



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
FEBRUARY 8, 2022
7:00 p.m.

Register in advance:

https://us02web.zoom.us/webinar/register/WN_EMnU6rqpQ_KsIAiWAhhX3Q

Or join by phone:

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

Canada: +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

or +1 778 907 2071

or +1 438 809 7799

or +1 587 328 1099

Webinar ID: 851 1040 4721

Passcode: 972323

International numbers available: <https://us02web.zoom.us/j/85110404721?pwd=Qk9hbnRlbnR1bWVudD09>

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 11, 2022
- 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-ODE – Philip and Pamela O'Dell – 6615 Concession 1, Gore Rear Part Lot 5, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 14.0 Site Specific Special Provision Number 94.

The purpose and effect of the application is to provide relief from:

1. Section 14.0 Site Specific Special Provision Number 94, to permit a reduced setback to be 30m instead of 60m as required.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
FEBURARY 8, 2022
7:00 p.m.

6(b) Minor Variance Application D13-SAJ – Dusan and Sonja Sajic – 73 Heritage Lake Drive, WVLCF 172 Level 1 Unit 14, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 14.0 Site Specific Special Provision Number 31.

The purpose and effect of the application is to provide relief from:

1. Section 14.0 Site Specific Special Provision Number 31 to permit a reduced rear yard setback of 6.0m instead of 7.5m as required.
2. Section 14.0 Site Specific Special Provision Number 31 to permit a maximum lot coverage of 24% instead of 20% as required.

6(c) Minor Variance Application D13-SAI – Kamaljit and Tarlochan Saini and Gurinder Saini – 9 Hume Road, Concession 10 Part Lot 11, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 4.16.1 MDS I – New Non-Farm Uses.

The purpose and effect of this application is to provide relief from:

1. Section 4.16.1 MDS I – New Non-Farm Uses to permit a reduced MDS I setback from the livestock at 4726 Watson Road South to the severed parcel to be 260m instead of 392m as required.

7. OTHER MATTERS

- None

8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT



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7:00 p.m.

AGENDA

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 11, 2022

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

7. ZONING BY-LAW AMENDMENT

- None

8. LAND DIVISION

8(a) Severance Application B118-21 (D10-DET) – Deterco Builders Inc. c/o Rolf Deter – Part Lot 8, Concession 4, municipally known as 4604 Sideroad 12 N, Township of Puslinch.

Proposed severance is 34m fr x 141m = 0.48 hectares, vacant land proposed for rural residential use.

Retained parcel is 41m fr x 141m = 0.58 hectares, existing agricultural use with existing storage building and concrete structure for proposed rural residential use. Portion of existing storage building to be removed.

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
FEBURARY 8, 2022
7:00 p.m.

11. **NEXT MEETING** Tuesday, March 8, 2022 @ 7:00 p.m.
12. **ADJOURNMENT**



MINUTES

1. CALL THE MEETING TO ORDER

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

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, Municipal Clerk
Zachary Prince, Senior Planner, County of Wellington
Joanna Salsberg, 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 O'Connor

That the Minutes of the Committee of Adjustment meeting held Tuesday, December 7, 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-LIS – Jordan Lisso and Emily Harper having Power of Attorney for Gary Lisso – 4753 Wellington Road 32, Front Part Lot 6, Concession 5, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from:

1. Section 11.4 (table 11.3) to permit a reduced lot area of the severed parcel to be 0.38 ha instead of 0.4 ha as required.
2. Section 11.4 (table 11.3) to permit a reduced lot area of the retained parcel to be 0.38 ha instead of 0.4 ha as required.

3. Section 4.16.1 to permit a reduced MDS I setback from the severed parcel to the barn at 6601 Laird Road West to be 299m instead of 462m as required.
 4. Section 4.16.1 to permit a reduced MDS I setback from the retained parcel to the barn at 6601 Laird Road West to be 280m instead of 462m as required.
- Jeff Buisman, agent for the applicant, provided an overview of the application.
 - There were no questions or comments from the public.
 - Deep Basi asked if safe access to both proposed parcels is possible.
 - Jeff Buisman advised that it has been evaluated and is possible.
 - There were no further questions or comments from the Committee.

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

1. Section 11.4 (table 11.3) to permit a reduced lot area of the severed parcel to be 0.38 ha instead of 0.4 ha as required.
2. Section 11.4 (table 11.3) to permit a reduced lot area of the retained parcel to be 0.38 ha instead of 0.4 ha as required.
3. Section 4.16.1 to permit a reduced MDS I setback from the severed parcel to the barn at 6601 Laird Road West to be 299m instead of 462m as required.
4. Section 4.16.1 to permit a reduced MDS I setback from the retained parcel to the barn at 6601 Laird Road West to be 280m instead of 462m as required.

Is approved with the following conditions:

1. That the owner provide a hydrogeological assessment to the satisfaction of the Township of Puslinch to demonstrate the feasibility of the reduced lot area and that the owner shall be responsible for all third party costs associated with the review of the hydrogeological assessment.
2. That the owner remove the sheds located on the proposed retained and severed parcels.
3. That the septic bed on the proposed severed parcel be removed to the satisfaction of the Township.

CARRIED

6(b). Minor Variance Application D13-DAG- Dawn and Donald Daggett – 4189 Sideroad 20 South – Front Part Lot 21, Concession 1, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 56m instead of 120m as required.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

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

Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 56m instead of 120m as required.

Is approved with the no conditions.

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
JANUARY 11, 2022
7:00 PM
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 7:20 p.m.

CARRIED

Hillary Miller

From: Township of Puslinch <services@puslinch.ca>
Sent: Monday, January 03, 2022 2:32 PM
To: Lynne Banks
Subject: New Entry: Minor Variance or Permission Application

How many registered owners are on title?

2

Registered Owner's Name (Person one)

Philip O'Dell

Registered Owner's Email Address (Person one)

[REDACTED]

Registered Owner's Phone Number (Person one)

[REDACTED]

Registered Owner's Fax (Person one)

[REDACTED]

Registered Owner's Name (Person two)

Pamela O'Dell

Registered Owner's Email Address (Person two)

[REDACTED]

Registered Owner's Phone Number (Person two)

[REDACTED]

Registered Owner's Fax (Person two)

[REDACTED]

Property Subject of the Minor Variance

6615 Concession 1, RR.#2
Puslinch, ON
N0B2J0

Applicant (Agent) Name

Philip O'Dell

Applicant (Agent) Address

6615 Concession 1, RR.#2
Puslinch, ON
N0B2J0

Applicant (Agent) Email

[REDACTED]

Applicant (Agent) Phone Number

[REDACTED]

Applicant (Agent) Fax

[REDACTED]

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

[REDACTED]

Send correspondence to

Owner(s)

Municipal Address

6615 Concession 1, R.R. #2
Part Lot Lot 5N (approx 88 acres), Concession Gore, Township of Puslinch
Puslinch, ON
N0B2J0

Concession

Gore

Lot

Part Lot 5 North, approx. 88 acres

Registered Plan Number

N/A

Area in Hectares

36

Area in Acres

88

Depth in Meters

1340 (max)

Depth in Feet

4400 (max)

Frontage in Meters

465

Frontage in Feet

1525

Width of road allowance (if known)

n/a

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?

The original zoning amendment A-69 included a required setback of 60m due to a Natural Resources Canada requirement for a commercial ammunition magazine (a component of the warehousing function) to be set back a minimum of 60m from the travelled portion of any public road. This requirement was revised in 2020 to eliminate any requirement for minimum setback (please see attached letter from NRCan, attached under "not possible to comply" section as this was the only place available to include a second file). We are requesting this setback be reduced to 30m to provide greater clearance from the GRCA controlled wetland setback on the SW corner while still ensuring sufficient setback from the road to keep a green space. This will also allow for easier parking and turning with the adjusted setback.

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

 [Minor-Amendment-Setback-1.pdf](#)

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

It is preferable to move the proposed building forward to provide greater space between the building and the GRCA wetland setback boundary. By moving the building forward grading and leveling will be simplified and further from the GRCA area of interest. This change will allow for easier access for utilities and keep activities further from the wetland boundaries and setback.

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

 [No-QD-requirements.pdf](#)

Official Plan Designation

None

Zoning Designation

Secondary Agricultural Special Designation - A-69 (Passed 7 November 2018)

What is the access to the subject property?

Continually maintained municipal road

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

Puslinch Concession 1

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

Private Well

Proposed

Private Septic

Proposed

How is storm drainage provided?

Swales

What is the existing use of the subject property?

Secondary agricultural, rural industrial, and residential

What is the existing use of the abutting properties?

Secondary agricultura and residential

Main Building Height in Meters

10

Main Building Height in Feet

33

Percentage Lot Coverage in Meters

800 sq m

Percentage Lot Coverage in Feet

<0.5%

Number of Parking Spaces

20

Number of Loading Spaces

3

Number of Floors

2

Total Floor Area in Square Meters

800

Total Floor Area in Square Feet

8612

Ground Floor Area (Exclude Basement) in Square Meters

400

Ground Floor Area (Exclude Basement) in Square Feet

4306

Front Yard in Meters

110

Front Yard in Feet

361

Rear Yard in Meters

>300

Rear Yard in Feet

>985

Side Yard (1) in Meters

60

Side Yard (1) in Feet

197

Side Yard (2) in Meters

340

Side Yard (2) in Feet

1116

Date of acquisition of subject property

October 1, 2003

Date of construction of buildings property

August 1, 1972

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

The property has been in the same use since prior to 1950. The rezoned rural industrial area, A-69, was allowed in 2018.

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

No

Planning Application: Official Plan Amendment

No

Planning Application: Zoning By-Law Amendment

Yes

Zoning By-Law Amendment: File Number

D14ODE

Zoning By-Law Amendment: Approval Authority

072-2018

Zoning By-Law Amendment: Subject Lands

Part Lot 5N, Concession Gore (Zone A-69)

Zoning By-Law Amendment: Purpose

To permit construction of an accessory building (rural industrial zoning)

Zoning By-Law Amendment: Status

Passed 19 December 2018

Planning Application: Plan of Subdivision

No

Planning Application: Consent (Severance)

No

Planning Application: Site Plan

Yes

Site Plan: File Number

Pending

Site Plan: Approval Authority

Not submitted

Site Plan: Subject Lands

Zone A-69

Site Plan: Purpose

To permit the construction of the accessory building and parking associated.

Site Plan: Status

In draft, dependent on the result of this application.

Planning Application: Minor Variance

No

The Agent/Solicitor is different than the owner

Yes

Owner's Name (Person one)

Philip O'Dell

Owner's Address (Person one)

6615 Concession 1, RR#2
Puslinch, ON
N0B2J0

Owner's Name (Person two)

Pamela O'Dell

Owner's Address (Person two)

6615 Concession 1, RR#2
Puslinch, ON
N0B2J0

Signature of Owner (Person one)



Signature of Owner (Person two)



Please select your Minor Variance Type

Minor Variance Type 1 - \$ 733.00

Convenience Fee (1.75%)

\$ 12.83

Total

\$ 745.83

Credit Card




Name

Philip O'Dell

Minor Variance Application must be commissioned

I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.

Sent from [Township of Puslinch](#)

From: Tesone, Carlo (NRCan/RNCAN) carlo.tesone@canada.ca 
Subject: No Q-D requirements
Date: March 30, 2021 at 11:46
To: Philip O'Dell [REDACTED]

Good morning Phil,

I just had a discussion with Charles. We are in agreement that if you are only storing type C.1 and type S.2 binary targets 1.4S in our new facility then there are **no** Quantity-Distance regulations applicable.

If you have any questions, please don't hesitate to ask.

Have a good day,
Carlo Tesone
Explosives Inspector, Restricted Components
Explosives Regulatory Division
Lands and Minerals Sector
183 Longwood Road South
Hamilton, Ontario, L8P 0A5
Phone 289-442-5896
E-mail Carlo.Tesone@Canada.ca



Canada

From: Philip O'Dell [REDACTED]
Sent: March 29, 2021 1:35 PM
To: Tesone, Carlo (NRCan/RNCAN) <carlo.tesone@canada.ca>
Cc: Nicci Price <nicci@odellengineeringltd.com>
Subject: Re: Emailing: V076359-S.pdf Inspection Report

Carlo,

Thank you again for your visit and assistance. I have implemented the changes and will send you the revised procedures by separate email. I am just getting some of the documents scanned to address the deficiencies and make sure everything is in place.

Please let me know when you have spoken to Charles and what the current guidance is on the location of the new building. That adjustment we spoke of could be very helpful to us in dealing with the Conservation Authority.

Phil

--

Philip C. O'Dell, P.Eng., M.A.Sc.
President
O'Dell Engineering Ltd

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Philip O'Dell of the
 of County/Region of
 do hereby authorize
 to act as my agent in this application.

 Signature of Owner(s)

 Date

Affidavit:

I (we) Pamela O'Dell and Philip O'Dell of the
Township of Puslinch County/Region of
wellington solemnly declare that all the statements
 contained in this application are true, and I, (we), make this solemn declaration
 conscientiously believing it to be true, and knowing that it is of the same force and effect
 as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
 before me at the Township of Puslinch in the
 County/Region of wellington this 6th day of
January, 20 22.

1/6/2022

1/6/2022

 Signature of Owner or authorized
 solicitor or agent

 Date


 Signature of Commissioner

1/6/2022

 Date

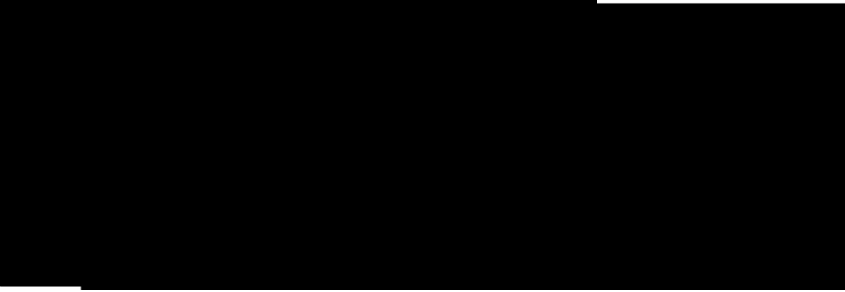
Sworn (or Affirmed or Declared) remotely by Philip O'Dell
of (City, Town, etc.) of Puslinch
in the (County, Regional Municipality, etc.) of wellington
before me at the (City, Town, etc.) of Puslinch
in the (County, Regional Municipality, etc.) of wellington
on 1/6/2022 (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

DocuSigned by:
[Redacted]
FE9B91DB76694B7...
Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington



Sworn (or Affirmed or Declared) remotely by Pamela O'Dell
of (City, Town, etc.) of Puslinch
in the (County, Regional Municipality, etc.) of wellington
before me at the (City, Town, etc.) of Puslinch
in the (County, Regional Municipality, etc.) of wellington
on 1/6/2022 (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

DocuSigned by:
[Redacted]
FE9B91DB76694B7...
Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington





PLAN REVIEW REPORT: Township of Puslinch Lynne Banks

DATE: December 9, 2019

YOUR FILE: D11/ODE

RE: **Site Plan Application D11/ODE**
6615 Concession 1 Road, Township of Puslinch
Phillip O'Dell

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance to reduce the front yard setback from 60 metres to 30 metres.

BACKGROUND:

1. Resource Issues:

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

2. Legislative/Policy Requirements and Implications:

The subject lands contain natural heritage and natural hazard features identified by the Provincial Policy Statement (2014) and contains Core Green and Greenland Systems as outlined in the County of Wellington Official Plan (2019).

Due to the natural heritage and natural hazard features noted above, a significant portion of the subject property is regulated by the Grand River Conservation Authority (GRCA) under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

GRCA staff reviewed the proposal as part of the Zoning By-Law Application D14/ODE submitted in 2018. Based on the information provided, the proposed development is setback approximately 30 metres from the wetland. As a result, GRCA staff does not anticipate any negative impacts on the regulated feature as a result of this application.

Please note that any future development or alteration within regulated areas on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06. The proposed development is within the regulated allowance to the wetland and will require a GRCA permit.

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

None

We trust the above information is of assistance. Should you have any further questions please contact Nathan Garland at ext. 2237.

Yours truly,



Nathan Garland
Resource Planner

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

Hillary Miller

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, January 18, 2022 8:59 AM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/ODE - 6615 Concession 1
Attachments: WHPA_Map_Concession1_6615.pdf

Good morning Hilary,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

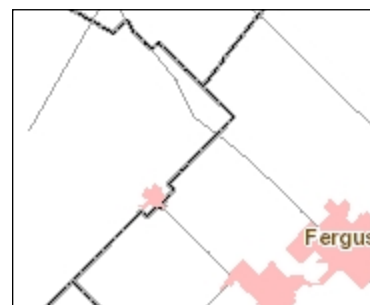
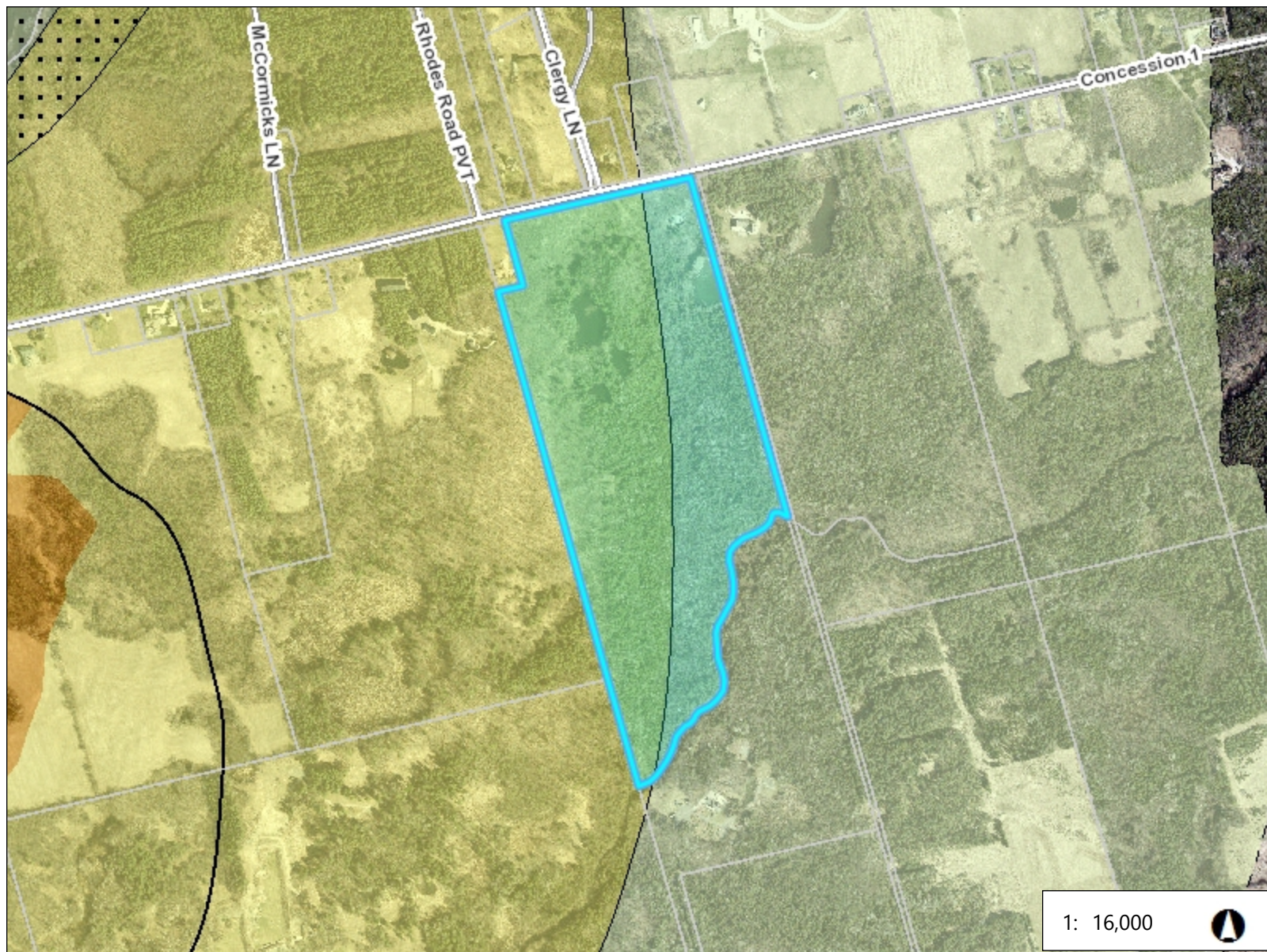
Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices. In response to an increase in COVID-19 hospitalizations, the Ontario Government has moved the province to a modified version of [Step Two of the Roadmap to Reopen](#).

As of Wednesday, January 5 all Township of Centre Wellington offices and facilities are closed to the public until January 26, 2022. The CW Community Sportsplex will remain open for Wellington-Dufferin-Guelph Public Health vaccination appointments only.

Township and Wellington Source Protection staff will continue to serve residents via electronic means, and scheduling appointments for services that cannot be delivered remotely.

Wellington Source Protection staff are available to the public Monday to Thursday from 8:30 a.m. to 4:30 p.m and Friday 8:30 a.m. to 11:00 a.m.

Any changes in operations will be communicated and posted to our [COVID-19 webpage](#) and on our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- **Well Locations**
- Wellhead Protection Area Boundary**
 - A
 - B
 - C
 - D
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

0.8 0 0.41 0.8 Kilometers

Notes

Hillary Miller

From: Brent Smith
Sent: Wednesday, January 19, 2022 11:19 AM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/ODE - 6615 Concession 1

Hi Hillary,
Puslinch Fire and Rescue Services reviewed the minor variance proposal for 6615 Concession 1 and have no concerns with the proposal.
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Hillary Miller <hmiller@puslinch.ca>
Sent: Monday, January 17, 2022 12:06 PM
To: Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Building <building@puslinch.ca>; Services <services@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>
Cc: Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/ODE - 6615 Concession 1

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by January 28, 2022 as the agenda will be going out earlier due to the holidays.

Kind regards,



Hillary Miller
Legislative Assistant
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 x207/Fax: 519-763-5846 www.puslinch.ca

Hillary Miller

From: Shahid Mughal <smughal@northdumfries.ca>
Sent: Friday, January 21, 2022 3:36 PM
To: Hillary Miller
Cc: Ashley Sage
Subject: RE: Minor Variance Notice of Public Hearing - D13/ODE - 6615 Concession 1

Good day, Hillary.

Thank you for your email.
Township has no concerns/comments with this minor variance application.

Have a great weekend!

Thanks,

Best regards,

Shahid Mughal, MCIP, RPP
Township Planner

The Corporation of the Township of North Dumfries
North Dumfries Community Complex
2958 Greenfield Road, P.O. Box 1060
Ayr, Ontario N0B 1E0

Office: 519-632-8800 ext. 132
Fax: 519-632-8700
Cell: 519-242-0301
smughal@northdumfries.ca

From: Hillary Miller <hmill@puslinch.ca>
Sent: January 17, 2022 12:09 PM
To: Ashley Sage <asage@northdumfries.ca>
Subject: Minor Variance Notice of Public Hearing - D13/ODE - 6615 Concession 1

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by January 28, 2022 as the agenda will be going out earlier due to the holidays.

Kind regards,



Hillary Miller
Legislative Assistant
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 x207/Fax: 519-763-5846 www.puslinch.ca



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

MEETING DATE: February 8th, 2022
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/ODE (Philip O'Dell)**
6615 Concession 1
North Half of Lot 5, Gore Concession
ATTACHMENTS: 1 – Submitted Site Plan

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 purpose of this application is to request a reduced setback from a site specific zoning provision to allow a front yard setback of 30 m, whereas a 60 m setback is required, in order to facilitate the construction of a two-storey building, approximately 574.6 m² in size.

The proposed building is intended to be used for various uses as permitted within the site specific zone. The subject property also contains an existing single detached dwelling that is used as an Engineering office and Museum and an existing detached garage that is used for storage space for the business.

The uses and lot requirements were established on this property through Zoning By-law Amendment application D14/ODE. An approved By-law (Bylaw No. 060-2018), established permissions for various uses including the museum and warehouse space, and included a minimum front yard setback of 60 m from Concession 1 for the proposed storage/warehouse structure. The setback was originally established to address land use compatibility and, it is understood the setback was required to meet Federal regulations for firearms businesses. However, since the approval of the site specific zoning provisions the Federal regulations have changed. This is the rationale behind the request for the reduction. Correspondence from Natural Resources Canada was submitted as part of the subject application.

It is also noted that a related site plan application was submitted in 2019 for this proposal and has been on hold until this minor variance application for reduced front yard setback is considered.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. Planning staff have no concerns with application, provided that the Grand River Conservation Authority is satisfied and the suggested conditions are addressed and that the Township is satisfied that the new proposed location will not negatively impact natural features. If approved, we would recommend the following be made conditions of approval:

1. That the proposed building is adequately screened from Concession 1 to the satisfaction of the Township.
2. That the relief is applicable to the proposed new, two-storey building only; and
3. That the applicant meets any requirements from Natural Resources Canada.

Section of the By-law	Required	Proposed	Relief Requested
14.0 Site Specific Special Provisions	Minimum front yard setback of 60 m (196.8 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)

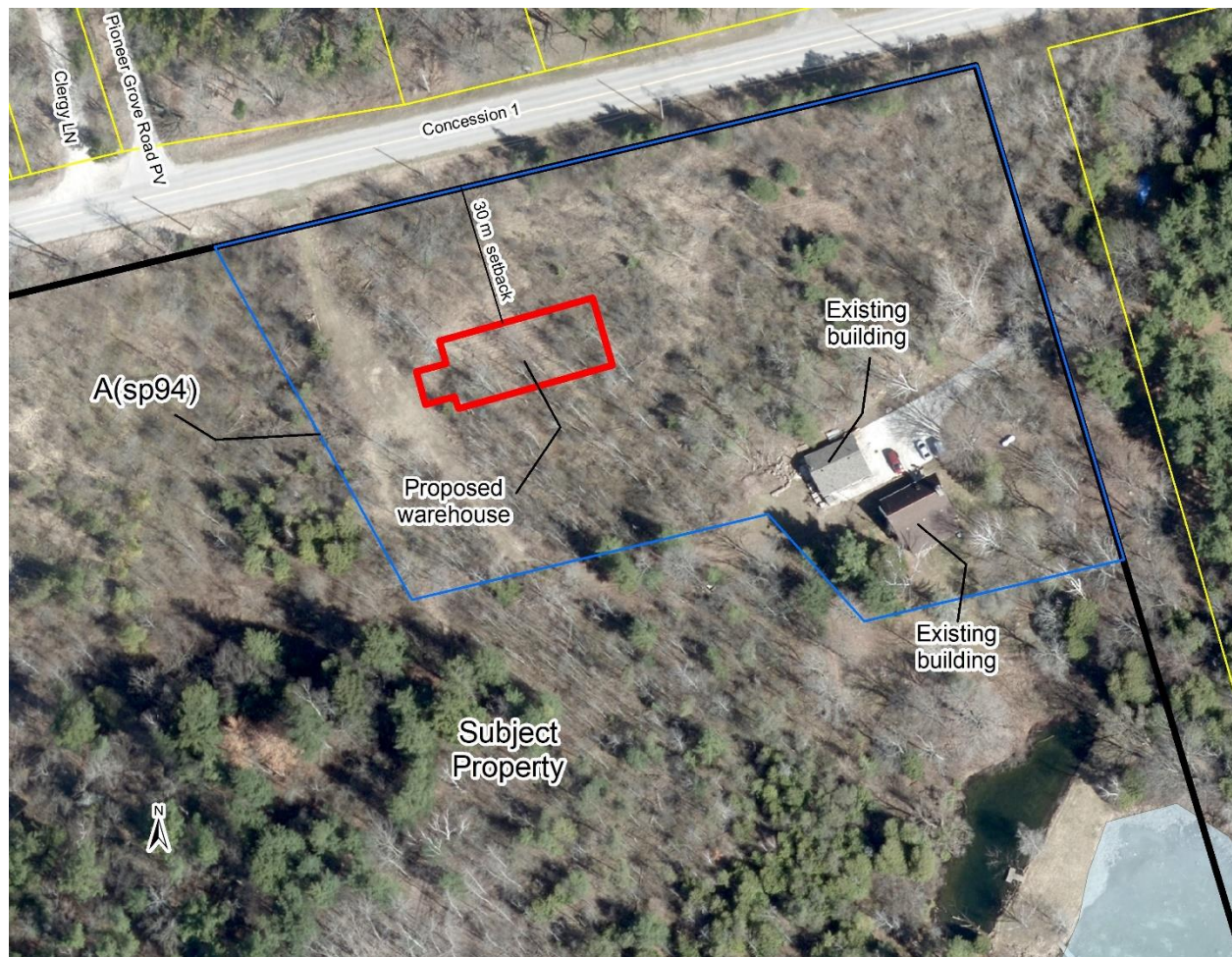


Figure 1 - Subject Property

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"> • Zoning By-law Amendment application D14/ODE was approved through By-law Number 060-2018 by Township Council on November 7th, 2018. • The By-law restricted the permitted uses, in the proposed storage/warehouse within the subject area and included zone

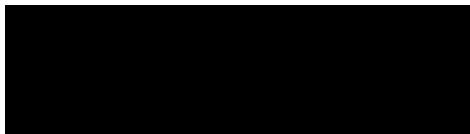
	<p>requirements, including a minimum setback requirement of 60 m from the front property line.</p> <ul style="list-style-type: none"> • The relief requested is to allow for the construction of a two-storey warehouse building to be used for uses permitted within the site specific zone. • The applicant has requested this setback due to revised requirements for commercial ammunition magazines storage, and to provide greater clearance from a wetland south-west of the site specific zone on the subject property. • As part of their application submission, the applicant has submitted correspondence with Natural Resources Canada regarding the materials that are proposed to be stored within the building. In the correspondence submitted, they confirmed based on the type of materials being stored, there are no Quantity Distance regulations applicable to the materials, as per the Federal Government's Explosive Regulations, 2013. A condition has been proposed to require the application to meet any requirements of Natural Resources Canada. • It is notes that the new setback is proposed to be half of the required setback; however, the proposed structure will still continue to be set back substantially from the road and additional screening/buffering of the use can be addressed through the Site Plan review and approval process.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is within a Site Specific Agricultural Zone (A(sp94)) as well as the Agricultural Zone (A), Natural Environment Zone (NE), and the Environmental Protection Zone Overlay. • The proposed two-storey building is located fully within the portion of the site with the site specific provision A(sp94). • The A(sp94) zone restricts the use of this portion of the property to: <ul style="list-style-type: none"> ○ Museum; ○ Commercial firearms, firearms parts, ammunition and shooting-sports accessory distributor; ○ Warehouse for firearms, firearms parts, ammunition and shooting-sports accessory; ○ Business office space accessory to the commercial firearms and museum use; ○ Indoor storage associated with the commercial firearms business and historical museum documents and artifacts; ○ Photographic studio associated with the firearms and museum use; ○ Training and meeting room associated with the firearms uses. • The A(sp94) site specific zone also includes zone requirements including a minimum front yard setback of 60 m (196.8 ft), whereas the applicant is proposing a minimum front yard setback of 30 m (98.4 ft). • The purpose of a minimum front yard setback is to provide a suitable setback for development from the road and to provide buffering of the use from surrounding properties, including to provide visual screening from adjacent uses. It is assumed that the setback of 60 m was considered by planning staff previously when assessing land use compatibility for the

	<p>previous application. The applicant has also indicated the 60 m setback was a Federal requirement due to the use.</p> <ul style="list-style-type: none"> • In the original zoning amendment application for the use there were no comments or concerns from neighbours regarding the proposal. • Agency comments provided through the zoning amendment review process resulted in no objections. • During the zoning by-law amendment review process, the Planning and Development Advisory Committee (PDAC) provided comments including landscaping/screening comments to be addressed at the Site Plan Approval Stage. Planning staff have suggested a condition regarding screening be included as a condition of approval. • As part of the zoning amendment process, a tree survey was completed by the consulting Forester for the Township within the proposed development area of approximately 0.76 ha (1.9 ac). The Forester determined that the majority of the subject area no longer qualified as a significant wooded area within County of Wellington Official Plan and Tree Conservation By-law. They recommended a 10 m setback from the dripline of the wooded edge, to ensure adequate protection from soil erosion and sedimentation to ensure no negative impacts to key hydrological features and key natural heritage features. • Due to the proposed change in location of the proposed building the Township may consider assessing the new proposed location in relation to impacts on natural features.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject property is designated as Core Greenlands, Greenlands, and Secondary Agricultural within the County of Wellington Official Plan. • The natural features within the subject property include Significant Woodlands, Environmentally Sensitive Area, Area of Natural and Scientific Interest (Life Science), Provincially Significant Wetland, Wetlands and Flood Plain. • The Site Specific By-Law amendment approved by Council was supported by Planning Staff and was deemed to generally conform to the policies of the Official Plan, including the Secondary Agricultural Area policies. It is assumed that the 60 m setback was also considered when assessing land use compatibility, which is a criteria for considering “small scale commercial, industrial and institutional uses” within the Secondary Agricultural Area. • It is further noted that the previous application, based on a building location maintaining a 60 m setback, was reviewed by the Township’s Consulting Ecologist. • Although the proposed building is intended to be moved further from the wetland on-site, the building is proposed to be moved to a new location. The Township may consider assessing the new proposed location in relation to impacts on natural features.

<p>That the variance is desirable and appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • To the north, the subject lands are abutting residential uses, agricultural uses, conservation lands owned by the Grand River Conservation Authority, a private road which accesses residential uses further north. To the east and west of the subject property there are residential, agricultural, and greenlands uses. To the south there are residential, commercial, agricultural and greenlands uses. • The proposal would bring the two-storey building closer to the abutting uses to the north of the subject lands. • The Committee may wish to consider visual screening of the proposed building from the property frontage. A proposed condition has been added for the Committee's consideration. • The Committee should also consider any comments received from the Grand River Conservation Authority.
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In conclusion, planning staff is of the opinion that the requested variance application meets the four tests of the Planning Act, subject to the recommended conditions. 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



Joanna Salsberg, B.A., M.PL.
Planner

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D13/ODE (Philip O'Dell)
February 8th, 2022 | page 6

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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): Dusan SAJIC & Sonja SAJIC

Address: 73 Heritage Lake Drive

City: Puslinch, ON

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

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

2. Provide a description of the “entire” property:

Municipal address: 73 Heritage Lake Drive

Concession: _____ Lot: _____

Registered Plan Number: WVLCP 172 - Unit 14

Area: 0.20ha ha Depth: 52.1m m Frontage: 38.4m m
 ac ft ft

Width of road allowance (if known): 13.5m

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).**

An addition to the existing dwelling is proposed for the enclosure of a swimming pool and the following variances are being requested:

- A) To permit a reduced rear yard setback to be 6.0m instead of 7.5m as required in Section RUR(sp31) of the Zoning By-law
B) To permit a maximum lot coverage to be 24% instead of 20% as required in Section RUR(sp31) of the Zoning By-law.

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

The minor variance requests are being made as an addition to the existing dwelling is proposed and the rear yard and lot coverage will not conform with zoning.

Please see covering letter for more information.

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

Official Plan Designation: PA7-3 & Secondary Agricultural

Zoning Designation: Rural Residential RUR(sp31)(Heritage Lake)

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?

Heritage Lake 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.

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? Estate Residential

The abutting properties? Estate Residential

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

See sketch for details

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	Dwelling		Addition	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	24% 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)

See sketch for more details

Building Details:	Existing:		Proposed:	
Front Yard	10.94m m	ft.	m	ft.
Rear Yard	m	ft.	6.0m m	ft.
Side Yards	9.45m m	5.29m ft.	m	ft.

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

Date of acquisition of subject property: June 2016

Date of construction of buildings property: After variance approval

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

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

Yes ☐ No ☒

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

N/A

Other Related Planning Applications:

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

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

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Dusan SAJIC & Sonja SAJIC of the
Township of Puslinch County/Region of
Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.



21 dec 2021

Date

21 Dec 2021

Date

Signature of Owner(s)

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the
City of Guelph County/Region of
Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration
 conscientiously believing it to be true, and knowing that it is of the same force and effect
 as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

County/Region of Wellington this 6 day of

January, 20 22



Signature of Owner or authorized
 solicitor or agent

January 6, 2022

Date



Signature of Commissioner

RONALD MAURICE MAK
 A COMMISSIONER, ETC.,
 PROVINCE OF ONTARIO
 FOR VAN HARTEN SURVEYING INC.
 EXPIRES JULY 5, 2024

January 6, 2022

Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$_____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

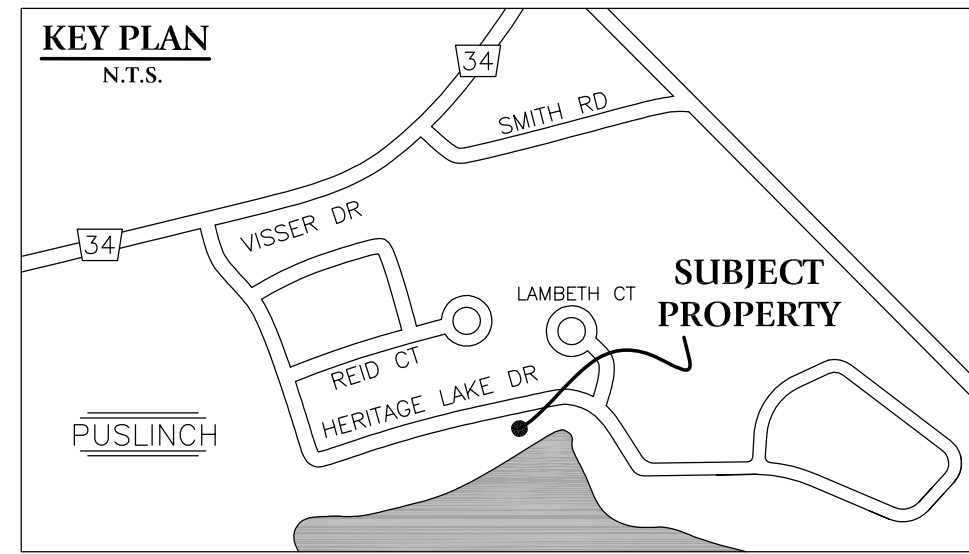
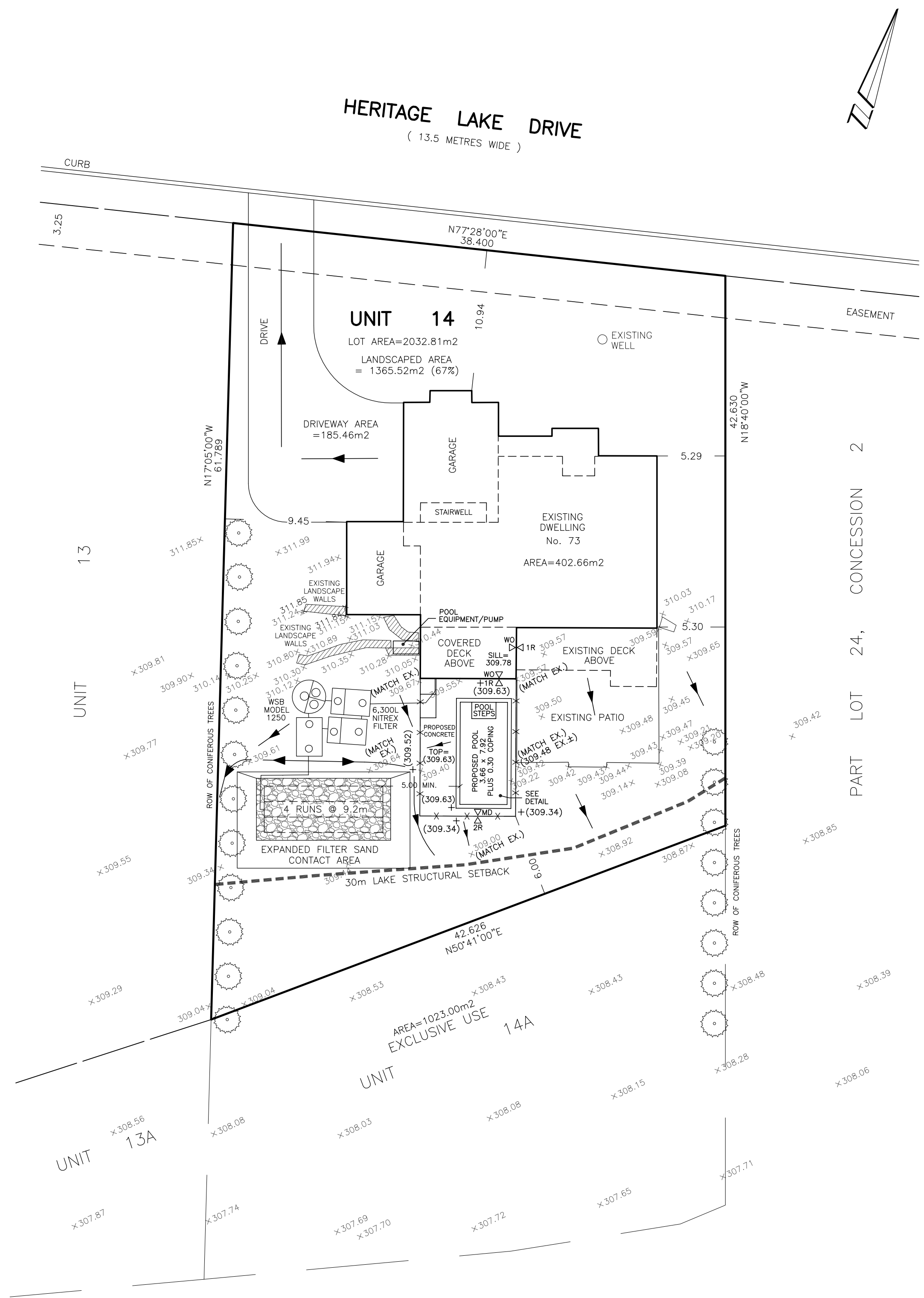
Application deemed complete:

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



SKETCH FOR MINOR VARIANCE UNIT 14, WELLINGTON VACANT LAND CONDOMINIUM No. 172 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

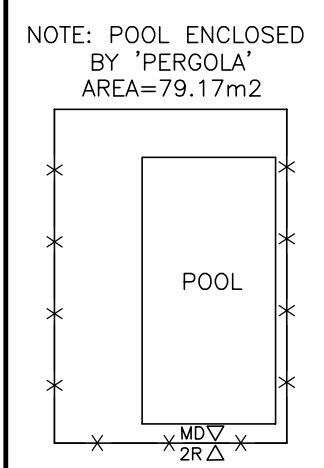
SCALE 1 : 250
0 5 10 15 metres
VAN HARTEN SURVEYING INC.

ZONING: RUR-31	REQUIRED	PROPOSED
REAR YARD COVERAGE	- 7.50 MINIMUM - 20% MAXIMUM	- 6.00 - 24% (INCLUDES EXISTING DWELLING AND PROPOSED PERGOLA)
LANDSCAPE OPEN SPACE	- 30% MINIMUM	- 67%

- (329.34) - VAN HARTEN SURVEYING PROPOSED ELEVATION
+327.90 - VAN HARTEN SURVEYING EXISTING ELEVATION
- SLOPE
- DIRECTION OF FLOW
- DISTRIBUTION PIPE
- WELL LOCATION
- FILTER BED AREA
- EXPANDED CONTACT AREA
TP1 - TEST PIT LOCATION (VAN HARTEN SURVEYING)

NOTES:
- INFORMATION SHOWN IS BASED ON POOL DESIGN PROVIDED BY CLIENT.
- EXISTING ELEVATIONS RECORDED ON OCTOBER 13, 2021 BY VAN HARTEN SURVEYING INC.
- BUILDER IS TO CONFIRM PROPOSED POOL IS A MINIMUM 5.0m FROM SEPTIC BED COMPONENTS.

POOL DETAIL



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 PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO SEWAGE SYSTEM.
- THIS LOT MAY CONTAIN STRUCTURAL FILL OR NON-STRUCTURAL FILL PLACED DURING SUBDIVISION GRADING OPERATIONS.
- SOIL BEARING CAPACITY SHOULD BE VERIFIED BY A CONSULTING GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 1.20m OF EARTH COVER OR EQUIVALENT OVER FOOTINGS FOR FROST PROTECTION.
- THIS SKETCH IS PROTECTED BY COPYRIGHT.

REVISION SCHEDULE:		
No.	DATE	COMMENTS

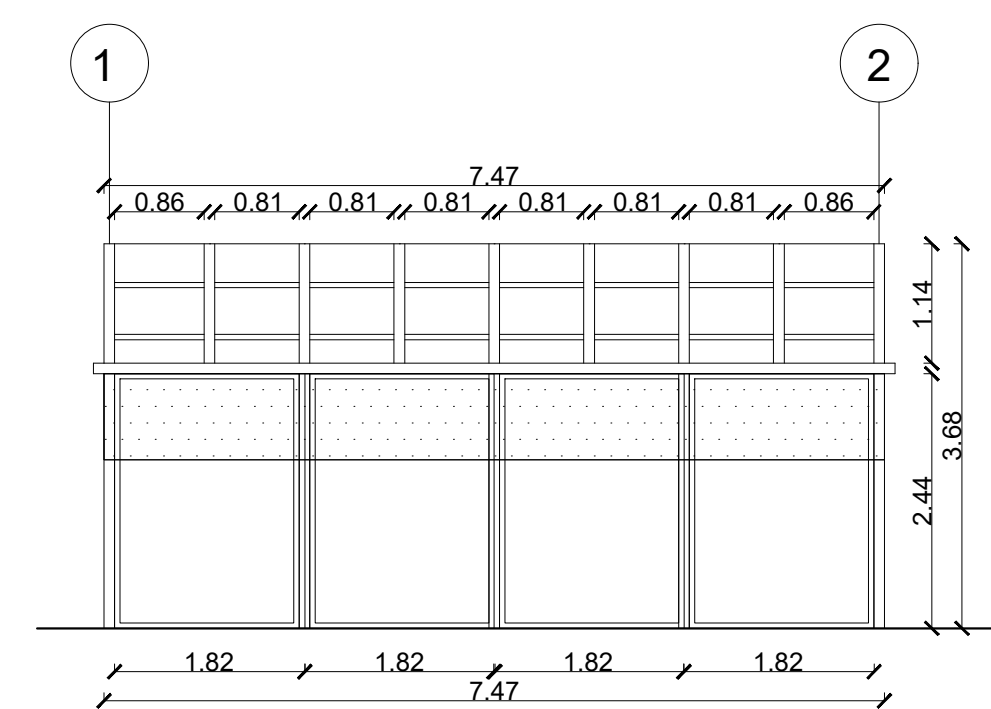


423 WOOLWICH STREET
GUELPH - ONTARIO
N1H 3X3
PHONE: (519) 821 - 2763
FAX: (519) 821 - 2770
www.vanharten.com

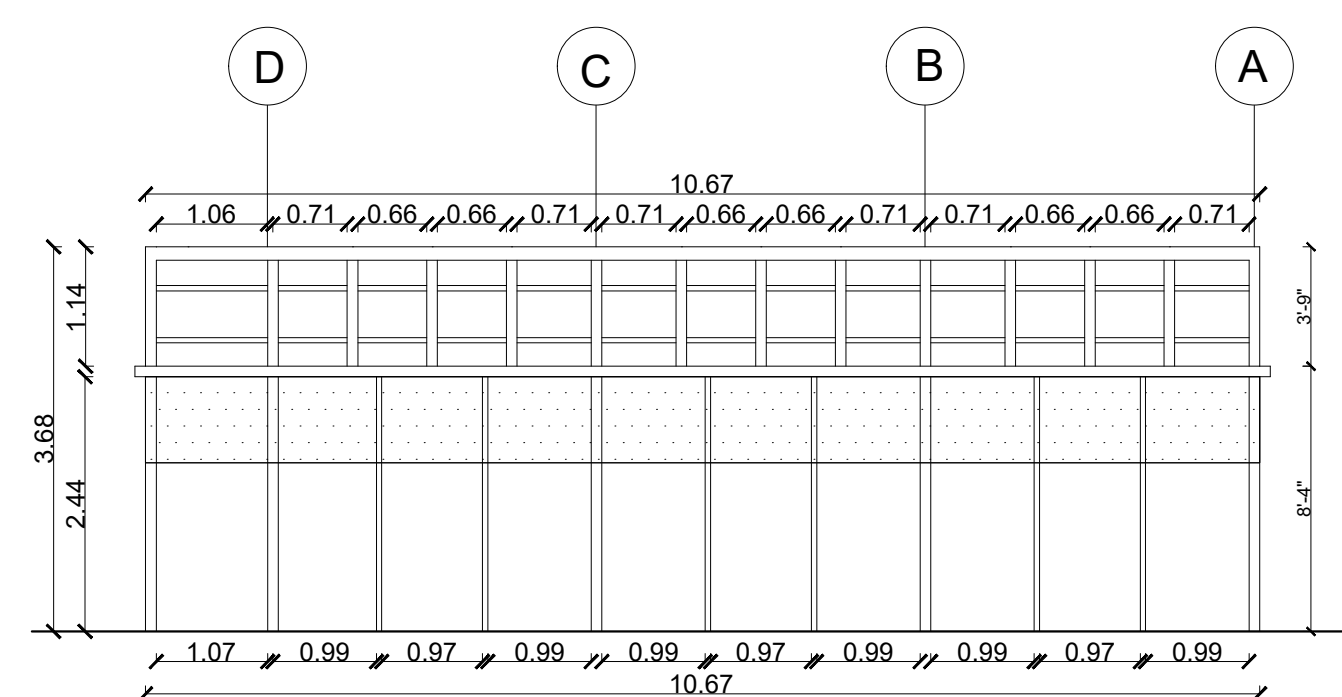
660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO
L9W 5G5
PHONE: (519) 940 - 4110
FAX: (519) 940 - 4113
www.vanharten.com

PROJECT No. 30144-21 FOR: DUSAN SAJIC
DRAWN BY: TML DESIGNED BY: WV DATE: JANUARY 6, 2022

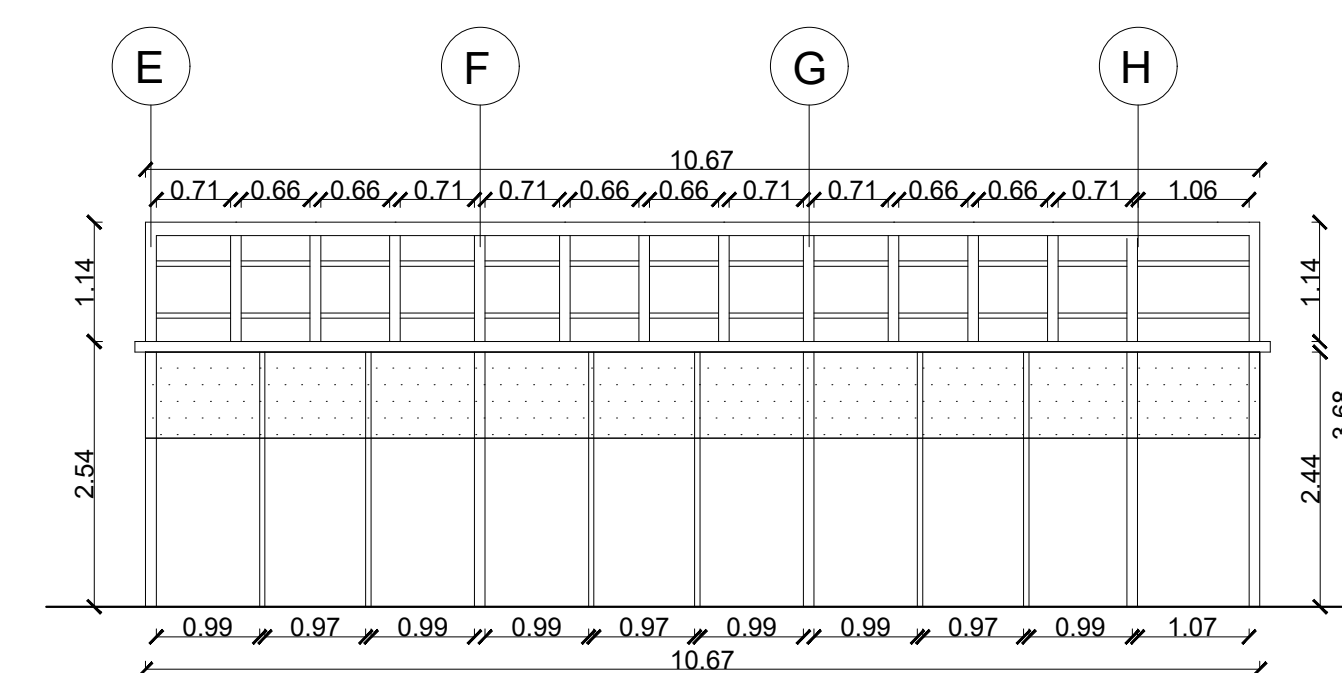
Jan 07, 2022-11:22am
G:\PUSLINCH\WV\LCP 172\ACAD\UNIT 14 - pool sketch.dwg



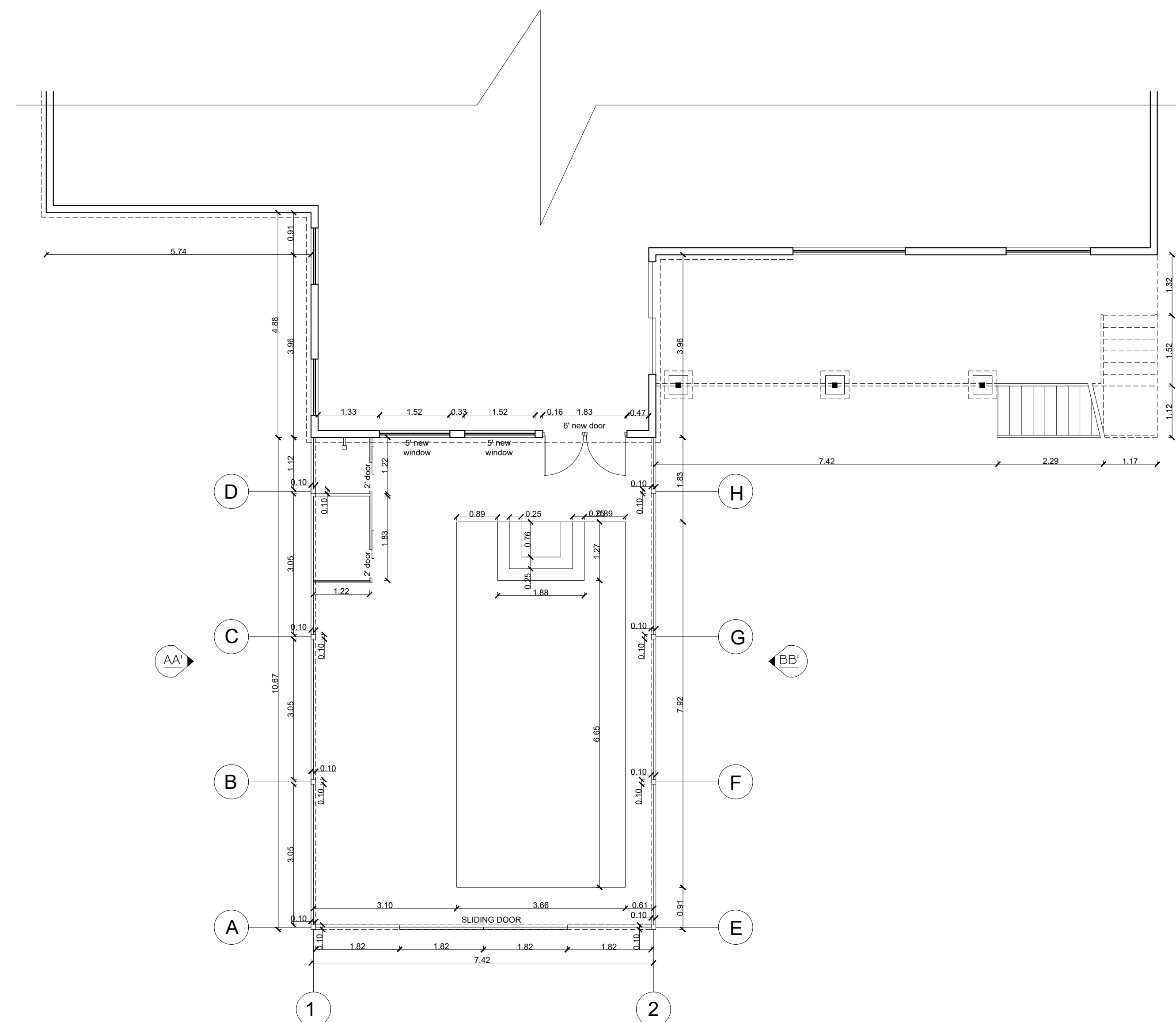
FRONT ELEVATION



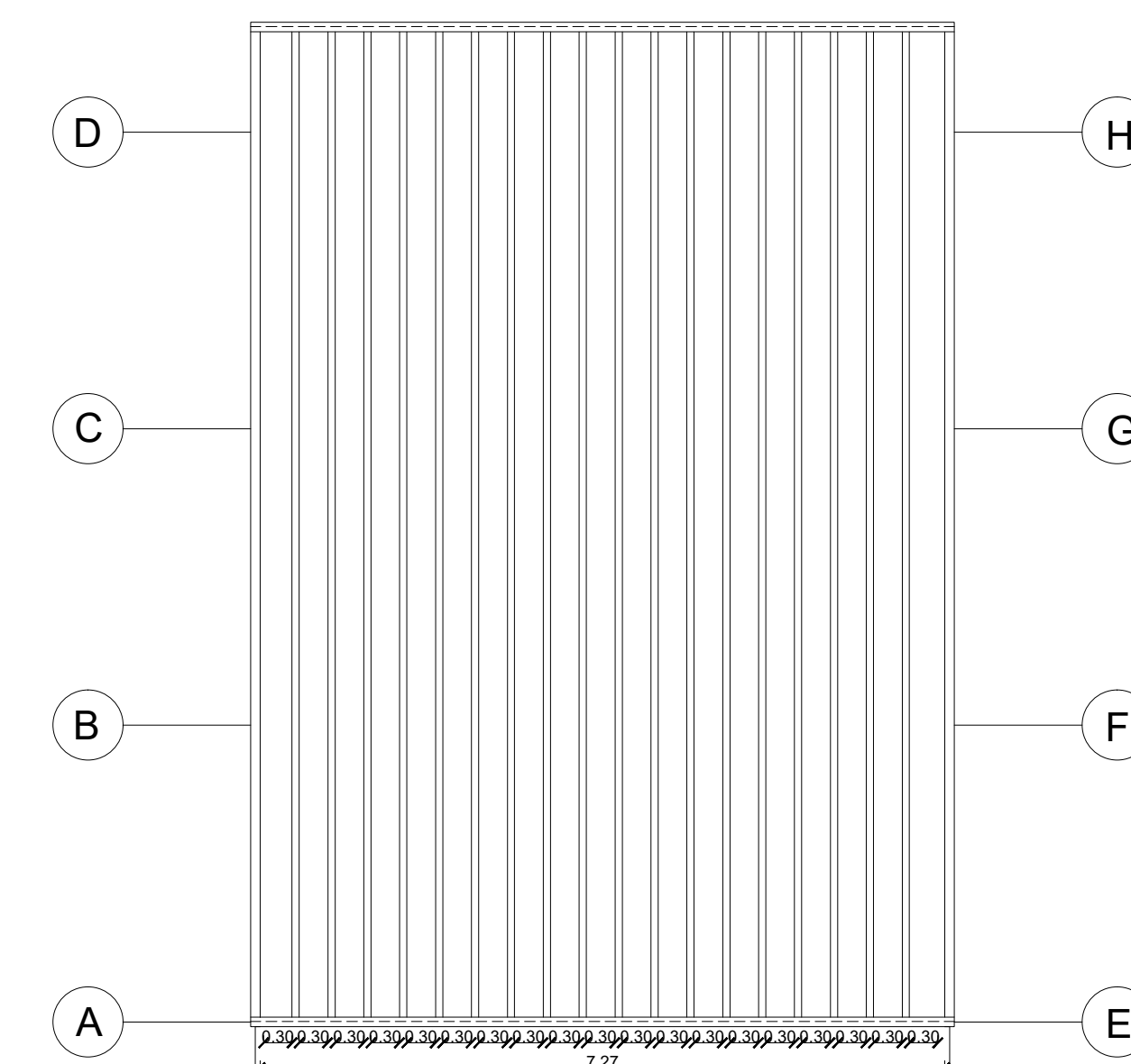
AA' ELEVATION



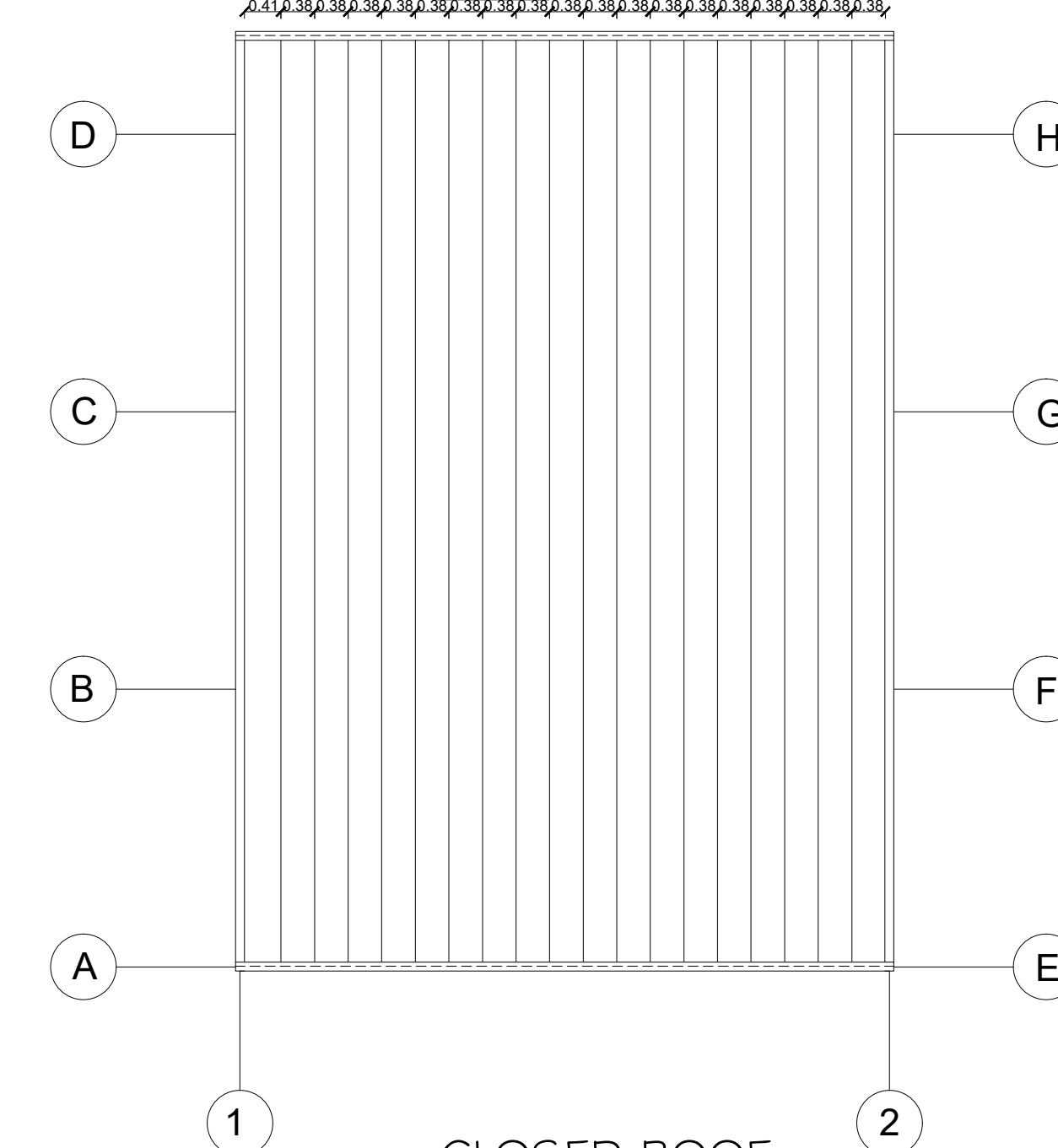
BB' ELEVATION



FLOOR PLAN



OPEN ROOF
PLAN



CLOSED ROOF
PLAN



ADDRESS

UNIT NO. 14 WELLINGTON VACANT LAND
CONDOMINIUM PLAN NO. 172
TOWNSHIP OF PUSLINCH
COUNTRY OF WELLINGTON

TENDER DRAWING

January 7, 2022
30144-21
Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch
73 Heritage Lake Drive
All of Lot Unit 14, WVLCP No. 172
PIN 71872-0014
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN report and map, Building Plans, and a cheque in the amount of \$748 to the Township of Puslinch.

Proposal

The subject property is known as 73 Heritage Lake Drive (PIN 71872-0014) and contains an existing dwelling. The proposal is to construct a swimming pool with an enclosure. The pool enclosure is considered to be part of the dwelling and subject to the Zoning By-law. The following variances are being requested to provide relief for the proposed addition:

- A) To permit a reduced rear yard setback to be 6.0m instead of 7.5m as required in Section RUR(sp31) of the Zoning By-law**
- B) To permit a maximum lot coverage to be 24% instead of 20% as required in Section RUR(sp31) of the Zoning By-law.**

The subject property is part of Heritage Lake (Wellington Vacant Land Condominium No. 172) and the subject property contains an existing dwelling. The proposal is for an addition to the dwelling for the enclosure of a swimming pool in the rear yard. The area of the proposed addition is 79.2m². Relief is being requested for the reduced rear yard setback and the overall lot coverage. The dwelling currently meets the zoning requirements, however the proposed addition brings the total building coverage over the minimum requirement and a slight rear yard deficiency. The remaining zoning requirements are met.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com



Although the subject property has an area 2,032m², it has the benefit of an Exclusive Use Area to the rear of the property. An Exclusive Use Area is that part of the Common Element of the Condominium that can only be used by the owners of the respective properties. The Exclusive Use Area for the property (shown as 14A on the sketch) is 1,023m². If this area was included in the percentage coverage calculation, then the lot coverage for the dwelling and addition would be 16% and the rear yard setback would easily be met. This value is much less than the 24% maximum coverage we are requesting.

Given the locations of the existing buildings, well and septic, the proposed addition demonstrates functionality while meeting the required setbacks to the septic.

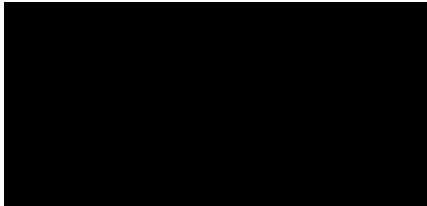
Similar applications were approved for 149 Heritage Lake Drive (Unit 56) which requested a maximum lot coverage of 24% and 109 Heritage Drive (Unit 71) which requested a maximum lot coverage of 23.7%. Both of these applications were approved by the Committee in 2020.

In summary, we feel that this proposal will allow for a desirable pool enclosure addition. The dwelling size is in unison with the dwellings on the surrounding parcels and within this development. We provide the opinion that the minor variance requests meet the four tests for a minor variance, especially given the additional yard space of the Exclusive Use Area.

A GRCA permit application has also been submitted for their review and approval of the proposed addition.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S., B.Sc.
Ontario Land Surveyor

cc Dusan Sajic



PLAN REVIEW REPORT:	Township of Puslinch Lynne Banks, Secretary-Treasurer
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DATE: January 28, 2022

YOUR FILE: D13/SAJ

GRCA FILE: D13-SAJ – 73 Heritage Lake Drive

RE: **Minor Variance Application D13/SAJ**
73 Heritage Lake Drive, Township of Puslinch
Dusan and Sonja Sajic

GRCA COMMENT*:

The Grand River Conservation Authority (GRCA) has no objection to the above-noted minor variance application.

BACKGROUND:

1. Resource Issues:

Information currently available at our office indicates that a portion of the subject property contains floodplain and the regulated allowance adjacent to the floodplain.

2. Legislative/Policy Requirements and Implications:

The purpose of this application is to request relief from the zoning by-law to permit a reduced rear yard setback of 6.0 metres whereas 7.5 metres is required and to permit a maximum lot coverage of 24% whereas 20% is required. The GRCA approved a permit (Permit 9/22) to construct a residential accessory structure (pool enclosure) on the subject property on January 25, 2022. This minor variance application pertains to the same development project. GRCA staff do not anticipate any negative impacts to the floodplain as a result of this minor variance application and we have no objection to the approval of the application by the Township of Puslinch.

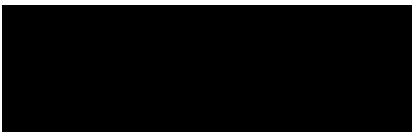
Due to the presence of the above-noted features, a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Any future development or site alteration in the regulated area on the

subject property will require a permit from the GRCA pursuant to Ontario Regulation 150/06.

3. Review Fees:

This application is considered a “minor” minor variance. In accordance with the GRCA’s 2022 Plan Review Fee Schedule, the applicable fee is \$290. The applicant will be invoiced in the amount of \$290 under separate cover for our review of this application.

If you have any questions or require additional information, please do not hesitate to contact me at aherreman@grandriver.ca or 519-621-2763 ext. 2228.



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

**** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority***

Attachment

c.c. Dusan and Sonja Sajic (via email)



Grand River Conservation Authority

Date: Jan 28, 2022

Author: ah

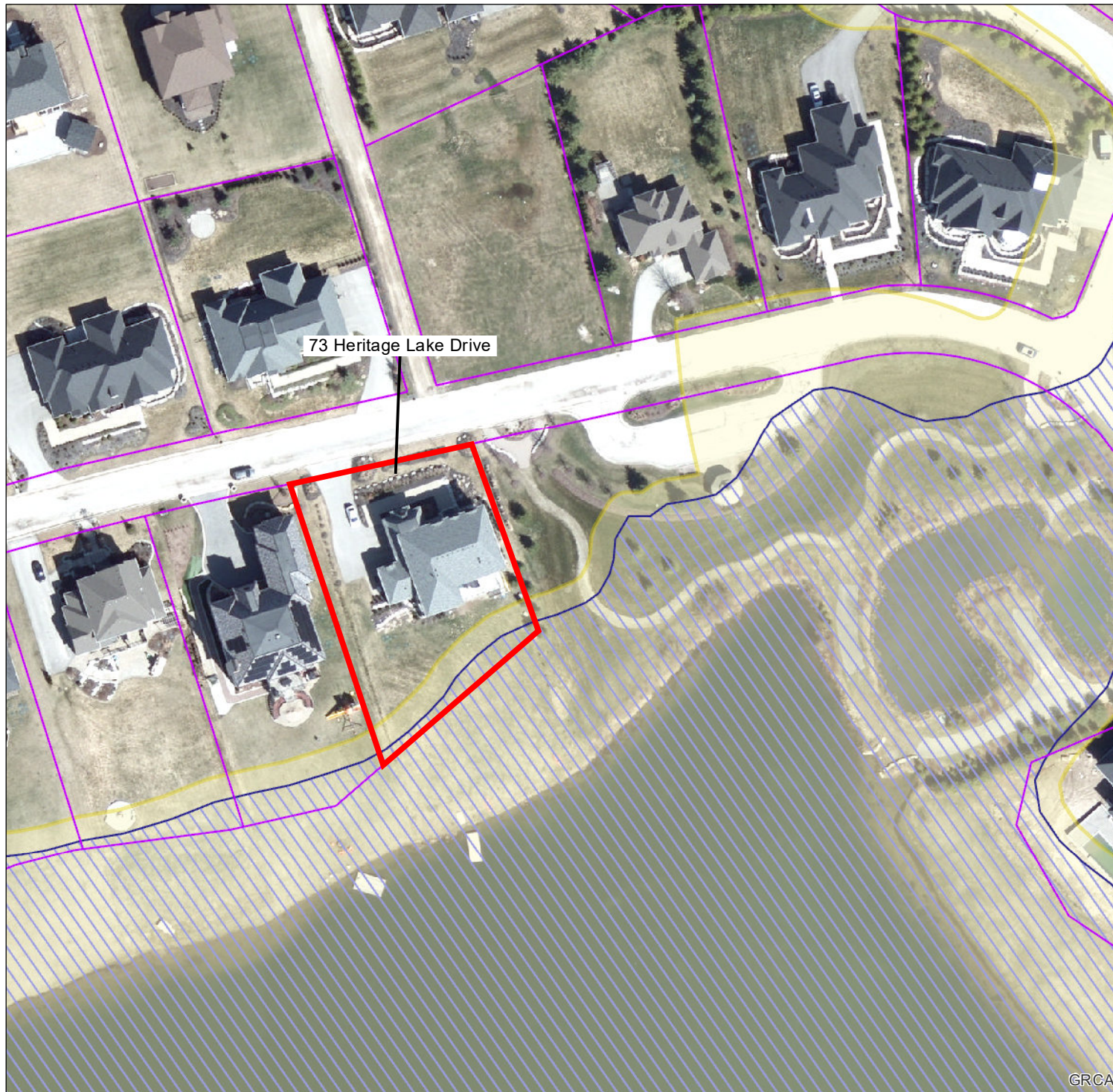
D13-SAJ - 73 Heritage Lake Drive

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2022.
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: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



Map Centre (UTM NAD83 z17): 567,001.16 4,811,751.34

This map is not to be used for navigation | 2020 Ortho (ON)

GRCA

Hillary Miller

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, January 18, 2022 9:00 AM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/SAJ- 73 Heritage Lake Drive
Attachments: WHPA_Map_HeritageLakeDrive_73.pdf

Good morning Hilary,

Thank you for providing the above referenced application for review. Since this property is **not** located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

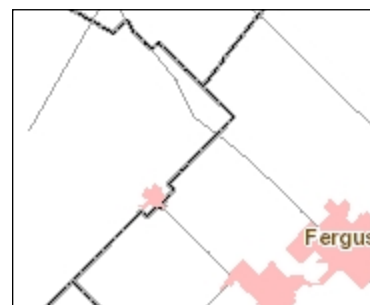
Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices. In response to an increase in COVID-19 hospitalizations, the Ontario Government has moved the province to a modified version of [Step Two of the Roadmap to Reopen](#).

As of Wednesday, January 5 all Township of Centre Wellington offices and facilities are closed to the public until January 26, 2022. The CW Community Sportsplex will remain open for Wellington-Dufferin-Guelph Public Health vaccination appointments only.

Township and Wellington Source Protection staff will continue to serve residents via electronic means, and scheduling appointments for services that cannot be delivered remotely.

Wellington Source Protection staff are available to the public Monday to Thursday from 8:30 a.m. to 4:30 p.m and Friday 8:30 a.m. to 11:00 a.m.

Any changes in operations will be communicated and posted to our [COVID-19 webpage](#) and on our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Boundary
 - A
 - B
 - C
 - D
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

0.8 0 0.41 0.8 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2021

Notes

Hillary Miller

From: Brent Smith
Sent: Wednesday, January 19, 2022 11:27 AM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/SAJ- 73 Heritage Lake Drive

Hi Hillary,
Puslinch Fire and Rescue Services reviewed the minor variance proposal for 73 Heritage Lake Drive on Jan 19, 2022. Please be advised that the department has no concerns with the proposal.

Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Hillary Miller <hmiller@puslinch.ca>
Sent: Monday, January 17, 2022 12:21 PM
To: Brent Smith <bsmith@puslinch.ca>; Services <services@puslinch.ca>; Building <building@puslinch.ca>; Mike Fowler <mfwolder@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/SAJ- 73 Heritage Lake Drive

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by January 28, 2022.

Kind regards,



Hillary Miller
Legislative Assistant
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 x207/Fax: 519-763-5846 www.puslinch.ca



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

MEETING DATE: February 8th, 2022
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/SAJ (Dusan Sajic & Sonja Sajic)**
73 Heritage Lake Drive
WVLCP 172 LEVEL 1 UNIT 14
ATTACHMENTS: 1 – Submitted Site Plan

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

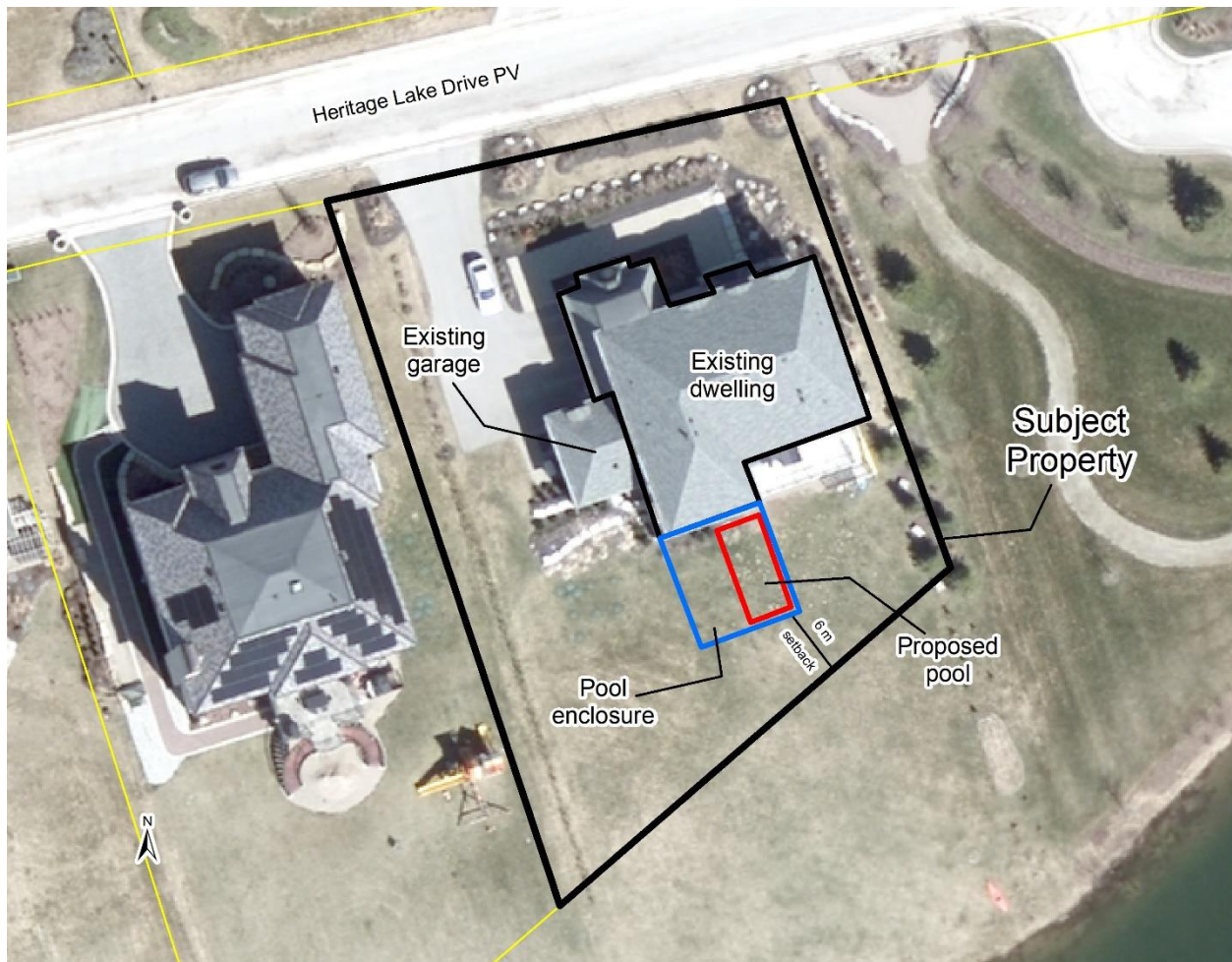
Planning Opinion

The proposed variance request would provide relief from section 14.0 of the Zoning By-law requesting permission for an increase in the total maximum lot coverage and decreased rear yard setback to facilitate an addition to the existing single detached dwelling for an enclosed swimming pool.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property provided that the Grand River Conservation Authority (GRCA) has no concerns and any proposed changes to the servicing is acceptable to the Building Department. We consider the request minor and have no concerns with the application.

Section of the By-law	Required	Proposed	Relief Requested
14.0 Site-Specific Special Provisions No. 31 RUR(sp31)	Lot coverage (max.): 20%	24%	4%
14.0 Site-Specific Special Provisions No. 31 RUR(sp31)	Rear yard depth (min.): 7.5 m (24.6 ft)	6.0 m (19.7 ft)	1.5 m (4.9)

Figure 1: Subject Property



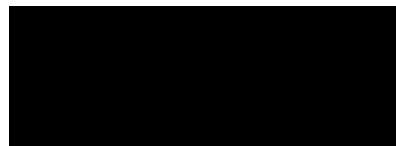
Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> The relief requested is to allow for the construction of an addition to the existing single detached dwelling to house an enclosed swimming pool. The proposed addition is 79.2 m² (852.5 ft²) and would extend further into the rear yard than the existing dwelling and results in a lot coverage that exceeds the permitted maximum. We would consider the variance minor in terms of impact and context with the surrounding neighbourhood.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject property is within a Rural Residential Site Specific (RUR(sp31)) Zone, Natural Environment (NE) Zone, and contains the Environmental Protection Zone Overlay. A single detached dwelling is a permitted use within the RUR(sp31) Zone. The RUR(sp31) zone requires a maximum lot coverage of 20%, whereas the applicant is proposing a lot coverage of 24%. The intent of requiring a maximum lot coverage is to ensure that the property is landscaped for proper grading and drainage, that the size and

	<p>massing of the dwelling is compatible with the neighbourhood, and to ensure there is adequate space to accommodate servicing on a portion of the property.</p> <ul style="list-style-type: none"> • The RUR(sp31) Zone requires a minimum rear yard setback of 7.5 m, whereas 6.0 m is proposed. • The intent of a rear yard setback for the subject lands is to provide a setback from environmental features to the rear of the property, to provide adequate space for maintenance and access between abutting uses, and to ensure grading and drainage can be adequately addressed on the subject property.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject lands are designated as Special Policy Area PA7-3 and Secondary Agricultural within the County of Wellington Official Plan. • Dwelling units are permitted within the Special Policy Area (PA7-3).
That the variance is desirable and appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject lands are immediately surrounded by estate lots and homes to the north and west. To abutting lands to the east and south are owned the Condominium Corporation. • The surrounding homes contain varying rear yard setbacks and lot coverages. • The Township should consider comments received from the Public Works Department regarding any concerns with grading or drainage. • The Township should consider comments received from the Building Department related to any impacts or changes to the servicing of the subject property as a result of the proposed addition. It is unclear from the submitted drawings if there will be any additional fixtures added as a result of the addition. • A portion of the property may be located within a GRCA Floodplain. • Comments of the GRCA should be considered regarding the appropriateness of the location of the proposed addition.

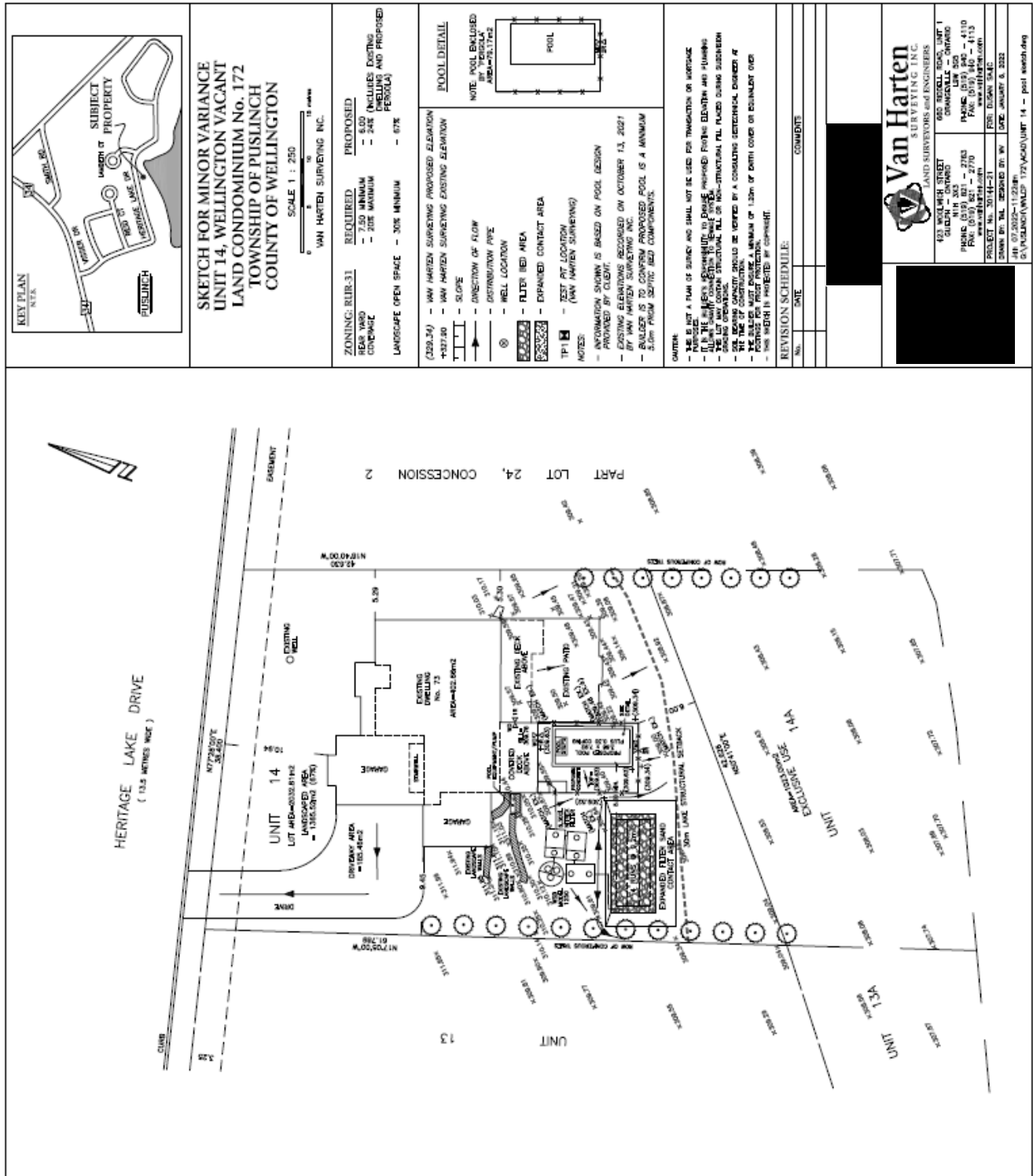
In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests of the Planning Act** provided that the GRCA has no concerns and any proposed changes to the servicing is acceptable to the Building Department. I trust that these comments will be of assistance 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



Joanna Salsberg, B.A., M.PL.
Planner

ATTACHMENT 1:



NOTICE OF DECISION

File Number: D13/SAI

Hearing Date: January 8, 2019

Application Made By: Saini, Kamaljit and Saini, Tarlochan
c/o Gurinder Saini

Agent: Jeff Buisman, Van Harten Surveying Inc.

Municipal Address: 9 Hume Road, Puslinch

Legal Description: Part Lot 11 Concession 2
Township of Puslinch, County of Wellington

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

1. Requesting a reduced lot MDS 1 setback from the livestock facility at 4726 Watson Road South to the severed parcel to be 260m instead of 392m.

The request is hereby Approved / Denied / Deferred / Approved with the Following Conditions: (see attached schedule):

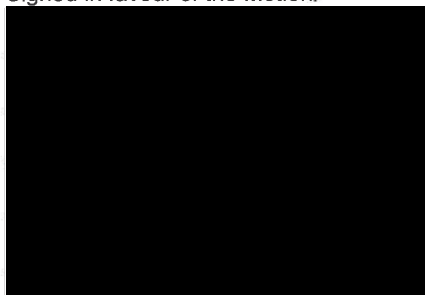
Reasons:

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

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

Signed in favour of the Motion:

Opposed to the Motion:



J. Sepulis

D. Basi

D. Kennedy

D. O'Connor

D. Paron

Dated this 8th day of January, 2019.

You are notified that under Subsection 45(12) of the *Planning Act*, R.S.O. 1990, you may appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee of Adjustment by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal (A1-Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment in certified funds or money order made out to the Minister of Finance in the amount of \$300.00 (or as amended by the LPAT fee schedule) within twenty (20) days of the making of the decision. A notice of appeal must be received by the Secretary-Treasurer no later than 4:30 p.m. on **Monday, January 28, 2019.**

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

Secretary-Treasurer
Committee of Adjustment
Township of Puslinch

Schedule of Conditions

File Number: D13/SAI

Hearing Date: January 8, 2018

Application Made By: Saini, Kamaljit and Saini, Tarlochan
c/o Gurinder Saini

Agent: Jeff Buisman, Van Harten Surveying Inc.

Municipal Address: 9 Hume Road, Puslinch

Legal Description: Part Lot 11 Concession 2
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1. Requesting a reduced lot MDS 1 setback from the livestock facility at 4726 Watson Road South to the severed parcel to be 260m instead of 392m.

Approved with the following Conditions:

Conditions:

GUELPH

SUBJECT PROPERTY

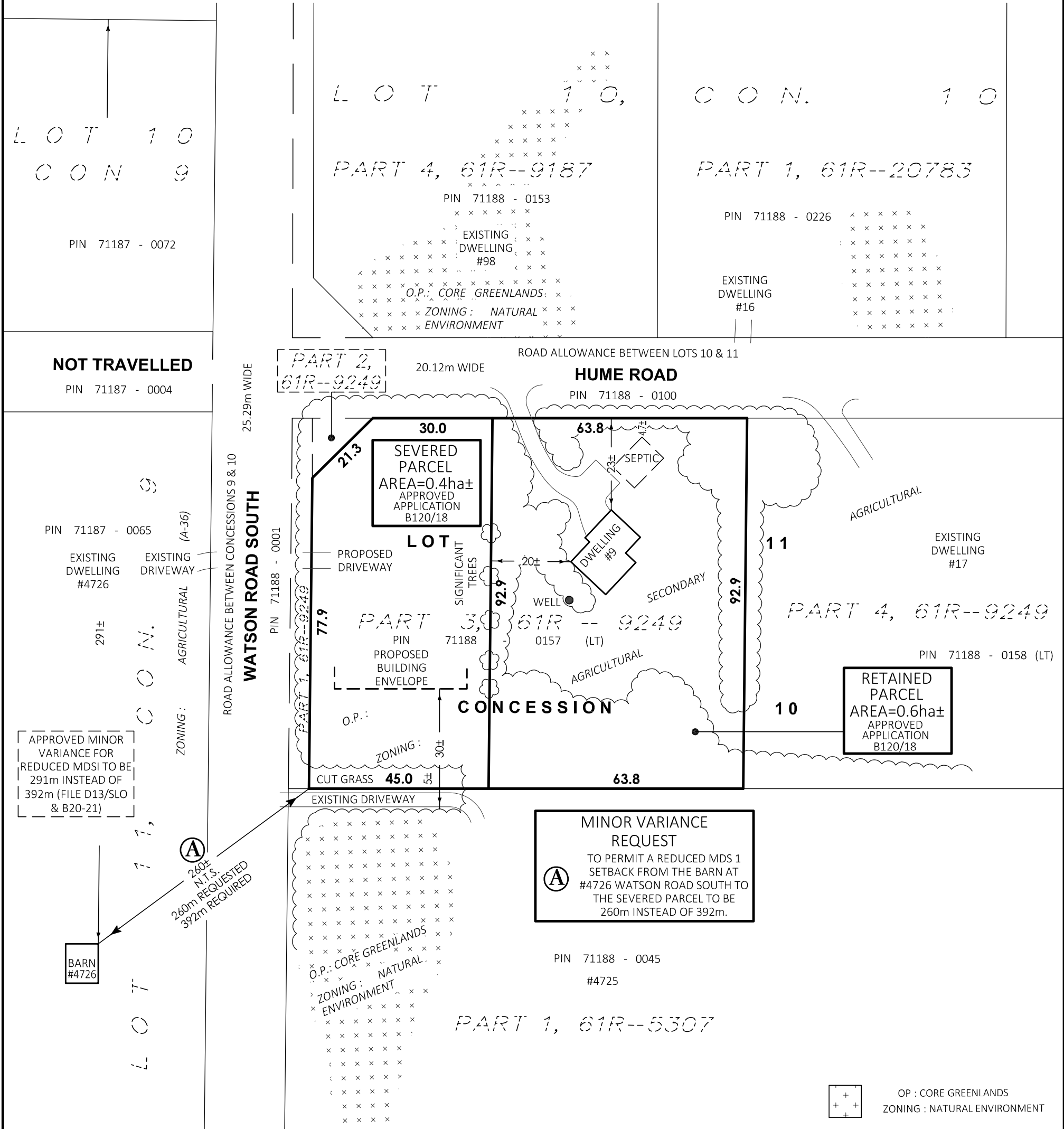
Victoria Rd, Concession Rd, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 171st, 172nd, 173rd, 174th, 175th, 176th, 177th, 178th, 179th, 180th, 181st, 182nd, 183rd, 184th, 185th, 186th, 187th, 188th, 189th, 190th, 191st, 192nd, 193rd, 194th, 195th, 196th, 197th, 198th, 199th, 200th, 201st, 202nd, 203rd, 204th, 205th, 206th, 207th, 208th, 209th, 210th, 211st, 212nd, 213th, 214th, 215th, 216th, 217th, 218th, 219th, 220th, 221st, 222nd, 223rd, 224th, 225th, 226th, 227th, 228th, 229th, 230th, 231st, 232nd, 233rd, 234th, 235th, 236th, 237th, 238th, 239th, 240th, 241st, 242nd, 243rd, 244th, 245th, 246th, 247th, 248th, 249th, 250th, 251st, 252nd, 253rd, 254th, 255th, 256th, 257th, 258th, 259th, 260th, 261st, 262nd, 263rd, 264th, 265th, 266th, 267th, 268th, 269th, 270th, 271st, 272nd, 273rd, 274th, 275th, 276th, 277th, 278th, 279th, 280th, 281st, 282nd, 283rd, 284th, 285th, 286th, 287th, 288th, 289th, 290th, 291st, 292nd, 293rd, 294th, 295th, 296th, 297th, 298th, 299th, 300th, 301st, 302nd, 303rd, 304th, 305th, 306th, 307th, 308th, 309th, 310th, 311st, 312nd, 313th, 314th, 315th, 316th, 317th, 318th, 319th, 320th, 321st, 322nd, 323rd, 324th, 325th, 326th, 327th, 328th, 329th, 330th, 331st, 332nd, 333rd, 334th, 335th, 336th, 337th, 338th, 339th, 340th, 341st, 342nd, 343rd, 344th, 345th, 346th, 347th, 348th, 349th, 350th, 351st, 352nd, 353rd, 354th, 355th, 356th, 357th, 358th, 359th, 360th, 361st, 362nd, 363rd, 364th, 365th, 366th, 367th, 368th, 369th, 370th, 371st, 372nd, 373rd, 374th, 375th, 376th, 377th, 378th, 379th, 380th, 381st, 382nd, 383rd, 384th, 385th, 386th, 387th, 388th, 389th, 390th, 391st, 392nd, 393rd, 394th, 395th, 396th, 397th, 398th, 399th, 400th, 401st, 402nd, 403rd, 404th, 405th, 406th, 407th, 408th, 409th, 410th, 411st, 412nd, 413th, 414th, 415th, 416th, 417th, 418th, 419th, 420th, 421st, 422nd, 423rd, 424th, 425th, 426th, 427th, 428th, 429th, 430th, 431st, 432nd, 433rd, 434th, 435th, 436th, 437th, 438th, 439th, 440th, 441st, 442nd, 443rd, 444th, 445th, 446th, 447th, 448th, 449th, 450th, 451st, 452nd, 453rd, 454th, 455th, 456th, 457th, 458th, 459th, 460th, 461st, 462nd, 463rd, 464th, 465th, 466th, 467th, 468th, 469th, 470th, 471st, 472nd, 473rd, 474th, 475th, 476th, 477th, 478th, 479th, 480th, 481st, 482nd, 483rd, 484th, 485th, 486th, 487th, 488th, 489th, 490th, 491st, 492nd, 493rd, 494th, 495th, 496th, 497th, 498th, 499th, 500th, 501st, 502nd, 503rd, 504th, 505th, 506th, 507th, 508th, 509th, 510th, 511st, 512nd, 513th, 514th, 515th, 516th, 517th, 518th, 519th, 520th, 521st, 522nd, 523rd, 524th, 525th, 526th, 527th, 528th, 529th, 530th, 531st, 532nd, 533rd, 534th, 535th, 536th, 537th, 538th, 539th, 540th, 541st, 542nd, 543rd, 544th, 545th, 546th, 547th, 548th, 549th, 550th, 551st, 552nd, 553rd, 554th, 555th, 556th, 557th, 558th, 559th, 560th, 561st, 562nd, 563rd, 564th, 565th, 566th, 567th, 568th, 569th, 570th, 571st, 572nd, 573rd, 574th, 575th, 576th, 577th, 578th, 579th, 580th, 581st, 582nd, 583rd, 584th, 585th, 586th, 587th, 588th, 589th, 590th, 591st, 592nd, 593rd, 594th, 595th, 596th, 597th, 598th, 599th, 600th, 601st, 602nd, 603rd, 604th, 605th, 606th, 607th, 608th, 609th, 610th, 611st, 612nd, 613th, 614th, 615th, 616th, 617th, 618th, 619th, 620th, 621st, 622nd, 623rd, 624th, 625th, 626th, 627th, 628th, 629th, 630th, 631st, 632nd, 633rd, 634th, 635th, 636th, 637th, 638th, 639th, 640th, 641st, 642nd, 643rd, 644th, 645th, 646th, 647th, 648th, 649th, 650th, 651st, 652nd, 653rd, 654th, 655th, 656th, 657th, 658th, 659th, 660th, 661st, 662nd, 663rd, 664th, 665th, 666th, 667th, 668th, 669th, 670th, 671st, 672nd, 673rd, 674th, 675th, 676th, 677th, 678th, 679th, 680th, 68

SCALE 1 : 1000



0 10 20 40 60 meters


VAN HARTEN SURVEYING INC.



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.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. N.T.S. DENOTES NOT TO SCALE.
7. PROPERTY OWNER: KAMALJIT & TARLOCHAN SAINI.

THIS SKETCH WAS PREPARED ON
THE 14th DAY OF DECEMBER, 2018
AND AMENDED ON THE 7th DAY OF
JANUARY, 2022.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

 <h1 style="display: inline; margin-left: 10px;">Van Harten</h1> 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: ARN	CHECKED BY: JEB	PROJECT No. 26248-18
Jan 07, 2022-2: 44pm G:\PUSLINCH\Con10\lot 11\acad\MV PTLOT11 (SAINI) UTM.dwg		



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility _____

Contact Information

Email _____ Telephone _____

Civic Address 4726 Watson Road Municipality Puslinch

Lot 11 Division _____

Lot Size (where livestock facility is located) _____ acres

Signature of Livestock Facility Owner _____ Date Aug 22, 2018

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with opensides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	50	V3
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?

PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130

January 7, 2022

26248-18

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

Re: Minor Variance Application – D13/SAI for Severance Application B120-18
9 Hume Road
Part of Lot 11, Concession 10
Part 3, 61R-9249
Township of Puslinch

Please find the amended minor variance sketch attached along with the Township deferral notice, PIN report, map, deeds and signed MDS Farm Data Sheet for the above mentioned application.

Minor Variance Application D13/SAI was previously deferred in January 2019 to allow time to address concerns and have the Environmental Impact Study completed for severance application B120-18. The EIS has since been completed and it was reviewed and approved by the County, Township and GRCA.

The severance application (B120-18) was brought back to the Land Division Committee and approved at the December 2021 meeting. We are now requesting that this minor variance application be brought back to the Committee of Adjustment for consideration. The variance is required as a condition of the approved severance. Condition 7 is the requirement for zoning conformance and Condition 8 is the requirement to meet the Minimum Distance Separation (MDS) for barns in the area.

Condition 7 requires zoning conformance with the Township for the reduced lot frontage of the severed parcel. The frontage is 30m and the required lot frontage in the Zoning By-law is 25m and therefore, the zoning is met.

Condition 8 requires that MDS is met to barns in the area to the satisfaction of the County of Wellington. The barn that has been evaluated is located across Watson Road at #4726 Watson Road South. The minor variance application addresses the MDS deficiency in order to satisfy this condition. Please see more details and justification below.

We kindly request that this application be brought to the next available Committee of Adjustment hearing – which will likely be February 8, 2022.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

Proposal

A minor variance request is being made for the Severed Parcel of Severance Application B120-18 that has been approved subject to conditions. This application is required to satisfy Conditions 7 & 8 of the approved application. The Minor Variance request is as follows:

A. To permit a reduced lot MDS I setback from the livestock facility at #4726 Watson Road South to the severed parcel to be 260m instead of 392m.

The severance is creating a new rural residential parcel with frontage along Watson Road South and Hume Road. The frontage along Hume Road will be 30m, depth of 85m with an area of 0.4ha. The severed parcel is vacant land and the northeast property line will follow a row of significant trees. The entrance for the new parcel will front on Watson Road because a safe entrance along Hume Road is not possible. The retained parcel will have an area of 0.6ha where the existing dwelling (#9 Hume Road) will remain and the Zoning requirements have been met.

The Zoning requirements for the frontage and area can be met for the severed parcel; however, the MDS for a barn across the road at #4726 Watson Road South cannot be met. Therefore, this Minor Variance requests that the minimum distance to the barn be set at 260m instead of 392m as required.

A farm data sheet was completed by the owner and we completed the MDS calculations. Guideline 34 of OMAFRA's Guidelines for MDS says that TYPE B Scenario must be used for a severance where the *"creation of one or more lots for development, on land outside a settlement area that results in four or more lots for development, which are in immediate proximity to one another"*. Reviewing the properties in the area, there are at least four rural residential parcels in the area thus requiring a TYPE B evaluation that results in a minimum of 392m. The actual distance is, however, 260m. Whereas, if this was a TYPE A Scenario, where there are less than 4 rural residences in the area, the minimum distance would be 196m. Therefore, we are applying for a minor variance for the reduced setback as the TYPE A requirement seems to be more reasonable.

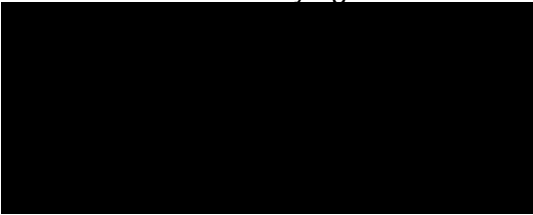
Another severance to the north at #985 Watson Road South was recently approved (B20-21), and this application also required a condition for a minor variance for the reduced MDS to the same barn at #4726 Watson Road South. This variance application (D13/SLO) requested a minimum MDS distance of 291m instead of 392m and it was approved by the Committee of Adjustment in November 2021.

The approved severance and proposed minor variance provide a great opportunity to develop vacant land that is otherwise underutilized on the property. We provide the opinion that the minor variance requests meet the four tests for a minor variance.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Kamaljit Saini c/o Gurinder Saini



PLAN REVIEW REPORT:	Township of Puslinch Lynne Banks, Secretary-Treasurer
----------------------------	--

DATE: January 28, 2022

YOUR FILE: D13/SAI

GRCA FILE: D13-SAI – 9 Hume Road

RE: **Minor Variance Application D13/SAI**
9 Hume Road, Township of Puslinch
Kamaljit and Tarlochan Saini and Gurinder Saini

GRCA COMMENT*:

The Grand River Conservation Authority (GRCA) has no objection to the above-noted minor variance application.

BACKGROUND:

1. Resource Issues:

Information currently available at our office indicates that the majority of the subject property contains the regulatory allowance to the adjacent Provincially Significant Arkell Corwhin Wetland Complex.

2. Legislative/Policy Requirements and Implications:

We understand that the purpose of this minor variance application is to permit a reduced lot MDS I setback from a nearby livestock facility. GRCA staff have no objection to the requested variance. We note that the GRCA previously commented on consent application B120-18 pertaining to the subject property, which proposed severing the property for residential development. An Environmental Impact Study (EIS) was completed in support of the severance and the study was subsequently reviewed and accepted by GRCA staff.

Due to the presence of the above-noted wetland and associated allowance, most of the subject property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Any future development or site alteration on the

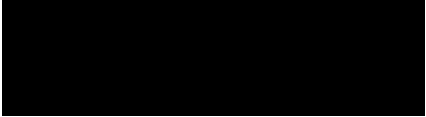
regulated area of the subject property will also require a permit from the GRCA pursuant to Ontario Regulation 150/06.

3. Review Fees:

We wish to acknowledge receipt of the applicable plan review fee associated with B120-18. As such, a plan review fee for this application will not be required.

If you have any questions or require additional information, please contact me at aherrem@grandriver.ca or 519-621-2763 ext. 2228.

Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

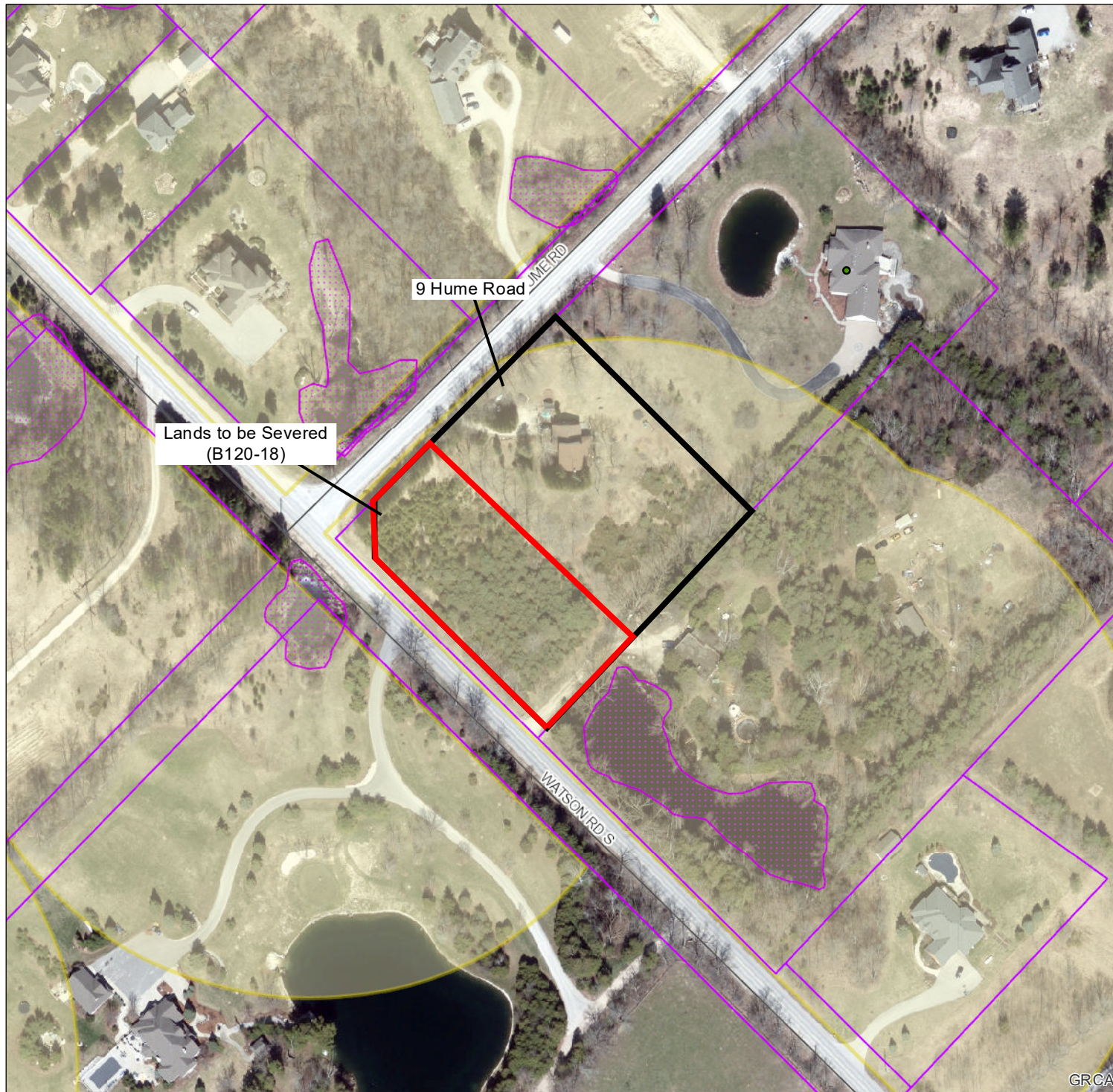
**** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority***

Attachment

c.c. Kamaljit and Tarlochan Saini and Gurinder Saini (via email)
Hailey Keast, Van Harten Surveying Inc. (via email)



D13/SAI - 9 Hume Road

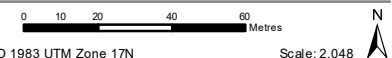


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2022.
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: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



Hillary Miller

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, January 18, 2022 8:59 AM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/SAI- 9 Hume Road
Attachments: WHPA_Map_Hume_9.pdf

Good morning Hilary,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

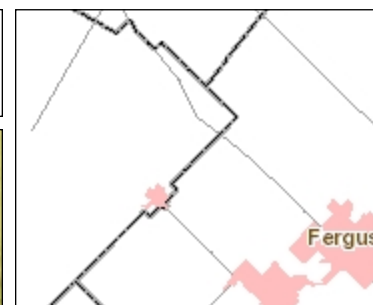
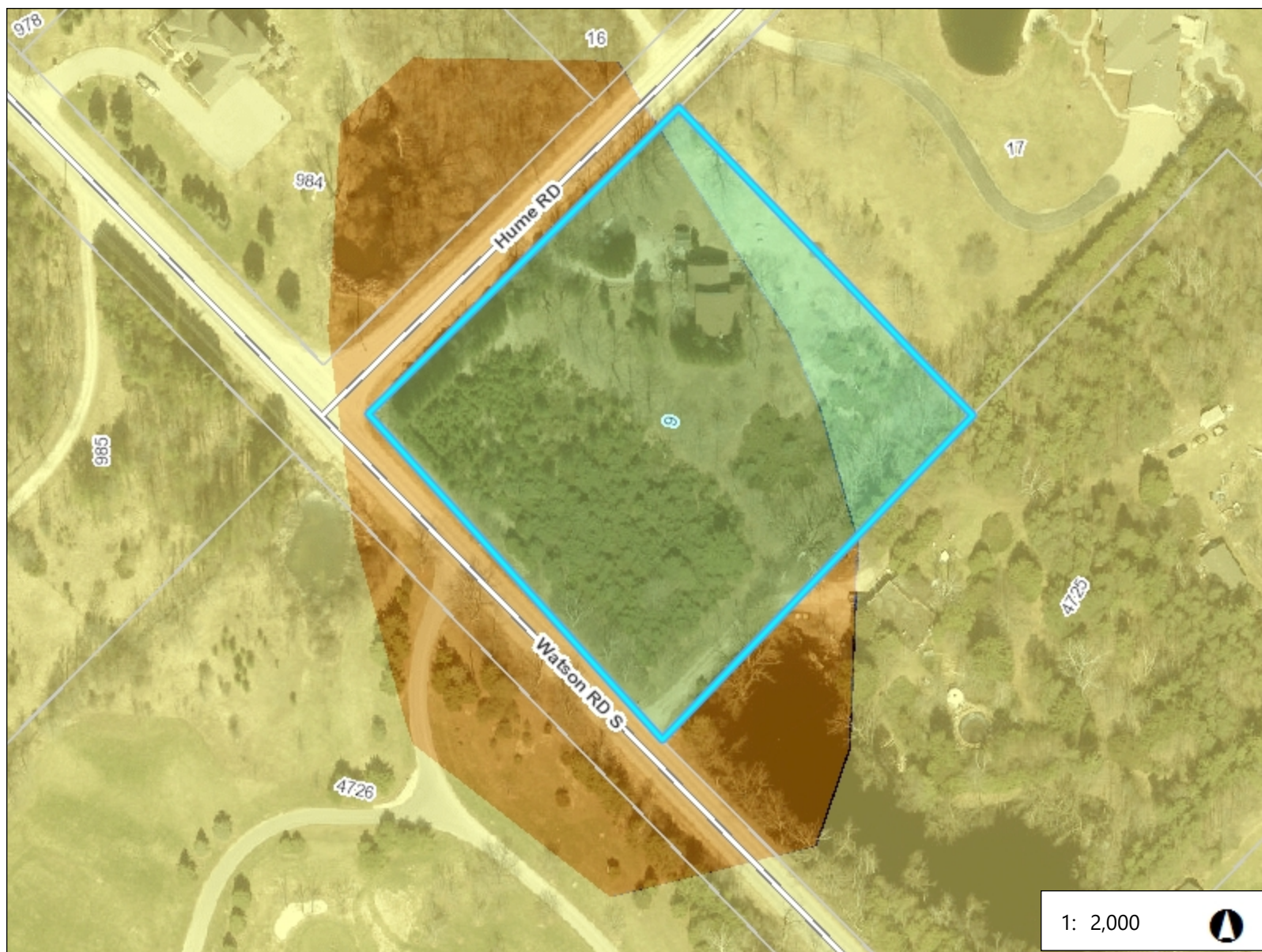
Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices. In response to an increase in COVID-19 hospitalizations, the Ontario Government has moved the province to a modified version of [Step Two of the Roadmap to Reopen](#).

As of Wednesday, January 5 all Township of Centre Wellington offices and facilities are closed to the public until January 26, 2022. The CW Community Sportsplex will remain open for Wellington-Dufferin-Guelph Public Health vaccination appointments only.

Township and Wellington Source Protection staff will continue to serve residents via electronic means, and scheduling appointments for services that cannot be delivered remotely.

Wellington Source Protection staff are available to the public Monday to Thursday from 8:30 a.m. to 4:30 p.m and Friday 8:30 a.m. to 11:00 a.m.

Any changes in operations will be communicated and posted to our [COVID-19 webpage](#) and on our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Wellhead Protection Area Boundary
 - A
 - B
 - C
 - D
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

0.1 0 0.05 0.1 Kilometers

Notes

Hillary Miller

From: Brent Smith
Sent: Wednesday, January 19, 2022 11:32 AM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/SAI- 9 Hume Road

Hi Hillary,
Puslinch Fire and Rescue Services reviewed the minor variance proposal for 9 Hume Road and have no concerns with the proposal.
Brent Smith
Puslinch Fire and Rescue Services

From: Hillary Miller <hmill@puslinch.ca>
Sent: Monday, January 17, 2022 12:30 PM
To: Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Building <building@puslinch.ca>; Services <services@puslinch.ca>
Cc: Lynne Banks <lbanks@puslinch.ca>; Jeff Bunn <jbunn@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/SAI- 9 Hume Road

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by January 28, 2022.

Kind regards,



Hillary Miller
Legislative Assistant
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 x207/Fax: 519-763-5846 www.puslinch.ca



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

MEETING DATE: February 8th, 2022
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/SAI (Kamaljit Saini and Tarlochan Saini)**
9 Hume Rd
ATTACHMENTS: **1 – Aerial with MDS setbacks**

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 purpose of this application is for relief from Minimum Distance Separation Formula (MDS I) requirements to meet a condition of consent application **B120/18** which was conditionally granted by the County of Wellington Land Division Committee in December 2021. The consent application would sever a 0.4 ha (1.0 ac) vacant parcel and a 0.6 ha (1.48 ac) lot with an existing dwelling would be retained. As part of the related consent application, MDS I was reviewed by Planning staff and it was determined that due to the number of lots within the area the proposal would be calculated as a Type B land use under Guideline #34.

Application History

Consent application **B120/18** was first considered by the Land Division Committee in January 2019, but was deferred to provide time for an Environmental Impact Study (EIS) to be completed and reviewed, and to consider MDS I relief. The Planning Development and Advisory Committee considered application D13/SAI for MDS I compliance for consent application B120/18 on January 8th, 2019, where the Committee deferred the request.

Condition 7 of consent application **B120/18** requires zoning conformity for reduced lot frontage on the severed parcel to the satisfaction of the Township. After discussion with Township staff, relief for lot frontage has been determined not to be required.

In 2021, a scoped EIS was submitted for the consent application and the Grand River Conservation Authority and County Planning Department indicated that they had no objections to the severance. Consent application **B120/18** received provisional approval in December 2021 with a condition requiring MDS I regulation setback relief.

The applicant requires a setback reduction to the livestock barn located on 4726 Watson Road South. The subject minor variance application would seek relief from section 4.16.1.a of the Zoning Bylaw and the MDS I setback requirement of 392 m (1,286.1 ft) to allow a reduced setback of 260 m (853 ft). MDS I calculations were completed using Guideline #41 of the MDS Document Publication 853 where setbacks are measured

as the shortest distance between the proposed lot line and the livestock occupied portions of the livestock barn and manure storage located at 4726 Watson Road S.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

Section of the By-law	Required	Proposed	Relief Requested
4.16.1 MDS I – New Non-Farm Uses	<p>a. Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.</p> <p>392 m (1,286.1 ft) is required.</p>	260 m (853.0 ft)	132 m (433.1 ft)

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

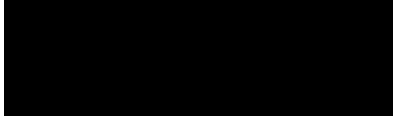
Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> Minor Variance application D13/SAI was considered by the Planning and Development Advisory Committee for a reduced MDS I setback from the livestock facility at 4726 Watson Road S to the severed parcel to be 260 m instead of 392 m on January 8th, 2019. At that time, the Committee deferred the application due to the applicant's request for more time to finalize the lot configuration taking into consideration abutting landowner concerns and to investigate possible driveway entrances. It was also indicated during the meeting that the Planning staff would be requesting deferral of the consent application at the Land Division Committee meeting. In December 2021, Consent application B120/18 was conditionally approved by the County of Wellington and this application is to satisfy Condition 8 for MDS I regulation setback relief. Under Guideline #41 of the MDS Document Publication 853 MDS I setbacks for vacant lots less than 1 ha are measured from the shortest distance between the proposed lot line and either the surrounding livestock occupied portions of the livestock barns or manure storages. This setback was calculated to be 392 m (1,286.1 ft).

	<ul style="list-style-type: none"> • The MDS I calculation for the barn located at 4726 Watson Road South was calculated as a Type B land use as it results in a cluster of four, or more, non-agricultural use lots in immediate proximity to one another. The increased sensitivity of Type B land uses generates a setback distance that is twice that of a Type A land use. • The farm owner of the barn located at 4726 Watson Rd S has indicated the barn houses 50 cows on the submitted Farm Data Sheet. • The intent of MDS I setbacks is to reduce odour conflicts by separating incompatible land uses and to avoid and/or limit negative impacts on future modifications to agricultural operations including their ability to expand. • Guideline #43 provides a mechanism for providing relief from setback requirements; however, the Guidelines identify that MDS I setbacks should not be reduced except in limited site specific circumstances that meet the intent of the MDS Document. • Suitable alternative locations are limited for the severed parcel due to the subject property's size. • There are other surrounding residential uses that would limit farm expansion such as the existing dwelling to the South of the farm parcel and the dwelling directly east of the barn. • Due to the size of the farm containing the existing livestock structure, there is a potential that any future barns could be located elsewhere on the property and further from the existing barn and existing dwellings.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is within the Agricultural (A) Zone. • A single detached dwelling is a permitted use within the A Zone. • Section 4.16.1(a) requires that 'no residential use located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the MDS I setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time'.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject property is designated as Secondary Agricultural within the County of Wellington Official Plan. • Consent application B120/18 has been conditionally approved by the County of Wellington Land Division Committee and was deemed to be consistent with the Official Plan subject to MDS I compliance.
That the variance is desirable and appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject property is immediately surrounded by rural residential uses to the north, east, and south, as well as agricultural uses to the west and south. • We do not anticipate that a new residential use in this location would hinder or preclude the present use or future potential for the agricultural operations in question given that a number of existing rural residential uses existing in the immediate area. • Due to the size of the farm located at 4726 Watson Rd S at 40 ha (98.8 ac), there is potential for any future barns to be located elsewhere on the property further from the existing barn and further from the existing

	dwellings.
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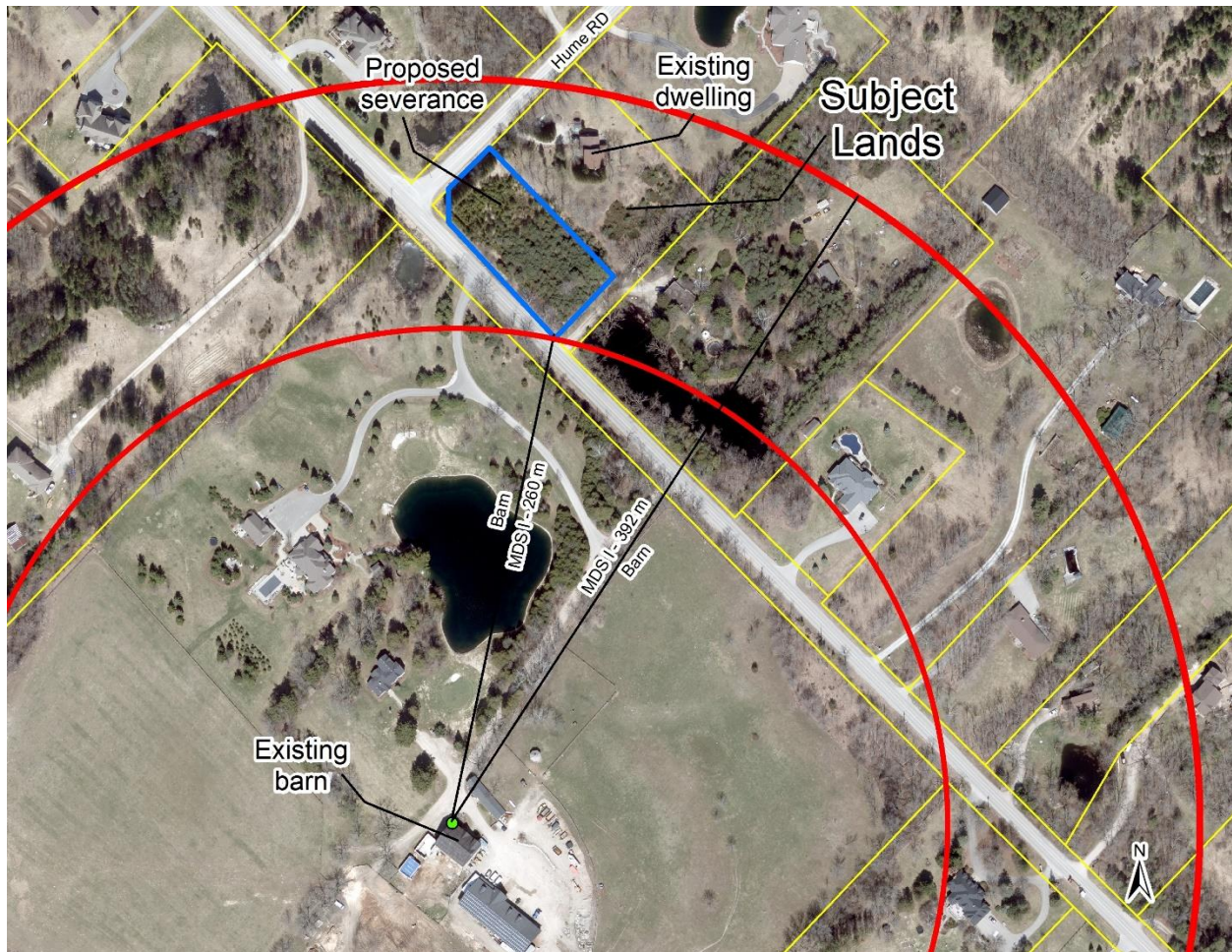
In conclusion, planning staff is of the opinion that the requested variance application meets the **four tests of the Planning Act**. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee’s decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department



Joanna Salsberg, B.A., M.PL.
Planner

ATTACHMENT 1: Aerial with MDS setbacks





MINUTES

1. CALL THE MEETING TO ORDER

The January 11, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:20 p.m. via electronic participation.

2. OPENING REMARKS

The Chair advised that the following portion of the Committee meeting will be for the Committee to review and provide comments on development planning applications. The Chair further noted that under Other Matters, Courtenay Hoytfox will be providing a training session to the Committee members regarding the Township's Advertising, Communications and Media Relations Policy.

3. 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, Municipal Clerk
Jeff Bunn, Deputy Clerk
Zachary Prince, Senior Planner, County of Wellington
Joanna Salsberg, Planner, County of Wellington

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

The Chair noted that there is a typo in the December 7, 2021 Minutes. Lynne Banks advised that the error will be corrected prior to sending the Minutes for Council Approval.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, December 7, 2021, be adopted.

CARRIED

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

None

7. ZONING BY-LAW AMENDMENT

None

8. LAND DIVISION

8(a) **Severance application B101-21 (D10-QUI) – Robert and Gerritje Quinnell** – Part Lot 1, Concession 1, municipally known as 1873 Townline Road, Township of Puslinch.

Proposed severance is 63m fr x 73m = 0.46 hectares vacant land for proposed rural residential use.

Retained parcel is 17 hectares with 311m frontage, existing and proposed residential and agricultural use with existing house, barn and storage garage.

- Kyle Quinnell provided an overview of the application.
- There were no comments or questions from the Committee.

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to the retained lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the owner achieve zoning conformity for the existing use on the retained lands to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That the owner achieve zoning compliance for MDS I to the satisfaction of the Township and the County of Wellington.

CARRIED

8(b) **Severance application B103-21 (D10-MCM) – Daniel McMaster** – Part Lot 6, Concession 2, municipally known as 4445 Wellington Road 32, Township of Puslinch.

Proposed severance is 69.44m fr x 116.77m = 0.81 hectares, existing woodlot, recreation for proposed rural residential use.

Retained parcel is 39 hectares with 228.43m frontage on Wellington Road 34 and 862.58m frontage on Wellington Road 32, existing and proposed agricultural and rural residential use with existing dwelling, bank barn, drive shed, garage and shop.

- Dan McMaster, owner, provided an overview of the application.
- There were no comments or questions from the Committee.

The Committee supports the application in principle, however prior to being considered by the Land Division Committee, the submitted EIS is to be peer reviewed by a qualified professional to the satisfaction of the Township and that the owner shall be responsible for any Township costs associated with the review of the EIS and with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the

Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2. That safe access to the retained lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the submitted Environmental Impact Study (EIS) be peer reviewed to the satisfaction of the Township of Puslinch and the County of Wellington, and that the owner shall be responsible for any Township costs associated with the review of the EIS; and further that Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That the owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review of the Environmental Impact Study to ensure compliance with the EIS including cost recovery, ensuring the building envelope complies with the EIS, mitigation for tree loss and other items deemed necessary by the Township.
5. That zoning compliance for the proposed severed lot is achieved the satisfaction of the Township.

CARRIED

9. OTHER MATTERS

Township of Puslinch Advertising, Communications and Media Relations Policy.

Courtenay Hoytfox, Municipal Clerk, provided a Power Point presentation to the Committee and Secretary-Treasurer outlining the Township's policy as it relates to advertising, communications and media relations.

10. CLOSED MEETING

- None

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, February 8, 2022 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:02 p.m.

CARRIED

January 14, 2022

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 22, 2021

FILE NO. B118-21

APPLICANT

Deterco Builders Inc. - c/o Rolf Deter
4604 Sideroad 12N
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 8
Concession 4

Proposed severance is 34m fr x 141m = 0.48 hectares, vacant land for proposed rural residential use.

Retained parcel is 41m fr x 141m = 0.58 hectares, existing agricultural use with existing storage building and concrete structure for proposed rural residential use. Portion of existing storage building to be removed.

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

February 16, 2022

Comments can be provided by mail at address above or by email landdivisioninfo@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 Ontario Land 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 and provide your email address** 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 Ontario Land 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 Ontario Land 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
- 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

Required Fee: \$

Fee Received:

File No.

Accepted as Complete on:

4630
 Dec 22/21
 B118-21
 Dec 22/21

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

2. (a) Name of Registered Owner(s) Deterco Builders Inc. c/o Rolf DeterAddress 4604 Sideroad 12 N, Puslinch, ON, N0B 2J0

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:

Jeff Buisman of Van Harten Surveying Inc.423 Woolwich Street, Guelph, ON, N1H 3X3Phone No. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for rural residential purposesOR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 8

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 8141 Laird Road West

(b) When was property acquired: October 2021

Registered Instrument No. WC650963

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 34 ±

AREA

0.48 ha ±

Depth 141 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Proposed Dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

☐ Provincial Highway

☐ Right-of-way

☐ 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 [X] (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

41 ±

AREA

0.58 ha ±

Depth

141 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: Storage Building (a portion is to be removed) and Concrete Structure

Proposed Uses (s): Proposed Dwelling

Type of access (Check appropriate space)	Existing [X]	Proposed []
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ 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 [] NO [X]

*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. a) 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 meteres [1640']?

YES [] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES [] NO [X]

Name of Rail Line Company:

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.

This application is consistent with Section 2.3.4.1 of the PPS for severances for agricultural purposes which states that severances are permitted when the lot is of an appropriate size for agricultural uses to continue.

25. In addition to 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.

There are no natural heritage features on the subject property.

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).

The subject property is designated as Prime Agricultural in the Official Plan.

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).

N/A

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).

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

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural (SP2)

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]

A minor variance will be submitted

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 _____

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

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

•

Questions 31 – 34 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”

31. Type of Farm Operation conducted on these subject lands: None

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Severed</u>	Width	Length	Area	Use				
	Width	Length	Area	Use				
<u>Retained</u>	Width	<u>12.8±m</u>	Length	<u>15.2±m</u>	Area	<u>195±m²</u>	Use	<u>Shed (to remain)</u>
	Width		Length		Area		Use	



LAND SURVEYORS and ENGINEERS

December 20, 2021

30683-21

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
8141 Concession 4 Road
Part of Lot 8, Concession 4
PIN 71210-0078
Township of Puslinch**

RECEIVED

DEC 22 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, addresses of neighbouring properties, Sourcewater Protection Form, a cheque to the GRCA for \$430.00 and a cheque to Wellington County for \$4,630.00.

Proposal

The proposal is to sever the property at #8141 Laird Road West (PIN 71210-0078) for rural residential purposes. The Severed Parcel has a frontage of 34±m, depth of 141±m, for an area of 0.48±ha where a dwelling is proposed. The Retained Parcel has a frontage of 41±m, depth of 141±m, for an area of 0.58±ha where a portion of the existing shed will remain and where a dwelling is proposed. Both parcels will meet the minimum Zoning requirements for area and frontage.

We recognize that the subject property is in an area designated as Prime Agricultural in the County of Wellington Official Plan and a rural residential severance in Prime Agricultural areas are normally not approved. This severance being presented is very practical and an efficient use of land. Although not designated as Secondary Agricultural, it functions as a Secondary Agricultural or Rural Residential use. The land across Laird Road is designated as Secondary Agricultural.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

Most recently, in January 2020, the Land Division Committee approved a similar application (B128-18) for the property immediately to the west (Shown as #6669 Laird Road West & Part 2, 61R-21930 on the sketch). In May 2015, the Land Division Committee approved a similar application (B138-14) for the property further west (Parts 1 and 2, 61R-20784) and lastly, application B126-07 was also approved by the Land Division Committee in August 2007. The situation for the subject property is almost identical to that of the applications approved in 2020, 2015 and 2007 in that they were 0.8 to 1.0ha parcels and they had the room to create two practical parcels. The end result of this proposed severance will allow for two reasonably sized homes instead of one potentially extremely large house on the subject property.

Approval of the subject application will result in 7 abutting rural residential parcels on the south side of the road (see Figure 1 below). This application presents the opportunity for rural intensification with no loss of agricultural land. New dwellings will not hinder the existing or potential agricultural activity.

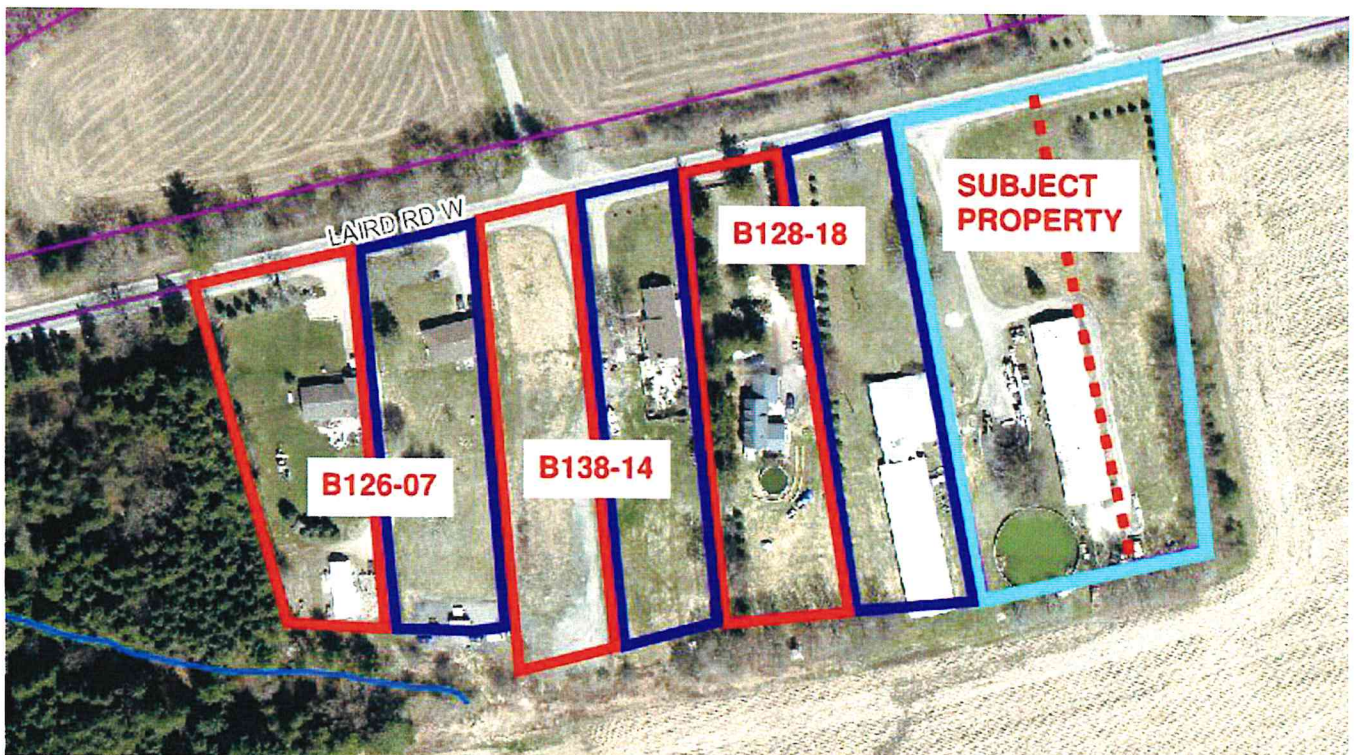


Figure 1



LAND SURVEYORS and ENGINEERS

The subject property contains an old barn and an old manure pit that is now just a concrete structure. The building used to be part of the farm to the rear, but this parcel was severed from the rest of the farm. A special zoning was issued (Agricultural SP2) which prohibits animals from being housed in the buildings and prohibits manure storage. The intention is to remove a large portion of the old storage building and retain the bottom section with dimensions of 15.2m by 12.8m for a storage shed. There will be a minimum side yard of 2m from the shed to the property line. The shed size reduction and the placement of the new limit relative to the shed will allow for zoning conformance.

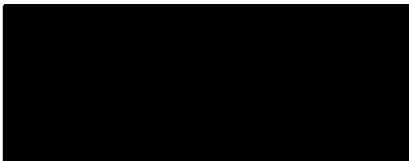
We acknowledge the fact that the retained parcel will include an accessory building without a main residential use. This situation conflicts with zoning and we propose to follow past Township procedure in this case to have the following:

- A Minor Variance to allow for this situation to exist for a limited timeframe until a dwelling is constructed.
- An Agreement with a deposit of \$20,000± to ensure a dwelling is constructed within a certain timeframe or else the Township will not return the deposit.

In summary, this severance is practical and provides a great opportunity to utilize the vacant, open yard to create a new rural residential parcel while adhering to the reduced lot regulations of the Zoning By-law.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S., B.Sc.
Ontario Land Surveyor

cc Rolf Deter

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

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

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

34. Are there any drainage systems on the retained and severed lands? **YES [] NO [X]**

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. **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 [X] NO []**

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?
Please refer to instruction page.

YES [] NO [X]

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

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.

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
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" 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. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.

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), Deterco Builders Inc. c/o Rolf Deter the Registered Owners of
Part of Lot 8, Concession 4, as in INST R0782725 Of the Township of Puslinch in the
 County/Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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

X

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) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. 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)

Part of Lot 8, Concession 4, as in INST R0782725 of the Township of Puslinch

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

City Of

(Owner or Applicant)

Guelph In the

County/Region of Wellington

This 16 day of December 20 21

(Owner or Applicant)

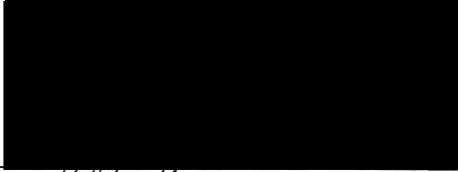
Commissioner of Oaths

James Michael Laws,
 a Commissioner, etc.,
 Province of Ontario,
 for Van Harten Surveying Inc.
 Expires May 11, 2024

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, **Jeff Buisman of Van Harten Surveying Inc.**, 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.



Signature of Owner/Applicant/Agent(s)

Dec 16, 2021

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. 2170

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, December 22, 2021 4:00 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B118-21 - SW Screening Form
Attachments: WHPA_Map_LairdW_8141.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA-D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices. Currently, Township of Centre Wellington offices and some Township facilities remain closed to the public. Departments, including Wellington Source Water Protection, are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.

The province has [announced additional measures](#) to further strengthen the response to Omicron including reducing gathering limits and capacity for indoor activities.

Proof of vaccine requirements

Beginning Dec. 20, proof of vaccination and valid government ID is required to enter any township facility. Everyone 12 and older entering will be required to:

- show proof of vaccination or medical exemption (through the [downloaded enhanced vaccine certificate](#)) (Provincial QR code required as of Jan. 4, 2022)*
- show government identification (a picture or legible photocopy is acceptable)*
- complete the COVID-19 health screening (www.centrewellington.ca/screening)*

Visit our [COVID-19 updates page](#) to learn what's open and closed as well as how township services are affected, and follow us on our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington

From: Jana Poechman <janap@wellington.ca>
Sent: December 22, 2021 2:32 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B118-21 - SW Screening Form

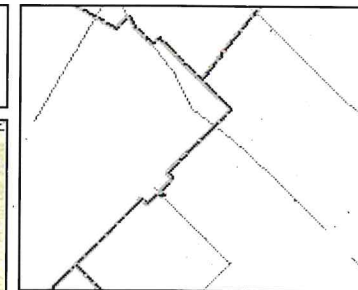
Hello.

Here is another application for our January 14th circulation.



Explore
Wellington

8141 Laird Road West. Puslinch (2301000001038100000)



Legend

□ Parcels

Roads

— Local Road

— County Road

— Highway

Well Locations

Wellhead Protection Area Boundaries

— A

— B

— C

— D

Issue Contributing Area

□ Chloride

□ Nitrate

□ Sodium

□ TCE

Vulnerability Score

10

8, D; 8; 8, C

2, 4, 6 (A, B or C)

2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,

RoadsLookup

0.1 0 0.05 0.1 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2021

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Notes

LOT 7
CONCESSION
O.P. :
ZONING :

⑤ PIN 71213 - 0029 (LT)

AGRICULTURAL SECONDARY

⑥ PIN 71213 - 0028 (LT)
#6676

8
5
ZONING : A (SP12)

⑦ PIN 71213 - 0027 (LT)
#6678

AGRICULTURAL

⑧ PIN 71213 - 0141
#6680

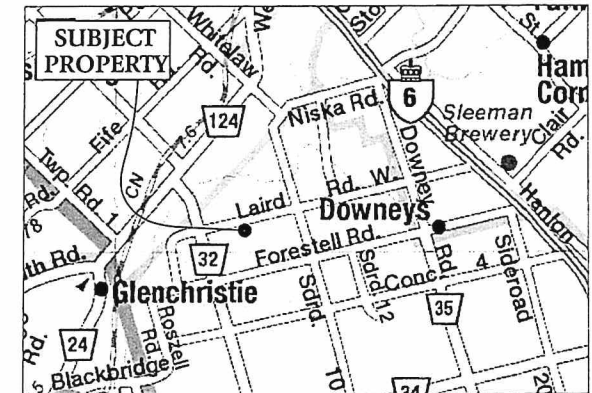
SEVERANCE SKETCH
PART OF LOT 8, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 750

0 5 10 20 30 40 50 metres

VAN HARTEN SURVEYING INC.

KEYMAP



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 (SP2) TO NOT ALLOW LIVESTOCK.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

THIS SKETCH WAS PREPARED ON
THE 20th DAY OF DECEMBER, 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 30683-21

Dec 20, 2021-2:22pm

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