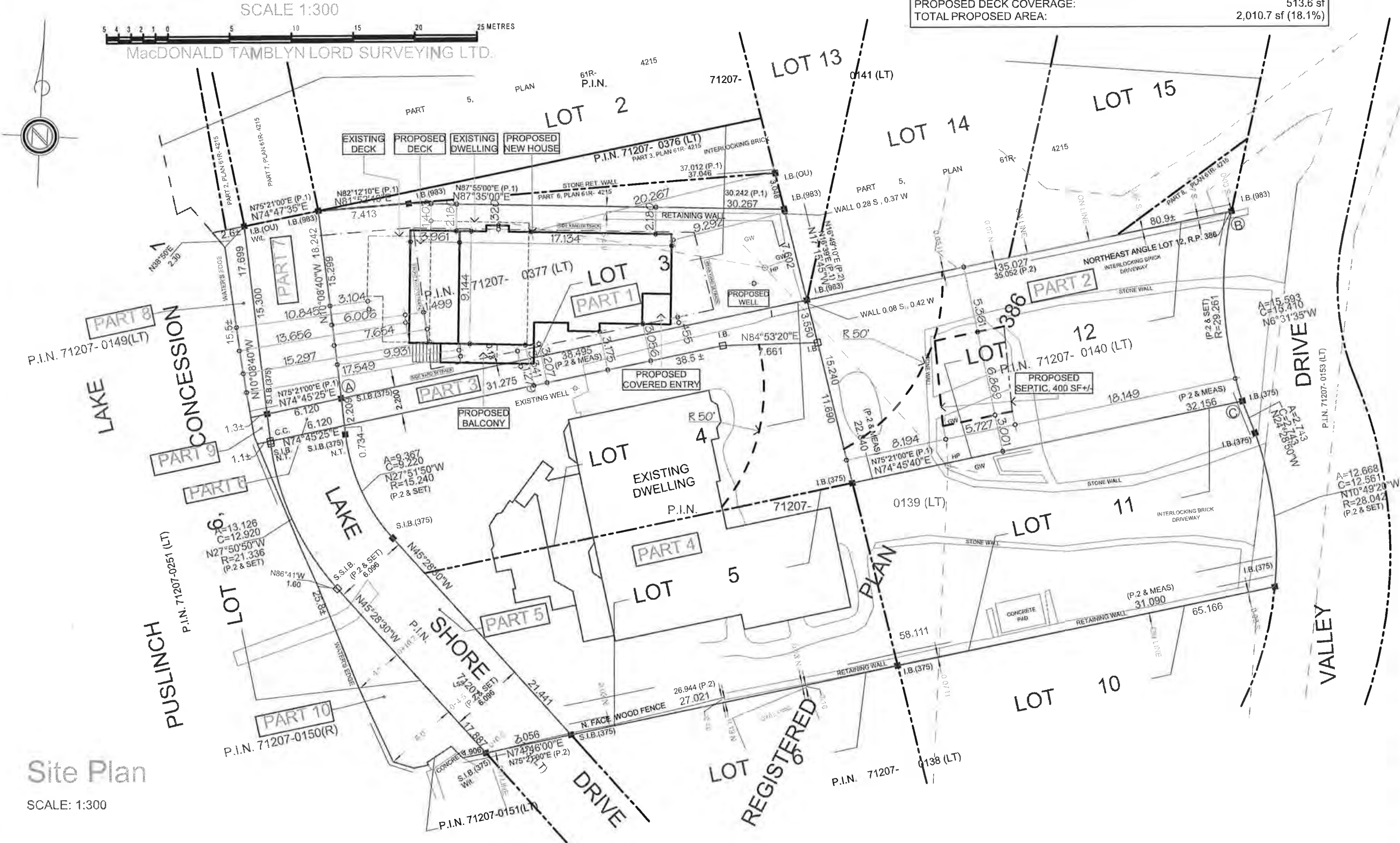
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(STANTEC) DENOTES N.J. GOEBELLE, O.L.S.
P.1 DENOTES STANTEC GEOMATICS LTD.
P.2 DENOTES PLAN 61R-4215
P.2 DENOTES REGISTERED PLAN 386

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DATE	07/07/2015	MV1
DRAWING TITLE:	Site Plan - For Minor Variance	
PROJECT:	Todd New House Option Ar1, 6 Eagle Lane, Puslinch, ON, N3C 2V4	
PROJECT NO:	15104	SCALE: AS NOTED
KEVIN CROZIER, B. ARCH.	315 UNION STREET, E. FERGUS, ON NIM 1W2 Ph. 519-787-4772 E-MAIL kcrozier@crozierdesigns.ca	Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.
BCIN FIRM #	31068	BCIN DESIGNER # 22327



TOWNSHIP OF PUSLINCH

Date: August 11, 2015

To: Committee of Adjustment

From: Kelly Patzer, Development Coordinator

Re: Planning Recommendation for
Application D13/REI – Reid's Heritage Homes
Property described as Concession 2, Part Lot 11
Municipally known as 6765 Wellington Road 34
Township of Puslinch

Application:

Requesting relief from Zoning By-law 19/85, as amended, to allow a minimum lot frontage of 55.0 metres (180.5) to accommodate a proposed severance (County of Wellington file B44/15).

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.

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.

The purpose of this application is to correct title of three properties that were inadvertently merged on title. There is no change of the previous lot lines that existed prior to the properties merging on title.

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.



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

July 30, 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 REI
6765 Wellington Road 34 (Part Lot 11, Concession 2)
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 55 m (180.5 ft) for a lot which previously existed, but merged on title. A minimum frontage of 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 B44/15 which was granted provisional consent July 23, 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,

Sarah Wilhelm, MCIP, RPP
Senior Planner



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: July 30, 2015 **YOUR FILE:** D13/REI
GRCA FILE: D13-REI – 6765 and 6815 Wellington Road 34

RE: **Applications for Minor Variance D13/REI**
6765 and 6815 Wellington Road 34, Township of Puslinch
Reid's Heritage Homes Ltd.

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the minor variance applications as proposed in the circulated material.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject properties contain wetlands and the allowances adjacent to the wetlands.

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. Any future development on the properties within the regulated areas 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 \$380.00 for our review of the related consent applications B44/15 and B45/15. As such, plan review fees for these applications are not required.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Andrew Herreman", written over a horizontal line.

Andrew Herreman
Resource Planner
Grand River Conservation Authority

* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

c.c. Reid's Heritage Homes Ltd. c/o Matt Robson – 6783 Wellington Road 34, Cambridge, ON N3C 2V4



Grand River Conservation Authority

Map created: July 30, 2015
Prepared by: ah

D13/REI

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (WNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
- COLD WATER
- COOL WATER
- UNKNOWN
- WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- 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)
- PROVINCIAL SIGNIFICANT
- LOCALLY SIGNIFICANT
- UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained herein 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://grins.grandriver.ca/docs/Sources/Citations/L.htm>

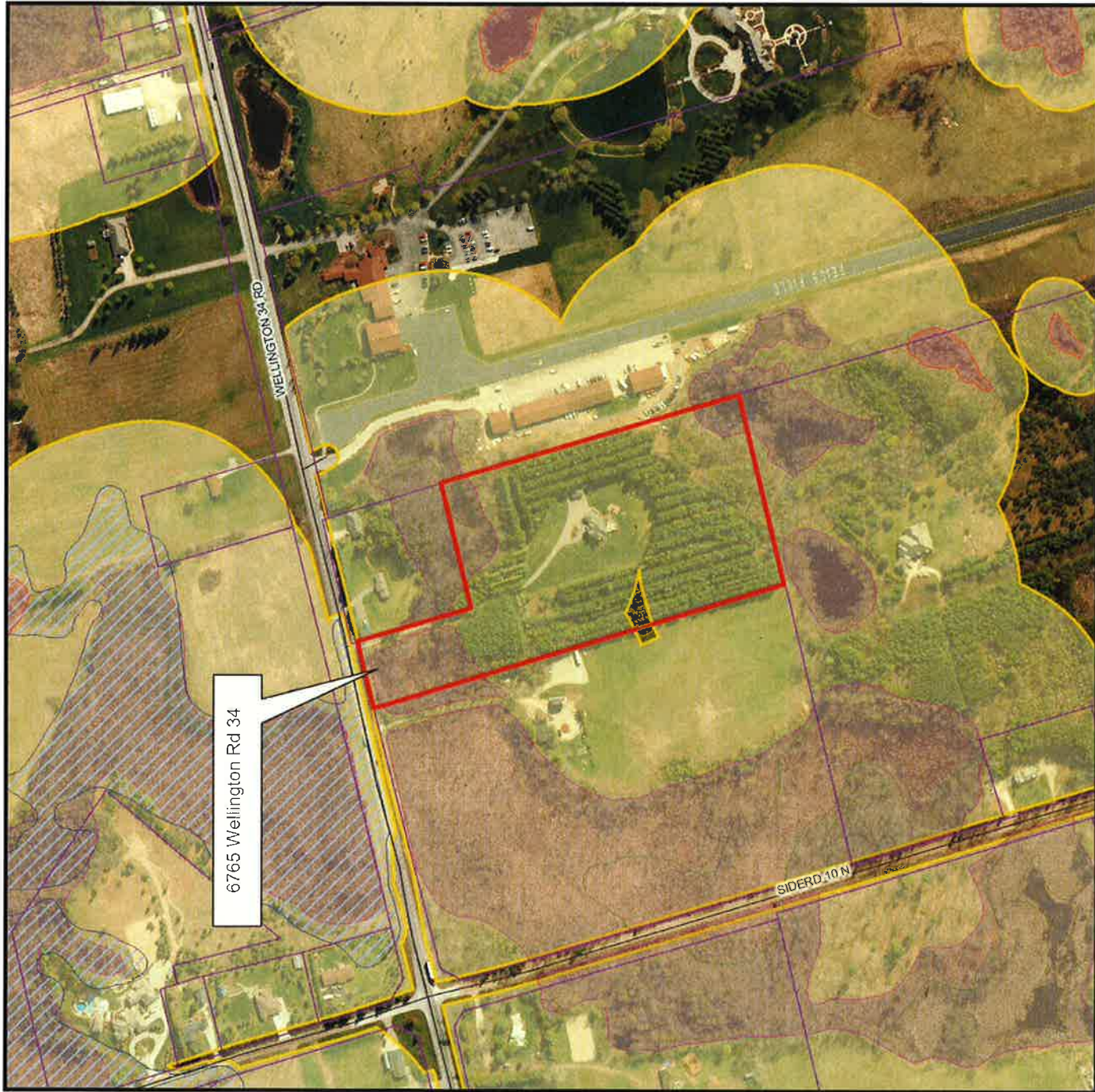
0 55 110 165 220 m

NAD 1983, UTM Zone 17

Scale 1:4,761

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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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): Reid's Heritage Homes Ltd.

Address: 6783 Wellington Road #34

City: Cambridge

Postal Code: N3C 2V4

E-mail Address: mrobson@heritagehomes.com

Telephone Number: 519-658-6656 ext. 274

Fax: _____

Applicant (Agent) Name(s): Matthew Robson - Land Development Project Manager

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: 6765 Wellington Road #34

Concession: 2 Lot: PT LOT 11

Registered Plan Number: Part 1 61R-3924

Area: 4.7 ha Depth: 367 m Frontage: 55 m
11.6 ac 1204 ft 180 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 vary Section 5(3)(B) of Township of Puslinch Zoning By-law 19/85 to allow for a minimum lot frontage of 55.0m (180.5ft) whereas the Zoning By-Law requires 121.9m (400.0ft).

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

The subject lands were created by way of consent on January 9, 1991 and inadvertently merged with abutting property when acquired on November 15, 1991 as they shared common ownership under Reid's Heritage Homes Ltd. A consent application has been filed with the County of Wellington (B44/15) to reinstate the original configuration prior to merging. This application is scheduled to appear before the County of Wellington Land Division Committee on July 23, 2015.

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

Official Plan Designation: Core Greenlands and Greenlands

Zoning Designation: Agricultural (A) Zone, Natural Environment (NE) Zone

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?

Wellington Road #34

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 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 (Detached Dwelling and Accessory Buildings)

The abutting properties? Agricultural / Commercial

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	SFD	Garage	N/A	N/A
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	~2% m	~1% ft.	m	ft.
*Number of parking spaces	N/A	N/A		
*Number of loading spaces	N/A	N/A		
Number of floors		N/A		
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)

Dwelling Garage

Building Details:	Existing:		Proposed:	
Front Yard	~211 m	~204m ft.	N/A m	N/A ft.
Rear Yard	~129 m	~145m ft.	N/A m	N/A ft.
Side Yards	~55(e) ~82(w) m	~35m(e) ~121m(w) ft.	N/A m	N/A ft.

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

Date of acquisition of subject property: November 15, 1991

Date of construction of buildings property: 2007

16. How long have the existing uses continued on the subject property? 2007

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"/>	B44/15	County of Wellington	Yes	Corrected merged titles	July 23, 2015 hearing
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					



6783 Wellington Road 34, RR 22
Cambridge ON N3C 2V4
T: 519.658.6656
TF: 877.88.REIDS
F: 519.654.9746

July 21, 2015

Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9

Attention: Ms. Kelly Patzer, Development Coordinator

RE: Minor Variance Applications for 6765 & 6815 Wellington Road #34

Ms. Patzer,

On behalf of Reid's Heritage Homes Ltd. please accept the attached minor variance applications for the following lands:

Application #1 - 6765 Wellington Road 34

(Part of Lot 11, Concession 2, Township of Puslinch, BEING Part 1 of Reference Plan 61R-3924)

Requested relief: To vary Section 5(3)(B) of Township of Puslinch Zoning By-law 19/85 to allow for a minimum lot frontage of 55.0m (180.5ft) whereas the Zoning By-Law requires 121.9m (400.0ft).

Application #2 - 6815 Wellington Road 34

(Part of Lot 13, Concession 2, Township of Puslinch, BEING as in ROS521635 & Part 1 of Reference Plan 61R-3463)

Requested relief: To vary Section 5(3)(B) of Township of Puslinch Zoning By-law 19/85 to allow for a minimum lot frontage of 24.0m (78.7ft) whereas the Zoning By-Law requires 121.9m (400.0ft).

The purpose of these applications is to satisfy conditions of provisional consent for County of Wellington consent files B44/15 & B45/15. As previously discussed, these consent applications were filed to correct title of three (3) properties which inadvertently merged on title. The severances would reinstate the lots to the original configuration in place prior to the merger. No new development on the subject lands is proposed at this time.

As the variances are required to correct title on lands which have already been developed and were previously held under separate titles, we request that the Committee of Adjustment grant the requested relief.

Accordingly, please find the following attached documents:

- One (1) cheque made payable to the Township of Puslinch in the amount of \$650.00 for the application fee for Application #1;
- One (1) cheque made payable to the Township of Puslinch in the amount of \$650.00 for the application fee for Application #2.
- One (1) Sketch for Application #1
- One (1) Sketch for Application #2
- One (1) Executed Application Form for Application #1
- One (1) Executed Application Form for Application #2

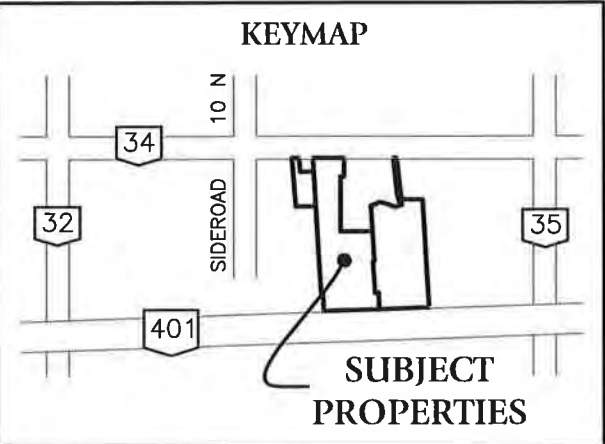
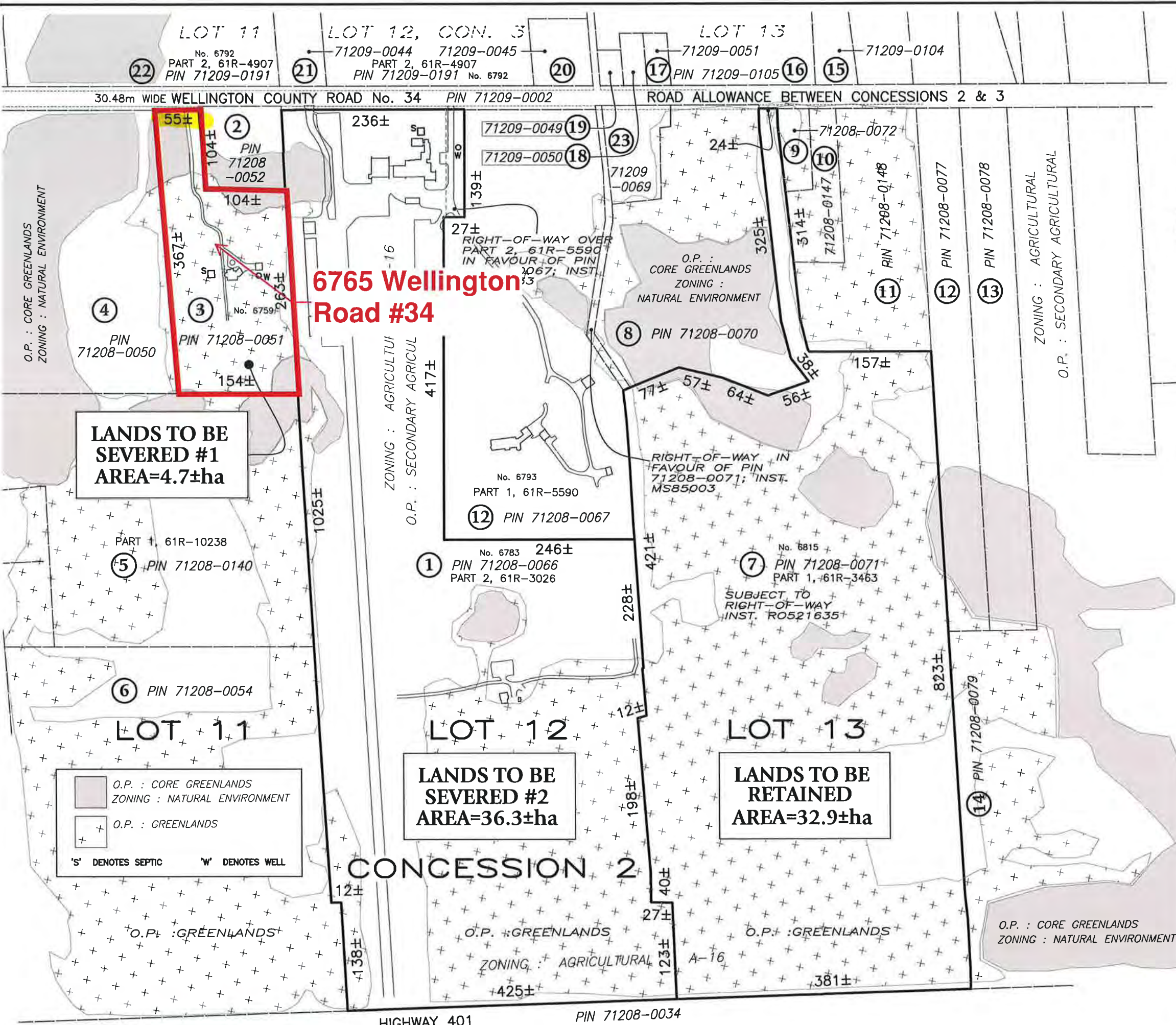
We trust the Township has everything required to review and process the applications, however, should you need any additional information, please do not hesitate to contact me by email at mrobson@heritagehomes.com or by telephone at (519)-658-6656 ext 274. We look forward to appearing before the Township's Committee of Adjustment at the August 11, 2015 meeting.

Regards,



Matthew Robson
Land Development Project Manager

Cc: Scott Reid, Reid's Heritage Homes Ltd. (by e-mail only)
Tim Blevins, Reid's Heritage Homes Ltd. (by e-mail only)
Tim Strome, Reid's Heritage Homes Ltd. (by e-mail only)
Craig Robson, Robson Carpenter LLP (by e-mail only)
William Thompson, Robson Carpenter LLP (by e-mail only)
Deanne Harmer, Robson Carpenter LLP (by e-mail only)
Sarah Wilhelm, County of Wellington (by e-mail only)



SEVERANCE SKETCH
PART OF LOT 11, 12 & 13
CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 5000


0 25 50 100 200 300 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.
 2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A & A-16) & 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. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
 6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
ON THE 14th DAY OF MAY, 2015


JAMES M. LAWS
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: JML	PROJECT No. 20349-11
Jul 21, 2015-12:57pm G:\PUSLINCH\Con2\Acad\SEVERANCES\SEV PT12-13 (RHH).dwg		



TOWNSHIP OF PUSLINCH

Date: August 11, 2015

To: Committee of Adjustment

From: Kelly Patzer, Development Coordinator

Re: Planning Recommendation for
Application D13/REI – Reid's Heritage Homes
Property described as Concession 2, Part Lot 11
Municipally known as 6815 Wellington Road 34
Township of Puslinch

Application:

Requesting relief from Zoning By-law 19/85, as amended, to allow a minimum lot frontage of 24.0 metres (78.7 ft) to accommodate a proposed severance (County of Wellington file B45/15).

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 5.3(b), requires a minimum lot frontage of 121.9 metres for properties over 4.0 hectares.

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.

The purpose of this application is to correct title of three properties that were inadvertently merged on title. There is no change of the former lot lines that existed prior to the properties merging on title.

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.



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

July 30, 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 REI
6815 Wellington Road 34 (Part Lot 13, Concession 2)
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 24 m (78.7 ft) for a lot which previously existed, but merged on title. A minimum frontage of 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 B45/15 which was granted provisional consent July 23, 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,

Sarah Wilhelm, MCIP, RPP
Senior Planner



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: July 30, 2015 **YOUR FILE:** D13/REI
GRCA FILE: D13-REI – 6765 and 6815 Wellington Road 34

RE: **Applications for Minor Variance D13/REI**
6765 and 6815 Wellington Road 34, Township of Puslinch
Reid's Heritage Homes Ltd.

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the minor variance applications as proposed in the circulated material.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject properties contain wetlands and the allowances adjacent to the wetlands.

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. Any future development on the properties within the regulated areas 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 \$380.00 for our review of the related consent applications B44/15 and B45/15. As such, plan review fees for these applications are not required.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Andrew Herreman", written over a horizontal line.

Andrew Herreman
Resource Planner
Grand River Conservation Authority

* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

c.c. Reid's Heritage Homes Ltd. c/o Matt Robson – 6783 Wellington Road 34, Cambridge, ON N3C 2V4



D13/REI

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESS (MNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
- COLD WATER
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- LOCALLY SIGNIFICANT
- UNEVALUATED
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- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTRG (ONT)

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<http://grins.grandriver.ca/docs/Sources/Citations1.htm>

0 130 260 390 520 m

NAD 1983, UTM Zone 17

Scale 1:11,456

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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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): Reid's Heritage Homes Ltd.

Address: 6783 Wellington Road #34

City: Cambridge

Postal Code: N3C 2V4

E-mail Address: mrobson@heritagehomes.com

Telephone Number: 519-658-6656 ext. 274

Fax: _____

Applicant (Agent) Name(s): Matthew Robson - Land Development Project Manager

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.

Canadian Imperial Bank of Commerce

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

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

Municipal address: 6815 Wellington Road #34

Concession: 2 Lot: PT LOT 13

Registered Plan Number: As in ROS521635 & Part 1 of 61R-3463

Area: 32.9 ha Depth: 1157 m Frontage: 24.0 m
81.3 ac 3796 ft 78.7 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 vary Section 5(3)(B) of Township of Puslinch Zoning By-law 19/85 to allow for a minimum lot frontage of 24.0m (78.7ft) whereas the Zoning By-Law requires 121.9m (400.0ft).

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

The subject property inadvertently merged with the abutting property when acquired under common ownership. A consent application has been filed with the County of Wellington (B45/15) to reinstate the original configuration prior to merging. This application is scheduled to appear before the County of Wellington Land Division Committee on July 23, 2015.

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

Official Plan Designation: Secondary Agriculture, Core Greenlands, and Greenlands

Zoning Designation: Agricultural (A) Zone and Natural Environment (NE)

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?

Wellington Road #34

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: No Development Proposed

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 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 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? Woodlot

The abutting properties? Agricultural / Commercial

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

No Existing or Proposed Structures

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)

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: January 31, 1986 & May 16, 1986 (lands were acquired in two parts and intentionally merged) _____

Date of construction of buildings property: N/A

16. How long have the existing uses continued on the subject property? N/A

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

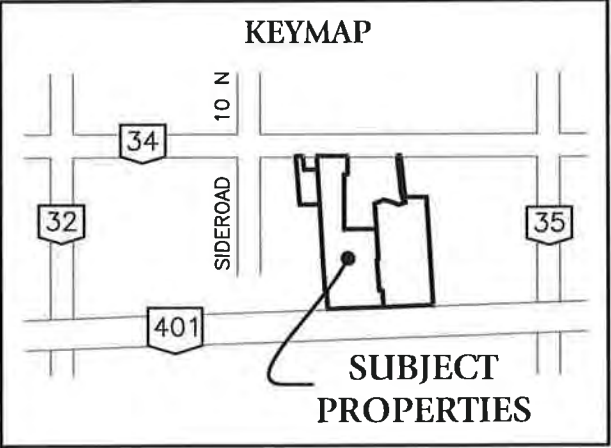
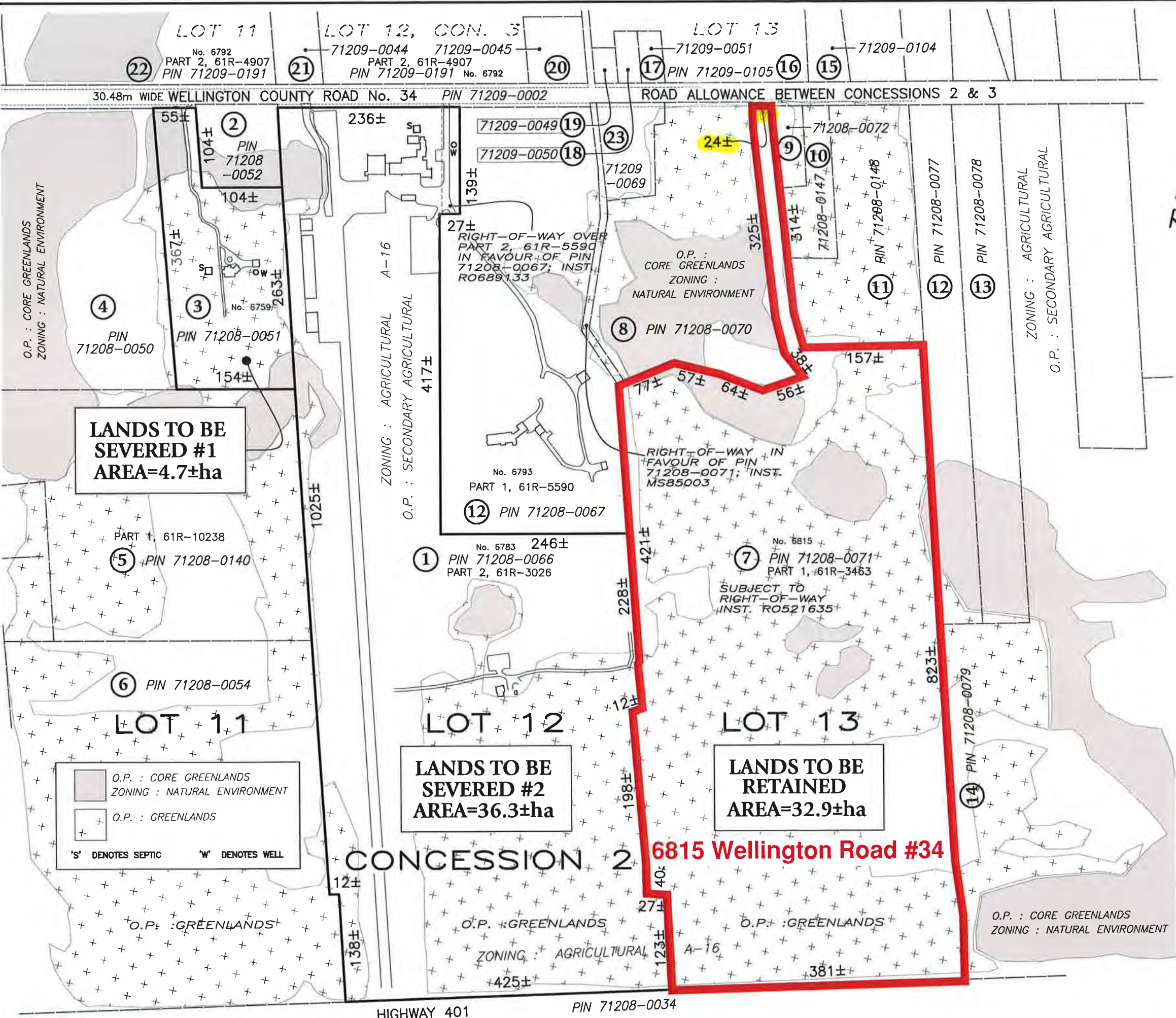
Yes ☐ No ☒

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"/>	B45/15	County of Wellington	Yes	Corrected merged titles	July 23, 2015 hearing
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					



SEVERANCE SKETCH
PART OF LOT 11, 12 & 13
CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 5000


0 25 50 100 200 300 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.
 2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A & A-16) & 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. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
 6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
ON THE 14th DAY OF MAY, 2015


JAMES M. LAWS
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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DRAWN BY: JAM | CHECKED BY: JML | PROJECT No. 20349-11

Jul 21, 2015-12:57pm
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6815 Wellington Road #34