



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
FEBRUARY 9, 2021
7:00 p.m.

Register at:

https://us02web.zoom.us/webinar/register/WN_1BG0bbOfQr23EVwzHu8wfQ

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

Canada: +1 647 558 0588

or +1 778 907 2071

or +1 438 809 7799

or +1 587 328 1099

or +1 613 209 3054

or +1 647 374 4685

Webinar ID: 884 3011 8992

Passcode: 896982

International numbers available: <https://us02web.zoom.us/j/kejJb4xKYJ>

AGENDA

COMMITTEE OF ADJUSTMENT:

- 1. CALL THE MEETING TO ORDER**
- 2. ROLL CALL**
- 3. OPENING REMARKS**
- 4. DISCLOSURE OF PECUNIARY INTEREST**
- 5. APPROVAL OF MINUTES**
 - January 12, 2021
- 6. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
 - 6(a) Minor Variance Application D13-MAT– Indervir Mattu – 31 Ikonkar Place, Lot 1, Registered Plan 61M-216, Township of Puslinch.**



Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 6.3 to permit a maximum height of 13.208 meters (2.208m difference) instead of 11 meters, as required.

7. OTHER MATTERS

- None

8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

1. CALL THE MEETING TO ORDER

2. OPENING REMARKS

3. ROLL CALL

4. DISCLOSURE OF PECUNIARY INTEREST

5. APPROVAL OF MINUTES

- January 12, 2021

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

7. ZONING BY-LAW AMENDMENT

- None

8. LAND DIVISION

8(a) Lot Line Adjustment Application B113-20 (D10/PEP) – Michael & Sandra Peppard – Part Lots 7 & 8, Concession 9, municipally known as 879 Watson Road South, Township of Puslinch.

Proposed lot line adjustment is 7.62 meters frontage x 98.57 meters = 751 square meters, vacant land to be added to abutting rural residential lot – Andrea & Zoltan Matus.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
FEBRUARY 9, 2021
7:00 p.m.

Retained parcel is 9,247 square meters with 18.01 meters frontage, existing and proposed rural residential use with existing dwelling and shed.

9. OTHER MATTERS.

None.

10. CLOSED MEETING

- None

11. NEXT MEETING Tuesday, March 9, 2021 @ 7:00 p.m.

12. ADJOURNMENT



MINUTES

The January 12, 2021 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Deputy Clerk
Meagan Ferris, Planner, County of Wellington
Asavari Jadhav, Jr. Planner, County of Wellington

3. OPENING REMARKS

The Chair welcomed those attending the meeting to the Committee of Adjustment and informed the attendees that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Deep Basi

Seconded by: Dennis 'Connor

That the Minutes of the Committee of Adjustment meeting held Tuesday, December 8, 2021 be adopted.

CARRIED

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

6(a) Minor Variance Application D13-GRI– Andrew Grinyer – 4477 Victoria Road South, Lot 20, Concession 9, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.12 to permit a maximum floor area of 144 square meters instead of 100 square meters, as required.

- The owner, Andrew Grinyer, provided an overview of the application.
- There were no questions or comments from the public.

- There were no questions or comments from the Committee members.

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

Permit a maximum floor area of 144 square meters instead of 100 square meters, as required.

Is approved with no conditions.

CARRIED

6(b) Minor Variance Application D13-OTH – Hazaar Othman – 7272 Gore Road, Part Lot 30, Concession Gore, Township of Puslinch.

Requesting relief of from the Special Provisions Section of the Agricultural (A) zone of By-law #19/85, specifically Section 5 (4) (ppp) (iii) which establishes a maximum kennel floor area of 169m² and (vii) which prohibits a training area to be within a building or structure. The subject application is proposing relief from these sections to permit a total maximum kennel floor area of 838 square metres to facilitate the construction of an indoor training facility that is 669 square metre in size and to permit a training area to be located within a building or structure.

- Trevor Hawkins, agent for the applicant, provided an overview of the application.
- Lynne Banks read a letter submitted to the Committee by Tong Wu stating their objection to the minor variance application (attached to these minutes).
- Rose Jerica read a letter to the Committee stating their objection to the minor variance application.
- Meagan Ferris explained the process for minor variance applications and advised that once an application is submitted and deemed complete, that the Township cannot refuse it and that it must be presented to the Committee of Adjustment.
- Jamie Holmes addressed the Committee and stated their objection to the minor variance application, noting that he is concerned with how the waste from the dogs is being handled and how it will be handled in the future if the minor variance application is approved, due to the wells on the surrounding properties. He further noted that the owner had advised him that he has a waste removal arrangement with a company to take the waste off of the property.
- Lucy White read a letter to the Committee stating their objection to the minor variance application.
- Dave Cummins noted that waste is being stored in green bins and removed from the property by truck. He further stated that he is in favour of the minor variance as the dogs will be trained inside the building and not outside and that the property is shielded by trees from the surrounding properties.
- Hazaar Othman, owner of the property, stated that the problem with the neighbors stems from the wording of the public notice and notes that he is not expanding the kennel operation, but is expanding the training area and bringing it indoors. He further noted that waste is hauled off of the property twice a week. He further stated that he will not be increasing the parking area and that the issues stated earlier in the meeting were addressed a few years ago
- Luci White stated that breeding is not being done in compliance and asked if all training will be done indoors and will there be sound proofing in the building.
- Hazaar Othman advised that all breeding is in the main kennel building and that there will be “baffles” put in the expansion to attenuate any noise. He further noted that some training is done outside.
- Rose Jiricka noted that the property is long and narrow with neighbors on both sides of the narrow portion of the lands.
- Deep Basi asked if the building could be moved more to the middle of the lot away from the Emerald Lake property.
- Meagan Ferris noted that there is green space on the site so relocation might be difficult to achieve.

- Deep Basi inquired if the kennel complies with the Township's by-laws.
- Courtenay Hoytfox advised that she can confirm that there is an open investigation but the Municipal Freedom of Information Act prevents staff from providing any details with respect to the investigation.
- Deep Basi asked if the owner needs a building of that size.
- Hazaar Othman advised that he does and that it will be a size similar size of a small horse arena and has plans to possibly store an RV in it in the future.
- Deep Basi asked if the owner would be willing to soundproof the building.
- Hazaar Othman advised that he can put up foam panels and that would be better than the current status of the existing building, but that it will not be completely soundproof.
- Paul Sadhra asked if the requirement of a noise study could be a condition in the Decision.
- Meagan Ferris advised that there is a draft condition that site plan approval be obtained and a noise study could also be part of that condition and also that the Committee can make a specific condition for noise assessment.
- Paul Sadhra asked if there were any plans to add additional employees.
- Hazaar Othman advised that there are no current plans for more employees.
- Paul Sadhra asked if the expansion will drive more clients to the business
- Hazaar Othman stated that it is possible but that the application is not about adding more clients but about providing an indoor training facility.
- Dan Kennedy asked if the windows can be located away from the abutting landowners.
- Hazaar Othman advised that it is possible however the windows would face towards the train tracks.
- Trevor Hawkins noted that the Township will be able to evaluate the building through the site plan process and he will work with the township over any concerns. He also noted that the final drawings have not been completed yet.
- Dennis O'Connor asked if there is a written waste management plan.
- Hazaar Othman advised that there is no plan and that waste is stored in green bins and has an agreement with a waste removal company to have the waste removed from the property.
- Dennis O'Connor asked if there will be nutrient management conditions.
- Meagan Ferris noted that it can be a condition of the minor variance decision or make it a requirement of site plan approval.
- John Sepulis asked that if the owner is removing outside training, then why is the owner stating that there will be some training on the property.
- Meagan Ferris noted that the site specific by-law for the property allows for a training area may be permitted outside of the outdoor common play area.
- Trevor Hawkins advised that the area as shown in the white box on the aerial map will not have outdoor training, but will be at another area on the property.
- John Sepulis asked if the play area will be used as a play area and will not be used for training dogs outside.
- Hazaar Othman advised that he can't say that no training will be outside and that it won't be removed completely, but it will be reduced.
- Meagan Ferris noted that the current zoning by-law amendment for the property has a site specific provision that identified an outdoor play area, but no absolute definition.
- John Sepulis asked how much reduction of utilization for outside training in the summer, and wanted to know if it will be mostly outside.
Hazaar Othman advised that he will use the indoor space most of the time for training.
- John Sepulis asked if waste management could be listed as a condition of minor variance or site plan approval.
- Meagan Ferris advised that it can be addressed through the site plan approval process.

Moved by Paul Sadhra

Seconded by Deep Basi.

Carried

- There were no further questions or comments from the Committee.

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

Provide relief of from the Special Provisions Section of the Agricultural (A) zone of By-law #19/85, specifically Section 5 (4) (ppp) (iii) which establishes a maximum kennel floor area of 169m² and (vii) which prohibits a training area to be within a building or structure. The subject application is proposing relief from these sections to permit a total maximum kennel floor area of 838 square metres to facilitate the construction of an indoor training facility that is 669 square metre in size and to permit a training area to be located within a building or structure.

Is approved with the following conditions:

1. That the subject relief is solely for the purposes of facilitating the construction of an indoor training facility which is to be used for training purposes only and does not include washrooms or office space and does not permit the boarding, breeding, grooming or keeping of dogs for sale;
2. That the subject relief is solely for the purposes of permitting a single-storey, indoor training facility that shall not exceed a total gross floor area of 669 m²;
3. That the permissions for the outdoor "Training Area" be removed to the satisfaction of the Township;
4. That site plan approval be obtained from the Township to address issues such as but not limited to building location, setbacks from existing dwellings and the Natural Environment (NE) Zone, fencing, noise assessment study and waste management plan.
5. As per Township of Puslinch Site Plan Control By-law 2019-029, that final approval of a future site plan application shall be given by Township Council and that part of the approval process shall be that Council shall give consideration to public comments and concerns.

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Paul Sahra

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 8:33 p.m.

CARRIED

Lynne Banks

From: Tong Wu [REDACTED]
Sent: Friday, January 8, 2021 11:25 AM
To: Lynne Banks
Subject: Opposition regarding application on 7272 Gore Road, Puslinch

Good morning Committee Members,

My name is Tong Wu, my family and I reside on [REDACTED] and is a neighbour of 7272 Gore Road, the expansion proposition applicant. On the behalf of all family members and along with several other residents on Gore, I'm writing this email to explain our opposition toward the dog kennel building expansion.

Reason 1: Un-consulted and unauthorized dog training taking place on private property

The land next to the dog kennel property is leased to us from Hydro One. It is a private non-trespassing property. The land is used by us and another local farmer to grow crops and vegetables, but to our knowledge (and witnessed by other neighbours), un-consulted and unauthorized dog training has been taking place on the land. The kennel owner is taking advantage of the vacant land (which is not the case because a lot of crops are planted the previous year for next year growth) and making business profit off it. The current damage/loss of crops and vegetables due to dog training is hard to measure because on-site surveillance is not feasible, but if the kennel expansion application is approved, the damage will only increase.

Reason 2: Unauthorized and illegal kennel waste dumping on private property

In addition to dog training, the dog kennel business has been dumping kennel waste, consists mainly dog feces, onto the Hydro land leased to us. Witnessed by other neighbours, they have been using farm utility vehicles to take buckets filled with kennel waste, drive to our property, and dump there. There has been ZERO inquiry and ZERO consultation with us. Again, trespassing and illegal dumping on private land for their own business profit is not acceptable.

Reason 3: Daily barking noise

We lease the land from Hydro One next to the kennel, but we actually live diagonally across them on the other side of Gore. Still, hearing barking from dog training is a daily constant. Although the barking noise has not created a big problem for us yet compare to the immediate neighbours, I can imagine it will be after the expansion.

Due to the three main reasons mentioned above, my family opposes the building expansion application proposed by 7272 Gore Road. Thank you for your time and hopefully our opinions will be considered.

Yours truly,

Tong Wu
Xuhui Wu
Rong Zheng
[REDACTED], Puslinch, N0B2J0

Minor Variance Application - Entry #370

Registered Owner's Name

Inder Mattu

Registered Owner's Address

[REDACTED]
Guelph, ON
N1C1B8

Registered Owner's Email Address

[REDACTED]

Registered Owner's Phone Number

[REDACTED]

Registered Owner's Fax

Empty

Applicant (Agent) Name

Mani Mattu

Applicant (Agent) Address

[REDACTED]
Guelph, ON
N1C1B8

Applicant (Agent) Email

[REDACTED]

Applicant (Agent) Phone Number

[REDACTED]

Applicant (Agent) Fax

Empty

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

Empty

Send correspondence to

Owner Agent
Other Empty
Municipal Address 31 Ikonkar Place Puslinch, ON N0B 2J0
Concession NA
Lot 1
Registered Plan Number PLAN 61M216
Area in Hectares 99.73
Area in Acres 0.668
Depth in Meters 75.12
Depth in Feet 246.46
Frontage in Meters 30.25
Frontage in Feet 99.04
Width of road allowance (if known) Empty
Please indicate the Section of the Planning Act under which this application is being made Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)

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

Height Variance of 2.208 m

Sketch of the nature and extent of the relief that is being applied for

[Front-Elevation-Height.pdf](#)

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

By Law required maximum height of 11m from the grade level.

Sketch for why is it not possible to comply with the provisions of the by law

[Front Elevation Height.pdf](#)

Official Plan Designation

Hamlet

Zoning Designation

Urban Residential

What is the access to the subject property?

Other

Other Access

Empty

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

Ikonkar Pl

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.

Empty

Municipal Water

Empty

Communal Water

Empty

Private Well

Empty

Other Water Supply

Empty

Municipal Sewers

Empty

Communal Sewers

Empty

Private Septic

Empty

Other Sewage Disposal

Empty

How is storm drainage provided?

Storm Sewers

Other Means of Storm Drainage

Empty

What is the existing use of the subject property?

Vacant Land

What is the existing use of the abutting properties?

One side is vacant land and other side is a residential dwelling

Main Building Height in Meters

13.208

Main Building Height in Feet

43.333

Percentage Lot Coverage in Meters

18.62%

Percentage Lot Coverage in Feet

18.62%

Number of Parking Spaces

6

Number of Loading Spaces

6

Number of Floors

2
Total Floor Area in Square Meters 527.50
Total Floor Area in Square Feet 5678
Ground Floor Area (Exclude Basement) in Square Meters 3859
Ground Floor Area (Exclude Basement) in Square Feet 3872
Front Yard in Meters 13.0
Front Yard in Feet 42.65
Rear Yard in Meters 71.50
Rear Yard in Feet 57 40
Side Yard (1) in Meters 2.05
Side Yard (1) in Feet 6.72
Side Yard (2) in Meters 2.66
Side Yard (2) in Feet 8 72
Date of acquisition of subject property September 1, 2020
Date of construction of buildings property March 1, 2021

How long have the existing uses continued on the subject property?

N/A

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

No

Please indicate the file number and describe briefly

Empty

Planning Application: Official Plan Amendment

No

Official Plan Amendment: File Number

Empty

Official Plan Amendment: Approval Authority

Empty

Official Plan Amendment: Subject Lands

Empty

Official Plan Amendment: Purpose

Empty

Official Plan Amendment: Status

Empty

Planning Application: Zoning By-Law Amendment

No

Zoning By-Law Amendment: File Number

Empty

Zoning By Law Amendment: Approval Authority

Empty

Zoning By-Law Amendment: Subject Lands

Empty

Zoning By-Law Amendment: Purpose

Empty

Zoning By-Law Amendment: Status

Empty
Planning Application: Plan of Subdivision
No
Plan of Subdivision: File Number
Empty
Plan of Subdivision: Approval Authority
Empty
Plan of Subdivision: Subject Lands
Empty
Plan of Subdivision: Purpose
Empty
Plan of Subdivision: Status
Empty
Planning Application: Consent (Severance)
No
Consent (Severance): File Number
Empty
Consent (Severance): Approval Authority
Empty
Consent (Severance): Subject Lands
Empty
Consent (Severance): Purpose
Empty
Consent (Severance): Status
Empty
Planning Application: Site Plan
No
Site Plan: File Number
Empty

Site Plan: Approval Authority

Empty

Site Plan: Subject Lands

Empty

Site Plan: Purpose

Empty

Site Plan: Status

Empty

Planning Application: Minor Variance

No

Minor Variance: File Number

Empty

Minor Variance: Approval Authority

Empty

Minor Variance: Subject Lands

Empty

Minor Variance: Purpose

Empty

Minor Variance: Status

Empty

The agent is different than the owner

Empty

Owner's Name

Empty




Owner's Address

Empty

I authorize this person to act as my agent in this application

Empty

Signature of Owner

Empty
Name Mani Mattu
Address  Guelph, ON N1C1B8
Affidavit I solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.
Signature of Owner or authorized solicitor or agent 
Signature of Commissioner Empty
Please select your Minor Variance Type Minor Variance Type 1 - \$ 721.00
Convenience Fee (1.75%) \$ 12.62
Convenience Fee (1.75%) Empty
Total \$ 733.62
Credit Card 

Sworn (or Affirmed or Declared) remotely by [Redacted] Indervir Mattu
of (City, Town, etc.) of Guelph
in the (County, Regional Municipality, etc.) of Wellington
before me at the (City, Town, etc.) of Cambridge
in the (County, Regional Municipality, etc.) of Waterloo
on 1/6/2021 (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

[Redacted] nay Hoytfox
A8C05CC2FAA7417...
Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington



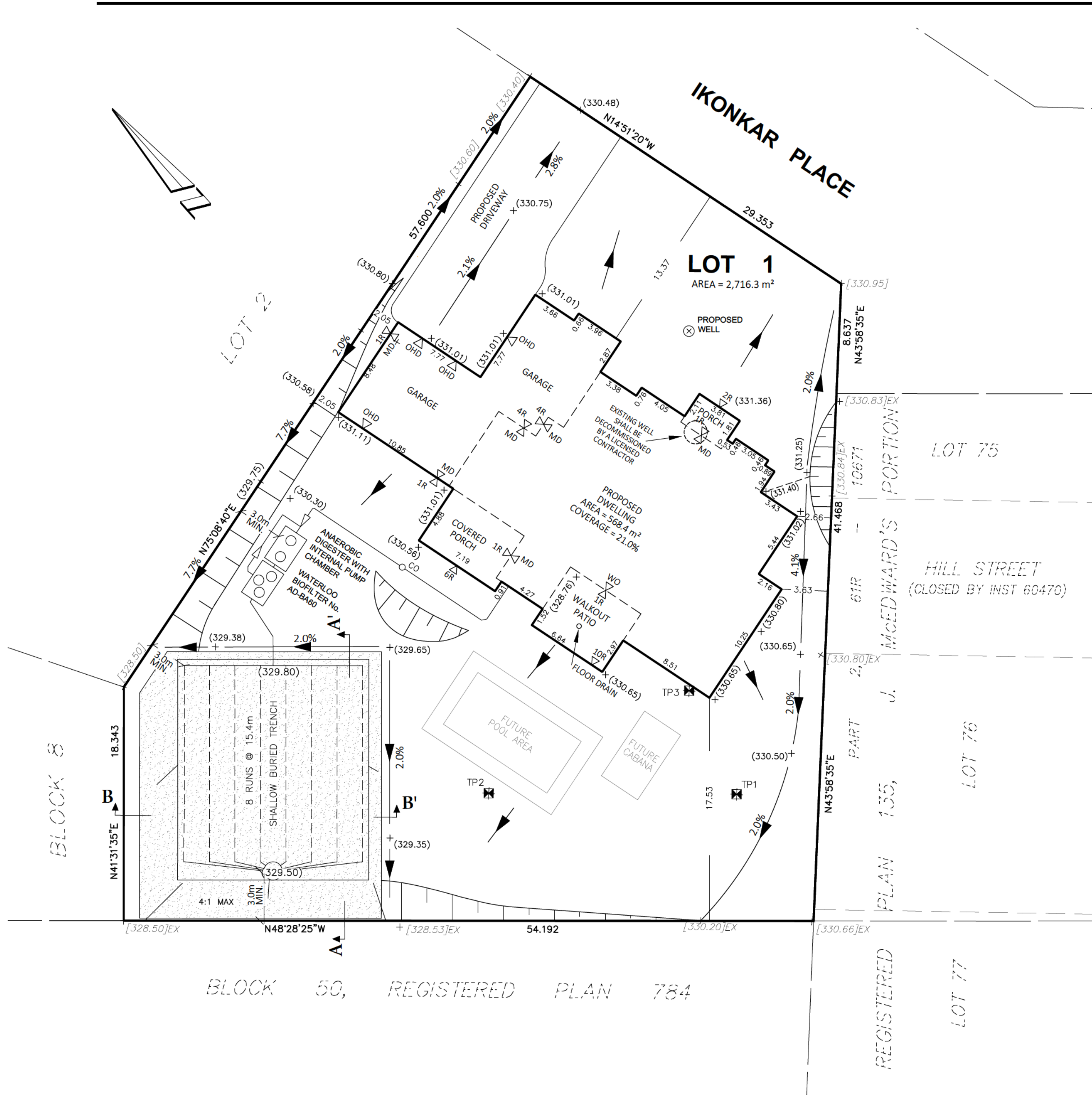
Sealed by: The Corporation of the Township of Puslinch
Sealed Time: 1/6/2021

Sworn (or Affirmed or Declared) remotely by [Redacted]
of (City, Town, etc.) of N/A
in the (County, Regional Municipality, etc.) of N/A
before me at the (City, Town, etc.) of N/A
in the (County, Regional Municipality, etc.) of N/A
on N/A (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

[Redacted]
Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington



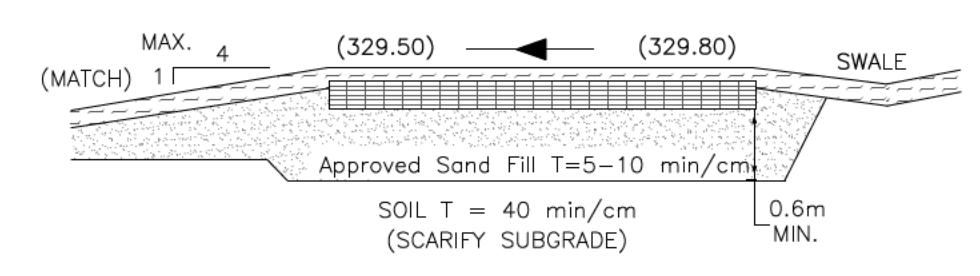
Sealed by: The Corporation of the Township of Puslinch
Sealed Time: N/A



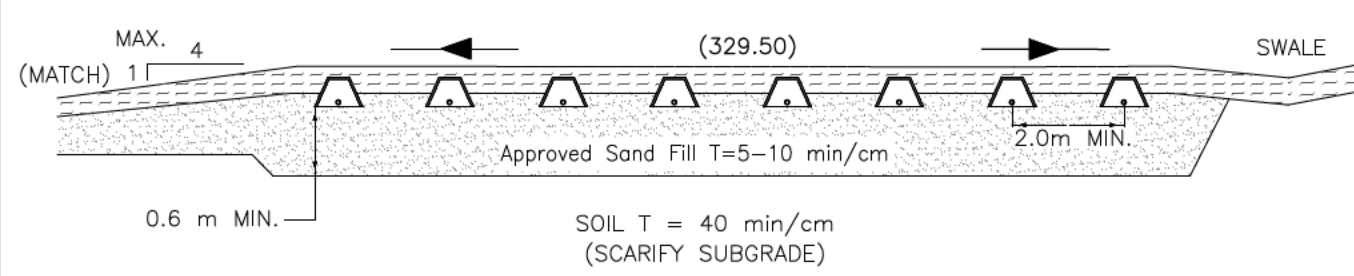
CALL BEFORE YOU DIG
 THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

SEWAGE SYSTEM DESIGN NOTES:
 (Refer to Van Harten Surveying Inc. design report for material, construction, inspection and other details)
 Q = 5,475 L/Day
 T = 20 min/cm
 Waterloo BioFilter Model AD-BA60 (Min. foam volume 8.4 m)
 Anaerobic Digester Size = 11,328 L min.
 Inner Tube Volume Size = 1,200 L min.
 Pump Tank Working Capacity = 3,000 L min.
 Bed Area = 394 m²
 Shallow Buried Trench Length = (8 runs of 15.4 m) = 123.2 m

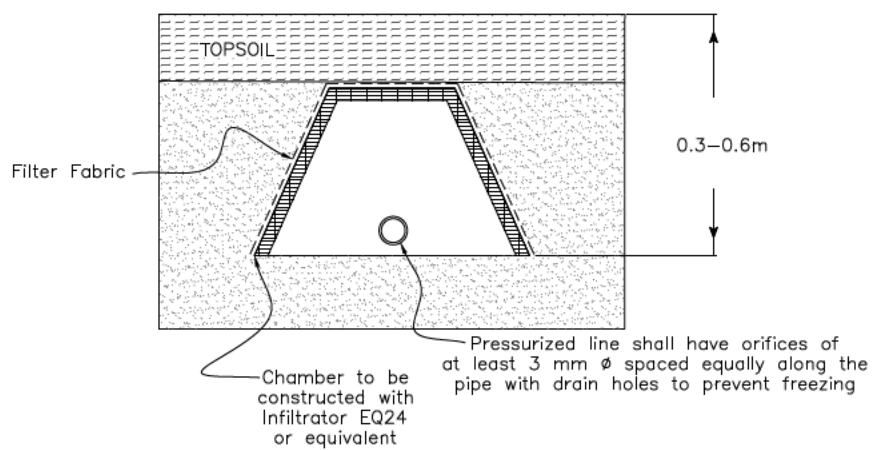
CROSS-SECTION A-A'
(N.T.S)



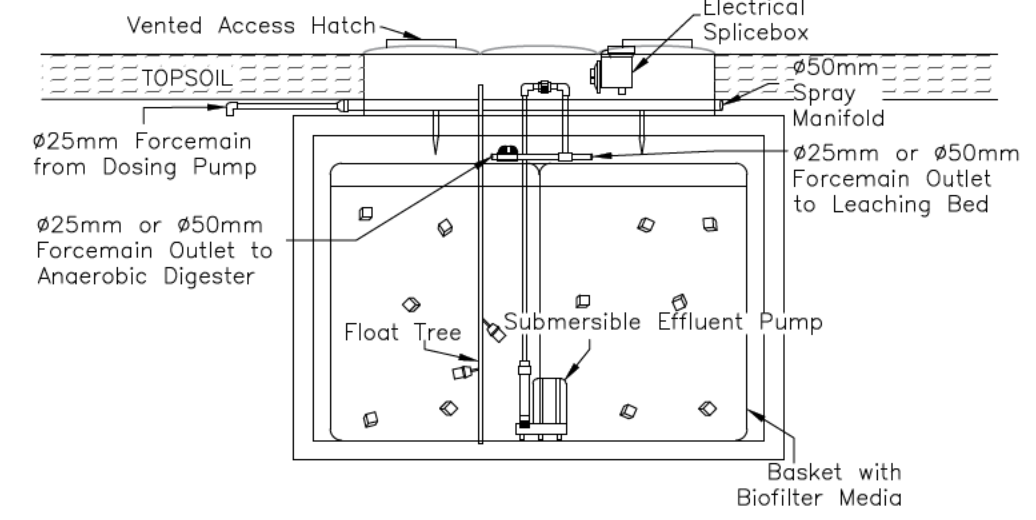
CROSS-SECTION B-B'
(N.T.S)



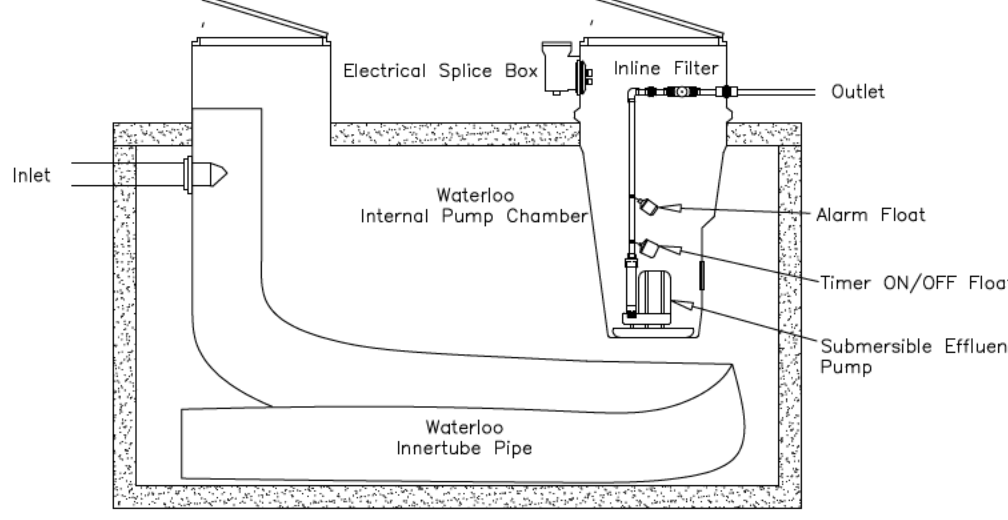
SHALLOW BURIED TRENCH DETAIL
(N.T.S)



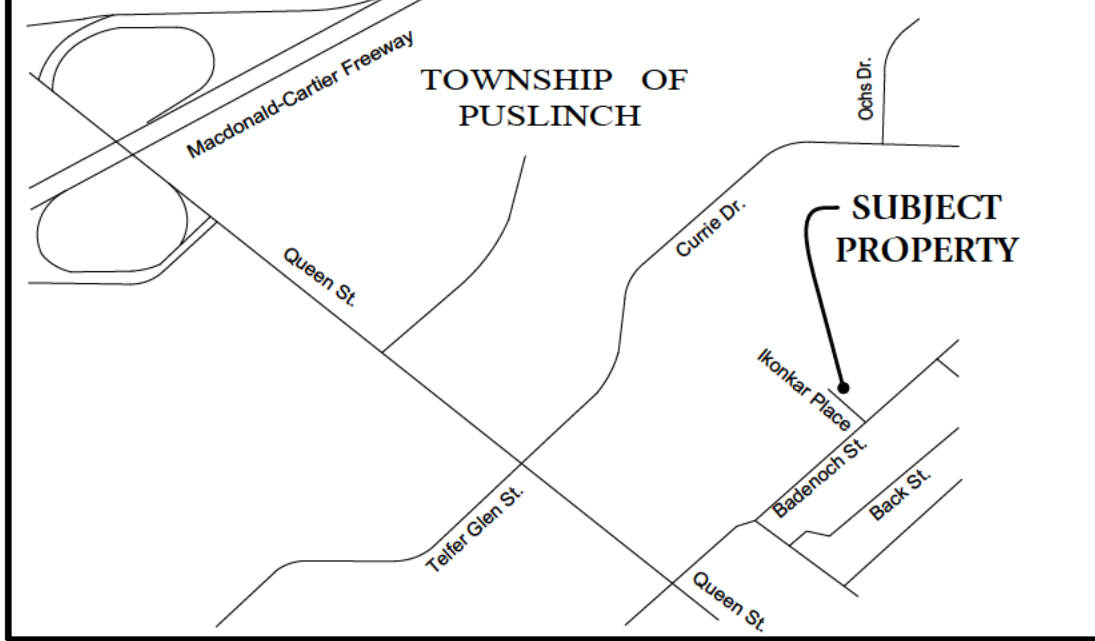
BASKETS IN CONCRETE TANK DETAIL
(N.T.S)



ANAEROBIC DIGESTER WITH INTERNAL PUMP CHAMBER DETAIL
(N.T.S)



KEY MAP
(N.T.S)



LEGEND:

- [294.00] - M.T.E. PROPOSED ELEVATION
- [292.10] - VAN HARTEN SURVEYING PROPOSED ELEVATION
- ▭ - SAND AREA
- ➔ - DIRECTION OF FLOW
- - - - - SHALLOW BURIED TRENCH
- ⊗ - PROPOSED WELL
- TP1 ⊗ - VAN HARTEN SURVEYING TEST PIT
- ▭ - SLOPE

PROPOSED DWELLING

- TOP OF FOUNDATION = (331.55)
- UNDERSIDE OF FOOTING = (328.61)
- BASEMENT FLOOR = (328.91)
- FINISHED FLOOR = (331.91)
- WALKOUT PATIO = (328.76)
- GARAGE SLAB = (331.01)
- GARAGE CUT = (0.54)

ZONING: UR-URBAN RESIDENTIAL

NOTES:
 ELEVATIONS BASED ON 9'-0"
 FOUNDATION WALL HEIGHT, 8" FOOTING and 4" BASEMENT FLOOR

- FRONT YARD - 3.00 MIN.
- INTERIOR SIDE YARD - 2.00 MIN.
- REAR YARD - 6.00 MIN.
- COVERAGE - 45% MAX.

**LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR:
 PROPOSED DWELLING
 LOT 1, REGISTERED PLAN 61M-216
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON**

NO.	REVISION	BY	DATE
2	WALKOUT PATIO ADDED	SG	JAN. 25-21
1	REVISED HOUSE LOCATION/UPDATE TO ZONING	SG	DEC. 15-20

DRAWING REVISION SCHEDULE
PREPARED FOR: IINDER MATTU
PROJECT No. 28663-20
DRAWING SCALE 1 : 250

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

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

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

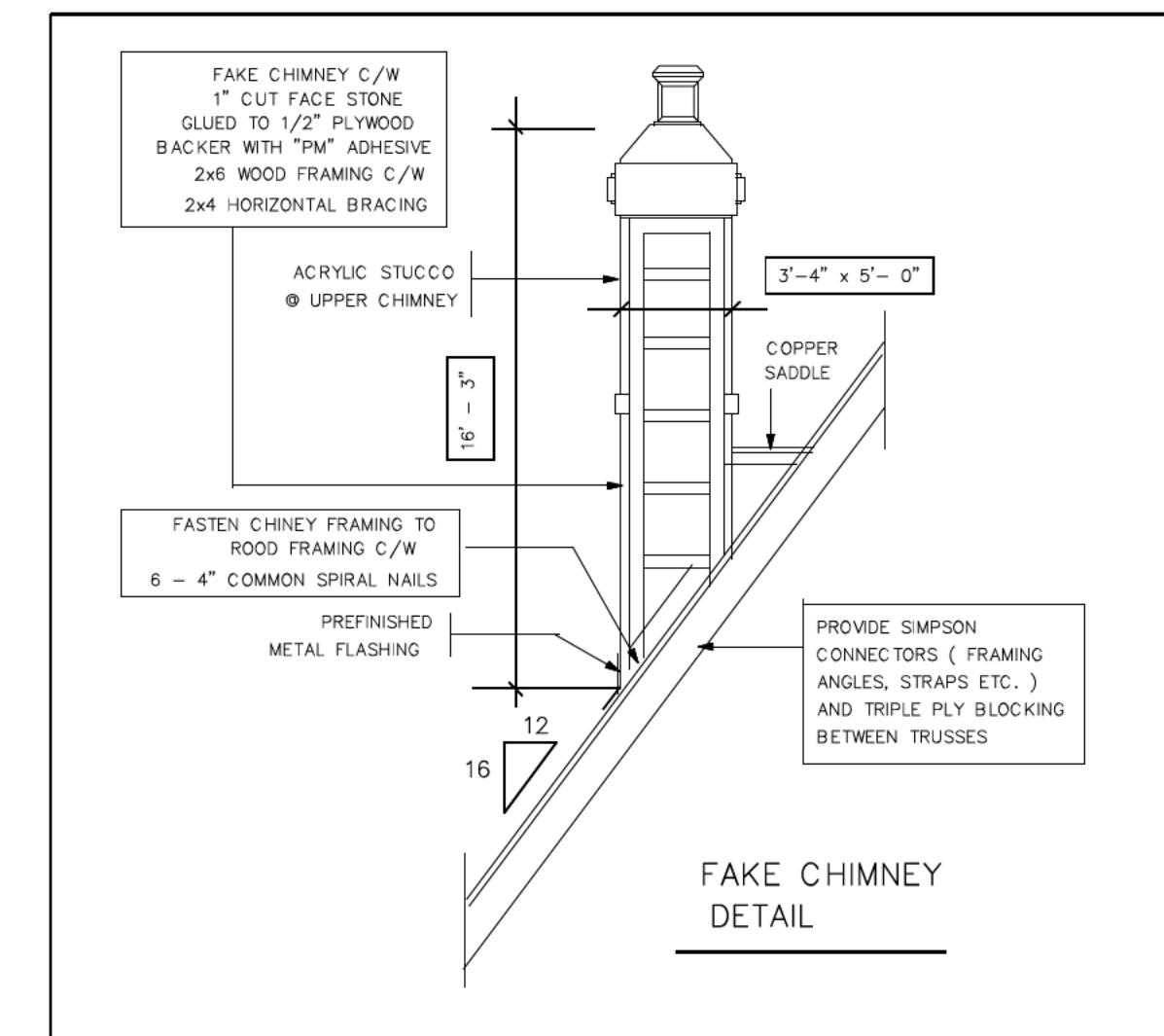
DRAWN BY: NCH DESIGNED BY: SG CHECKED BY: JMD

Jan 26, 2021 9:24:58 AM
 G:\PUSLINCH\61M-216\CAD\P01.dwg



FRONT ELEVATION

TYPICAL EIFS SYSTEM :
 DRYVIT QUORPUZ SYSTEM
 DRYVIT PRIMUM BASE COAT
 DRYVIT MESH
 1 1/2" MININSULATION BOARD
 DRYVIT DRYLEX MOISTURE/AIR BARRIER
 5/8" DENS-GLASS GOLD SHEATHING
 2x6 SP-STUDS @ 16" O.C.



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATIONS INFORMATION		
ALAN PATON	22588	
NAME	REGISTRATION NO.	BCIN
REGISTRATION INFORMATION		
HOME IMAGE LTD.	28889	
FIRM NAME	REGISTRATION NO.	BCIN

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 RESIDENCE**

LOT - 1 MORRISTON ESTATES

FRONT ELEVATION

DRAWN ALAN PATON	SCALE 3/16"=1'-0"	DRAWING NO. A1
DATE DEC.2 / 2020	FILE NO. 20 - 55 - 54	



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: February 3rd, 2021
TO: Lynne Banks, Secretary-Treasurer
 Township of Puslinch
FROM: Asavari Jadhav, Junior Planner
 Meagan Ferris, Senior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/MAT (Inder Mattu)**
31 Ikonkar Place
Lot 1, Registered Plan 61M-216

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

Planning Opinion

The applicant is proposing to construct a single family dwelling on the subject lands that is taller than permitted within the Zoning By-law. The proposed dwelling height is 13.208 metres where the Zoning By-law permits a maximum height of 11 metres. The variance requested would provide relief from Section 6.3 (Table 6.2) to allow an increase in the building height of a dwelling by 2.208 metres.

It is also noted that the subject lot does not meet the minimum lot area of the 'Urban Residential (UR)' Zone, which requires a minimum lot size of 0.4 hectares. If the subject relief for height is granted, this proposal would comply with Section 4.17.2. This section addresses legal non-conforming uses and lots.

The subject site is located within a settlement area and is both designated and zoned for residential purposes. The proposed dwelling meets all other zoning setback requirements in the Urban Residential (UR) Zone and the relief for height is specifically related to the unique design of the dwelling and how the Township Zoning By-law defines how building height is measured. Generally, the subject relief is minor in nature, maintains the intent and purpose of the County Official Plan and the Township's Zoning By-law, and represents appropriate development. However, due to the subject development being constructed behind, already established residential dwellings, the Committee may want to consider requiring a larger interior side yard setback than what the by-law requires (which is 2 metres) to help compensate for the impacts that the overall building massing may have on the character of the area and existing development. Provided the Committee is satisfied, it is recommended that the following condition be applied:

1. For the purposes of the subject relief, the maximum building height of 13.208 metres is to be measured to the high point of the roof surface.

Proposal:

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

Section of By-law	Required	Proposed
Section 6.3 - Zone Standards	The by-law requires that a maximum permitted building height shall not exceed 11 metres.	Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 6.3 to permit a maximum height of 13.208 (2.208m difference) metres instead of 11 metres, as required.

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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> • The height relief requested is to allow for the construction of a dwelling with a modern architectural design. • Architectural elevation plans provided show only the main portion of the dwelling as being proposed to be 13.208 m in height, while the attached garage will have a reduced height. • The subject lands are located within a residential subdivision on lots that are less than an acre in size. • The dwelling is proposed to be setback substantially from the road (i.e. approximately 13 metres (42.65 feet), but will maintain the minimum interior side yard setbacks of 2 metres.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject lands are zoned as Urban Residential (UR) Zone. A single family dwelling is a permitted use within Urban Residential (UR) Zone. • The intent of the subject application is to construct a dwelling that is taller than the permitted maximum height of 11 metres. • Based on a review of a concept plan submitted, it appears the proposed dwelling will meet all other setback requirements of the UR Zone. However, it is noted that the minimum required interior side yard setback is only 2 metres. Although the setback requirements of the by-law are met, the setback coupled with the proposed height of the building, may have a massing that is substantially out of character for the area. • Based on the definition of “height” within the zoning by-law, height is measured from grade to the highest point of the dwelling. It is noted that the previous Township By-law did have a different definition of height based on roof type.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject lands are designated as Residential in the County Official Plan as the site is located within Morriston. • Single detached homes are permitted within the Residential designation. • It is noted that the subject land was created as a result of Subdivision Plan 61M216 Lot 1.
Four Tests	Discussion
That the variance is desirable and appropriate for the development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject lands are designated and zoned for residential purposes. • The subject land is approximately 0.66 ac (0.27ha) in size and the immediate, adjacent land uses are residential in nature and Morriston Meadows baseball diamond. • It is understood the dwelling is proposed to be setback substantially from the road and that all other setback requirements of the UR Zone will be met • The subject lot does not meet the minimum lot area requirement of the UR Zone; however, this is due to a new by-law coming into force and effect since the approval of the subdivision. Section 4.17.2 will be applicable if the subject relief is granted. • Based on aerial maps, it is noted that there are no existing natural features on the subject lands and the abutting property which help to provide a vegetative buffer between uses and provide a

visual buffer from the road.

- A 2 metre interior side yard setback may not be large enough to address the massing of the building in relation to existing and other future development, if the proposed height is increased.

Figure 1: Aerial Map



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

Respectfully submitted.

County of Wellington Planning and Development Department.

Asavari Jadhav
Junior Planner

Meagan Ferris, RPP MCIP
Senior Planner

January 15, 2021

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: December 15, 2020

FILE NO. B113-20

APPLICANT

Michael & Sandra Peppard
879 Watson Rd S
Arkell N1H 6H8

LOCATION OF SUBJECT LANDS

Township of Puslinch (Arkell)
Part Lots 7 & 8
Concession 9

Proposed lot line adjustment is 7.62m fr x 98.57m = 751 square metres, vacant land to be added to abutting rural residential lot – Andrea & Zoltan Matus.

Retained parcel is 9247 square metres with 18.07m frontage, existing and proposed rural residential use with existing dwelling & shed.

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

February 17, 2021

Comments can be provided by mail at address above or by email janap@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection Neighbouring Municipality – City of Guelph

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION B

Required Fee: \$ 4430
Fee Received: Dec 15/20

File No. B13-20

Accepted as Complete on: Dec 15/20

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Michael Herbert Peppard and Sandra Louise Peppard

Address 879 Watson Road South, Arkell, Ontario N1H 6H8

Phone No. [REDACTED]

Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: Black, Shoemaker, Robinson & Donaldson Ltd.
257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1

Phone No. 519-822-4031

Email: nancy@bsrd.com

(d) All Communication to be directed to:

REGISTERED OWNER APPLICANT AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER APPLICANT AGENT

3 (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

Conveyance to effect an addition to a lot

Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:

Part of Lot 7, Concession 9, Township of Puslinch

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

Local Municipality: Township of Puslinch
Concession 9 Lot No. Part of Lots 7 and 8
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 879 Watson Road South, Arkell

(b) When was property acquired: May 31, 1988 Registered Instrument No. ROS574118

5. Description of Land intended to be **SEVERED**: **Part 1** Metric [**x**] Imperial []
Frontage/Width 7.62 m AREA 7.51 m²
Depth 98.57 m Existing Use(s) Part of residential property - vacant land
Existing Buildings or structures: None
Proposed Uses (s): Additional land for abutting residential property - possible driveway expansion

Type of access (Check appropriate space) Existing [**x**] Proposed []
[] Provincial Highway [] Right-of-way
[**x**] County Road [] Private road
[] Municipal road, maintained year round [] Crown access road
[] Municipal road, seasonally maintained [] Water access
[] Easement [] Other

Type of water supply - Existing [] Proposed [] (check appropriate space) No water proposed - lot addition
[] Municipally owned and operated piped water system
[] Well [] individual [] communal
[] Lake
[] Other (specify): _____

Type of sewage disposal - Existing [] Proposed [] (check appropriate space) No sewage disposal proposed lot addition
[] Municipally owned and operated sanitary sewers
[] Septic Tank [] individual [] communal
[] Pit Privy
[] Other (specify): _____

6. Description of Land intended to be **RETAINED**: **Part 2** Metric [**X**] Imperial []
Frontage/Width 147.11 AREA 9,247 m²
Depth 98.57 Existing Use(s) Rural Residential dwelling
Existing Buildings or structures: Single detached residential dwelling and shed
Proposed Uses (s): Residential

Type of access (Check appropriate space)

Existing [X]

Proposed []

- Provincial Highway
- County Road
- Municipal road, maintained year round
- Municipal road, seasonally maintained
- Easement

- Right-of-way
- Private road
- Crown access road
- Water access
- Other (specify) _____

Type of water supply - Existing [X] **Proposed** [] (check appropriate space)

- Municipally owned and operated piped water system
- Well individual communal
- Lake
- Other (specify): _____

Type of sewage disposal - Existing [X] **Proposed** [] (check appropriate space)

- Municipally owned and operated sanitary sewers
- Septic Tank individual communal
- Pit Privy
- Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? **YES** [X] **NO** []
 *If yes, see sketch requirements and the application must be accompanied by a:
 MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? **YES** [] **NO** [X]
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? **YES** [] **NO** [X]
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? **YES** [] **NO** [X]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? **YES** [] **NO** [X]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? **YES** [] **NO** [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? **YES** [] **NO** [X]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? **YES** [] **NO** [X]
15. Is there a noxious industrial use within 500 meters [1640']? **YES** [] **NO** [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? **YES** [X] **NO** []
 Name of Rail Line Company: Guelph Junction Railway
17. Is there an airport or aircraft landing strip nearby? **YES** [] **NO** [X]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? **YES** [] **NO** [X]
19. **PREVIOUS USE INFORMATION:**
- a) Has there been an industrial use(s) on the site? **YES** [] **NO** [X] **UNKNOWN** []
 If YES, what was the nature and type of industrial use(s)?

- b) Has there been a commercial use(s) on the site? **YES** [] **NO** [X] **UNKNOWN** []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [x] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [x] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application?

YES [] NO [x]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [] NO [x]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [x] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [] NO [x]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

Lands will be added to existing residential property which is located within a settlement area.

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

Lands are located within a Settlement area. No new lot is being created.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

Lands are located within a Settlement area. No new lot is being created.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

Under County Official Plan policies and designation.

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s). **N/A**

Amendment Number(s): _____ File Number(s): _____

27. What is the **zoning** of the subject lands? Hamlet Residential (HR)

28. Does the proposal for the subject lands conform to the existing zoning? YES NO

If NO, a) has an application been made for re-zoning?
 YES NO File Number _____

b) has an application been made for a minor variance?
 YES NO File Number _____

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES NO

If the answer is YES, please provide a copy of the relevant instrument.
 For mortgages, provide complete name and address of Mortgagee _____

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable" **Not Applicable**

30. **Type of Farm Operation** conducted on these subject lands:

Type: Dairy Beef Cattle Swine Poultry Other

31. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands** None

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____

32. **Manure Storage Facilities** on these lands: None

DRY	SEMI-SOLID	LIQUID
Open Pile <input type="checkbox"/>	Open Pile <input type="checkbox"/>	Covered Tank <input type="checkbox"/>
Covered Pile <input type="checkbox"/>	Storage with Buck Walls <input type="checkbox"/>	Aboveground Uncovered Tank <input type="checkbox"/>
		Belowground Uncovered Tank <input type="checkbox"/>
		Open Earth-sided Pit <input type="checkbox"/>

33. Are there any drainage systems on the retained and severed lands? YES NO

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

34. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source** Protection Plan in effect? (www.wellingtonwater.ca) YES NO

If YES, please complete the [Source Water Protection Form](#) and submit with your application.



December 14, 2020

Project: 20-14-306

Ms. Deborah Turchet
Secretary-Treasurer
Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
GUELPH, Ontario N1H 3T9

RECEIVED

DEC 15 2020

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

**Re: Proposed Lot Line Adjustment – 879 & 875 Watson Road South
Part of Lots 7 & 8, Concession 9, Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,430.00 payable to the County of Wellington to cover the County's application fee. We have not included a cheque for the Grand River Conservation Authority as these properties are located outside of their Regulated Area. Micheal and Louise Peppard are the current owners of the subject lands. A copy of their deed is attached (ROS574118). Andrea and Zoltan Matus own the lands to which the proposed consent will be added. A copy of their deed is attached (WC513443). A completed Drinking Water Source Protection Screening Form is included with this submission.

The parcel to be severed from this property (Part 1) and added to adjacent parcel (Part 2) will have a frontage on Watson Road of 7.62 metres and an overall lot area of 751 square metres. There are no buildings on this parcel.

The retained parcel (Part 3) contains a residential dwelling, a septic system and well. It includes 9,247 square metres of land.

These properties are currently is zoned Hamlet Residential (HR) and will meet the requirements set out in the Township of Puslinch Zoning By-law. The subject lands are designated Hamlet Area in the County's Official Plan. The application satisfies Official Plan policies regarding consent as follows:

"Lot line adjustments may be permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered."

I have asked the Township to prepare the list of property owners within 60 metres of the application.

Finally I have attached 8 full size copies of a plan showing the proposed lot line adjustment and a reduction of same.

Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK SHOEMAKER ROBINSON & DONALDSON LIMITED

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

Attachments

Copy: Michael & Sandra Peppard

Surveying | Mapping | GIS

Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1

T: [519] 822-4031 | F: [519] 822-1220

www.jdbarnes.com

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [x]

NO []

If yes, please indicate the person you have met/spoken to: Zachary Prince

36. If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Michael Herbert Peppard and Sandra Louise Peppard the Registered Owners of
879 Watson Road South Of the Township of Puslinch in the
County/~~Region~~ of Wellington severally and jointly, solemnly declare that
Black, Shoemaker, Robinson & Donaldson Limited

Is authorized to submit an application for consent on my (our) behalf. 10

[Redacted Signature]

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemaker of the
City of Guelph In the County/~~Region~~ of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) 879 Watson Road South

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the [Redacted] of
City of [Redacted] (Owner or Applicant)
Guelph In the

County/~~Region~~ of Wellington

This 14th day of December 2020 (Owner or Applicant)

[Redacted Signature] etc.
[Redacted Signature] etc.

Commissioner of Oaths Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Nancy Shoemaker, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.


S _____

December 4, 2020

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION A

Fee Received: Dec 15/20

File No. B113-20

Accepted as Complete on: Dec 15/20

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) Andrea Eva Matus and Zoltan Matus

Address 875 Watson Road South, Arkell N1H 6H8

Phone No. _____ Email: _____

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: Black, Shoemaker, Robinson & Donaldson Ltd.

257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1

Phone No. 519-822-4031 Email: nancy@bsrd.com

(d) All **Communication** to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [x]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [x]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

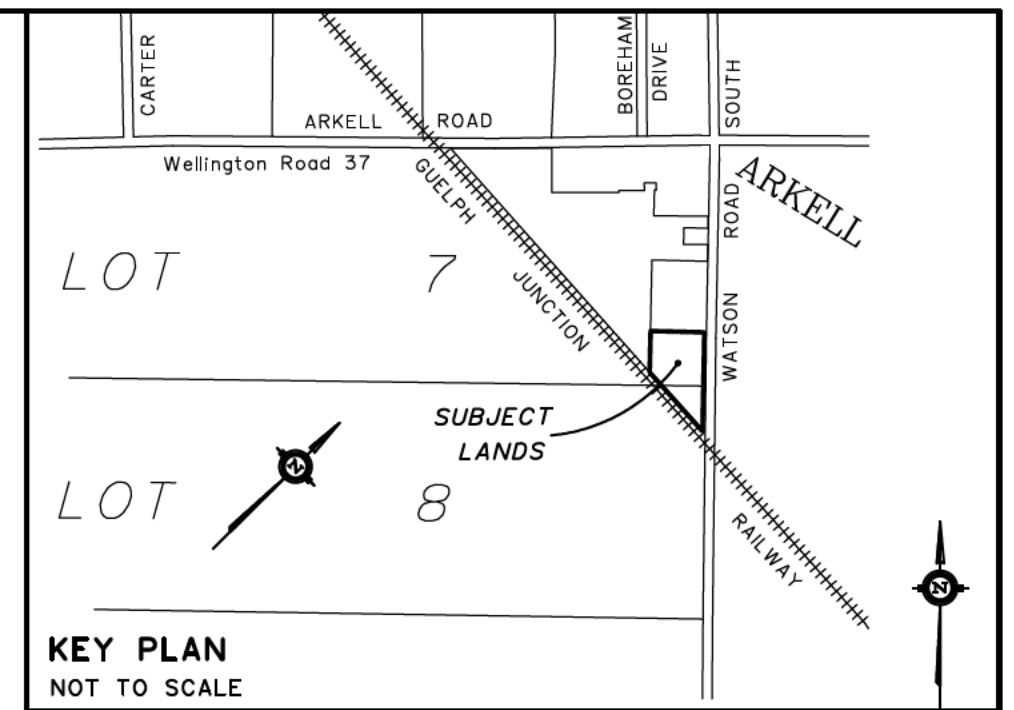
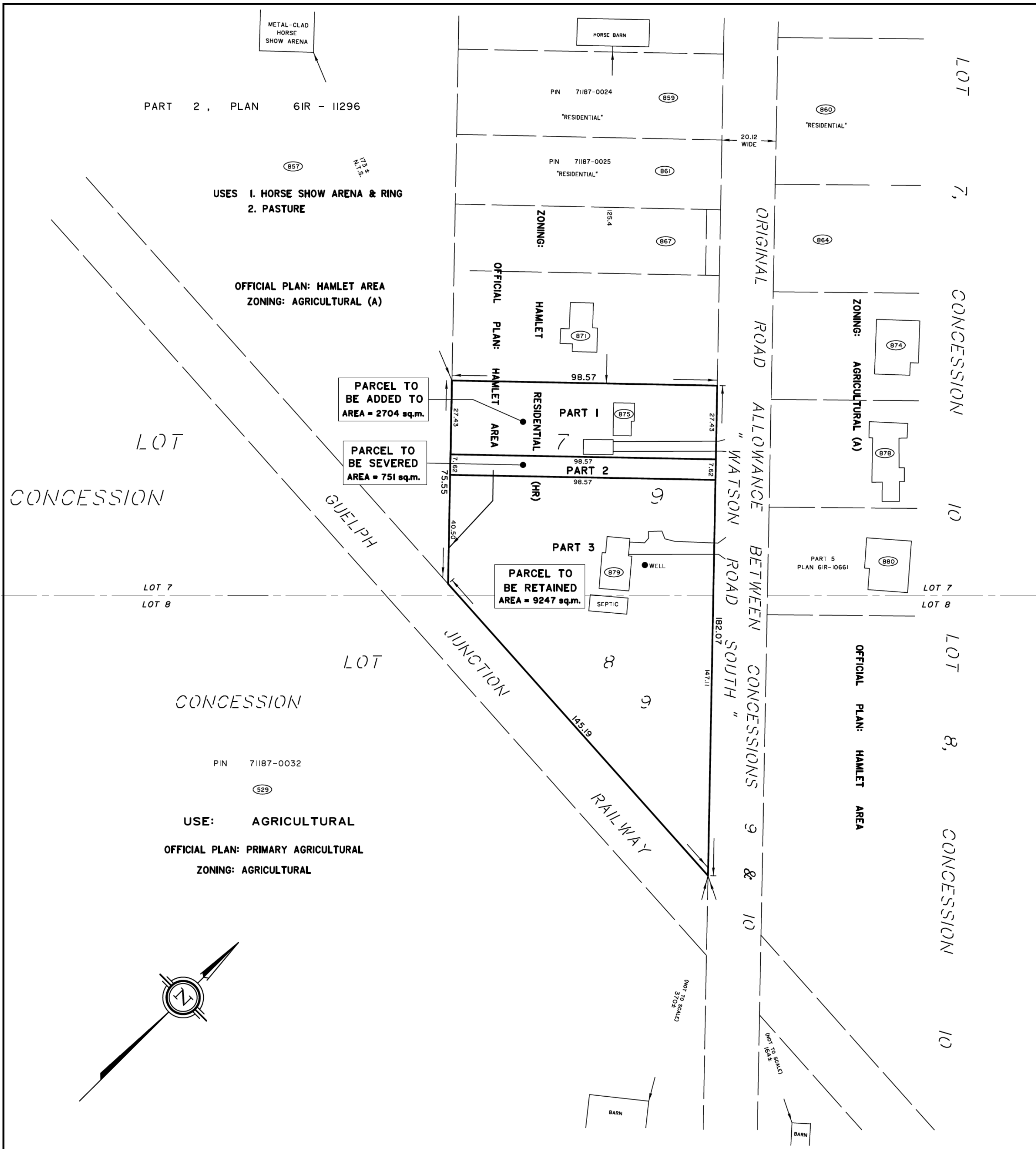
Concession 9 Lot No. Part of Lot 7

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 875 Watson Road South

(b) When was property acquired: August 14, 2017 Registered Instrument No. WC513443



PLAN
 PREPARED FOR CONSENT APPLICATION
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

SCALE 1:1000

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:
 1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS PLAN HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

PARCEL TO BE RETAINED: HAMLET AREA
 PARCEL TO BE SEVERED: HAMLET AREA
 PARCEL TO BE ADDED TO: HAMLET AREA
 THIS PROPERTY IS SITUATED WITHIN WELLHEAD PROTECTION AREA B
 THIS PROPERTY IS SITUATED WITHIN THE GRAND RIVER SOURCE PROTECTION PLAN

TOWNSHIP ZONING DESIGNATION:

RETAINED PARCEL: HAMLET RESIDENTIAL (HR)
 SEVERED PARCEL: HAMLET RESIDENTIAL (HR)
 PARCEL TO BE ADDED TO: HAMLET RESIDENTIAL (HR)

LEGEND:

DENOTES MUNICIPAL ADDRESS

THIS PLAN WAS PREPARED FOR
 MICHAEL & SANDRA PEPPARD
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

LEU LIU
 ONTARIO LAND SURVEYOR

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