



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

APRIL 12, 2022

7:00 p.m.

Register in advance:

[https://us02web.zoom.us/webinar/register/WN\\_pFIPOD6eThGO8yqBLhstvg](https://us02web.zoom.us/webinar/register/WN_pFIPOD6eThGO8yqBLhstvg)

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: 896 4113 0259

Passcode: 200615

International numbers available: <https://us02web.zoom.us/j/89641130259>

**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**
  - March 8, 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-FRE – David and Nathalie Freure – 29 Eagle Lane, Plan 386 Lot 16 to Lot 26 and Concession 1 Part Lot 6, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 4.17.4, Non-Conforming Uses.

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

1. Section 4.17.4 to allow for the enlargement of an existing single detached dwelling within the Natural Environment Zone.



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APRIL 12, 2022

7:00 p.m.

**6(b) Minor Variance Application D13-FAB – Jason and Taunya Fabbian – 69 Heritage Lake Drive, WVLCF 172 Level 1 Unit 13, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 14.0, Table 14.1, Site Specific Special Provisions Number 31.

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

1. Section 14.0, Table 14.1, special provision number 31, to permit an increase in maximum lot coverage from 20% to 22%.

**6(c) Minor Variance Application D13-BRO – Broccolini Real Estate Group (Ontario) Inc. – McLean Road West, Concession 7, Front Part Lots 26 and 27, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from (1) Section 4.22 a. i. – Outdoor Storage Areas and Uses, (2) Section 5.1.5 a. ii. – Yards Where Permitted, (3) Section 13.5 a. – Industrial Design Zone Overlay and (4) Section 14.0 –Site Specific Special Provision Number 83.

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

1. Section 4.22 a. i. to permit outdoor storage within 20m of a lot line abutting a street.
2. Section 5.1.5 a. ii. to permit loading docks in the front yard facing McLean Rd.
3. Section 13.5 a. to permit outdoor storage for trailer parking for short periods of time (<3 days).
4. Section 14.0 site specific special provision number 83 to permit short-term (< 3 days) truck trailer parking.

**7. OTHER MATTERS**

- None

**8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

APRIL 12, 2022

7:00 p.m.

**AGENDA ADDENDUM**

Addendum:

Item 5: March 8, 2022 Minutes: Updated Minutes

Item 8(b): Severance application B28-22 (D10-CUL): Updated Notice and Sketch

**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**
  - March 8, 2022
- 6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**
  - None
- 7. ZONING BY-LAW AMENDMENT**
- 7(a) Zoning By-Law Amendment D14/ARU – Township of Puslinch.**

The purpose and effect of the application is to amend the Township of Puslinch Comprehensive Zoning By-law 23-2018 as the Township has undertaken a review of the existing zoning provisions related to Accessory Apartments. The proposed amendment is to:

1. Update the provisions for Accessory Apartments to bring the Township Zoning By-laws into conformity with the Planning Act, the County of Wellington Official Plan, and best practices for Additional Residential Units [ARUs]. This is a Township initiated amendment that **affects all lands** in the Township of Puslinch.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

APRIL 12, 2022

7:00 p.m.

**8. LAND DIVISION**

**8(a) Severance application B22-22 (D10-MCC) – Robert and Elizabeth McCrindle – Part Lot 7, Concession 2, municipally known as 6661 Wellington Rd 34, Township of Puslinch.**

Proposed severance is 0.4682 hectares with 36.11m frontage, vacant land for proposed residential use.

Retained parcel is 0.9232 hectares with 55.37m frontage, existing and proposed rural residential use with existing dwelling.

**8(b) Severance application B28-22 (D10-CUL) – Judith Cullen – Part Lot 11, Concession 10, municipally known as 4742 Concession 11, Township of Puslinch.**

Proposed severance is 50m fr x 158m = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 158m fr on Concession Rd 11 x 158m frontage on Hume Rd = 2.4 hectares, existing and proposed residential use with existing dwelling and pool.

**9. OTHER MATTERS**

- None

**10. CLOSED MEETING**

- None

**11. NEXT MEETING** Tuesday, May 10, 2022 @ 7:00 p.m.

**12. ADJOURNMENT**





## **MINUTES**

### **1. CALL THE MEETING TO ORDER**

The March 8, 2022 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  
Dan Kennedy  
Dennis O'Connor  
Paul Sadhra

#### **MEMBERS ABSENT**

Deep Basi

#### **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: Dennis O'Connor

Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meeting held Tuesday, February 8, 2022 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-NAN – Pirashoath Nandakumar and Jenny Telfer-Crum – 7416 Concession 1, Rear Part Lot 36, Concession 7, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 11.3, Table 11.3 Agricultural Zone Standards to permit a reduced rear yard setback of 1.8m (6 ft.) instead of 7.5m as required.

- Pirashoath Nandakumar, owner, 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-NAN requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Section 11.3, Table 11.3 Agricultural Zone Standards to permit a reduced rear yard setback of 1.8m (6 ft.) instead of 7.5m as required.**

**Is approved with no conditions:**

**CARRIED**

**6(b). Minor Variance Application D13-TOD – Sam and Laura Todd – 16 Lake Road, Concession 2, Front Part Lot 5, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 6.3 Zone Standards, Table 6.2 Residential Zone Standards to permit a reduced interior side yard setback to be 2.04m instead of 3m as required.

- Ray McCarthy, 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-TOD requesting relief from provisions of Zoning By-Law #23-2018, as amended, to permit a reduced interior side yard setback to be 2.04m instead of 3m as required.**

**Is approved with the no conditions.**

**CARRIED**

**7. OTHER MATTERS**

None

**8. ADJOURNMENT**

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 7:15 p.m.

**CARRIED**



**Township of Puslinch**  
7404 Wellington Road 34  
Puslinch, ON, N0B 2J0  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax: \_\_\_\_\_

**Applicant (Agent) Name(s):** \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax: \_\_\_\_\_

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

Send correspondence to: Owner: ☐ Agent ☐ Other: \_\_\_\_\_

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

Municipal address: \_\_\_\_\_

Concession: \_\_\_\_\_ Lot: \_\_\_\_\_

Registered Plan Number: \_\_\_\_\_

Area: \_\_\_\_\_ ha      Depth: \_\_\_\_\_ m      Frontage: \_\_\_\_\_ m  
         \_\_\_\_\_ ac                                  \_\_\_\_\_ ft                                  \_\_\_\_\_ ft

Width of road allowance (if known): \_\_\_\_\_

**Reason for Application:**

**3. Please indicate the Section of the Planning Act under which this application is being made. Select one:**

☐ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

**4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).**

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

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

Official Plan Designation: \_\_\_\_\_

Zoning Designation: \_\_\_\_\_

**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?**

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

## Existing and Proposed Service:

### 10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input type="checkbox"/>	<input type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

### 11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

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

**12. What is the existing use of:**

The subject property? \_\_\_\_\_

The abutting properties? \_\_\_\_\_

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

Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>

**14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)**

Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: \_\_\_\_\_

Date of construction of buildings property: \_\_\_\_\_

**16. How long have the existing uses continued on the subject property? \_\_\_\_**

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

Yes ☐ No ☐

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

--

**Other Related Planning Applications:**

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

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



**AUTHORIZATIONS OF OWNER FOR AGENT TO MAKE THE APPLICATION:**

If the applicant is not the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application must be completed by the owner.

We, David Freure and Nathalie Freure, are the owners of 29 Eagle Lane, which is the subject of this Minor Variance Application, and we authorize MHBC Planning (Trevor Hawkins) to make this application on our behalf.

MARCH 4 2022

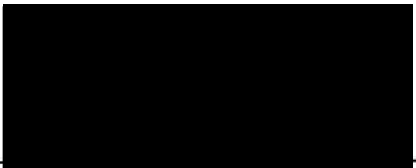
Date



Signature of Owner

March 4 2022

Date



Signature of Owner

Sworn (or Affirmed or Declared) remotely by Rachel Neiser  
of (City, Town, etc.) of Millgrove  
in the (County, Regional Municipality, etc.) of City of Hamilton  
before me at the (City, Town, etc.) of Burford  
in the (County, Regional Municipality, etc.) of Brant

on 3/10/2022 (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

Legislative Assistant  
Commissioner for Taking Affidavits  
Township of Puslinch  
County of Wellington

Sealed by: The Corporation of the Township of Puslinch

Sealed Time: 3/10/2022

March 22, 2022

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0  
lbanks@puslinch.ca

**RE: Application for Minor Variance**  
**29 Eagle Lane, Puslinch**  
**OUR FILE 21435A**

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We are writing on behalf of our clients, David and Nathalie Freure, owners of the above noted property (the "subject lands"). On behalf of our client, we have submitted a Minor Variance Application to the Town of Puslinch.

The subject lands are located on either side of Eagle Lane on the western waterfront of Puslinch Lake. These lands have an area of approximately 3.0 hectares with 181 metres of frontage on either side of the intersecting road of Eagle Lane. A single detached dwelling is located on the northwest side of Eagle Lane on the subject lands. The remaining portions of the subject lands are largely comprised of wooded areas.

The subject lands are designated *Core Greenlands* and *Secondary Agricultural* by the County of Wellington Official Plan and are also recognized to be within the Puslinch Lake Policy Area and within the Paris and Galt Moraine Policy Area. The subject lands are zoned Natural Environment (NE) and Agricultural (A) by the Township of Puslinch Zoning By-law ("the Zoning By-law"). The boundary of the A Zone and the *Secondary Agricultural* area are generally aligned while the NE Zone generally aligns with the *Core Greenlands* area. The single detached dwelling, which has existing on the lands for approximately 40 years, is on the border of the agriculturally recognized lands and the environmentally recognized lands; however, the Township recognizes the subject dwelling (in whole or in part) to be within the NE Zone.

The owners are proposing to construct a two-part addition on the existing dwelling on the subject lands. Phase 1 of the addition involves an expansion of the second storey to the south that will be cantilevered over the ground below. Phase 2 involves an addition to the east on top of the existing building. The purpose of the addition is to add more living space and increase the functionality of the dwelling. Enclosed with this application are the conceptual floor plans which show the general layout of the addition proposed for the dwelling on the subject lands.

In order to construct the addition, relief from the requirements of the Zoning By-law is required. The Township and County have advised that they consider the single detached dwelling to be legal non-conforming due to the boundary of the A and NE zones and the dwellings' location. As such, the following variance is requested:

- Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.17.1, which states as follows:
  - A non-complying building or structure that does not comply with this By-law, but which was legally erected/alterd in accordance with a by-law that was in effect in accordance with Section 34 of the Planning Act at the time of construction and/or alteration may be enlarged, repaired, or renovated provided that the enlargement, repair, or renovation does not further reduce the existing yard(s), and all other provisions of this By-law are met.

The owner has engaged in multiple discussions with the Township and GRCA regarding the proposed addition and has already obtained a GRCA permit. The discussions related to the lack of clarity regarding the boundary of the NE and A zones on the side of the dwelling where the Phase 1 addition is proposed. This minor variance is being advanced because the Township's has advised that they are of the opinion that the dwelling is within the NE Zone (which primarily relates to the slope of the property in this area) and that the expansion encroaches into that zone. This minor variance serves to expand an existing legal non-conforming use under Section 45(2) of the Planning Act.

It is noted that the owner intends to discuss the boundary further with the Township/County, however they wish to proceed with their addition at this time and as such, are advancing the minor variance application. As discussed above, the owner has already obtained a GRCA permit for the addition.

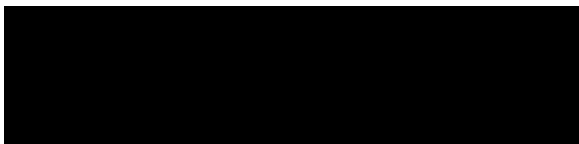
In support of this minor variance application, please find enclosed the following:

- One copy of the completed application form;
- One copy of the GRCA Permit with construction/floor plans;
- One copy of the Official Plan overlay sketch; and
- One copy of the Zoning By-law overlay sketch.

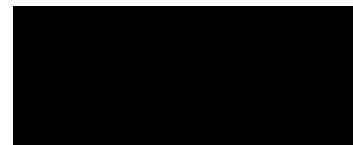
We understand this matter will be heard at the next available Committee of Adjustment meeting. Please contact the undersigned if you have any questions or require anything additional for this submission.

Yours truly,

**MHBC**



Trevor Hawkins, M.Pl, MCIP, RPP  
Partner



Rachel Neiser, MSc  
Planner

*cc. David Freure*



## Zoning Overlay

### LEGEND

- Subject Lands
- Existing House
- Proposed Addition
- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment
- A  
Agricultural
- NE  
Natural Environment
- RR  
Resort Residential
- (sp#)  
Site Specific Exemption

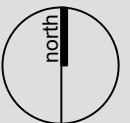
Note: Building location is only approximate

**DATE:** March 2022

**SCALE:** 1:3,000

**FILE:** 21435A

**DRAWN:** LC



K:\21435A - 29 EAGLE LANE\PT\ZONING OVERLAY.DWG

**29 Eagle Lane**  
Township of Puslinch  
Wellington County

**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM












**County of Wellington  
Official Plan  
Schedule A7 -  
Puslinch**

29 Eagle Lane  
Township of Puslinch  
Wellington County

**LEGEND**

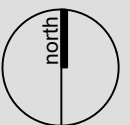
-  Subject Lands
-  Existing House
-  Proposed Addition
-  Core Greenlands
-  Greenlands
-  Secondary Agricultural
-  Policy Area

**DATE:** March 2022

**SCALE:** 1:3,000

**FILE:** 21435A

**DRAWN:** LC



K:\21435A - 29 EAGLE LANE\RP\TOP OVERLAY.DWG



**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

August 10, 2021

Freure Homes  
c/o David Freure  
501 Krug Street  
Kitchener, ON N2B 1L3

**Re: Application for Permission No. 723/21, Pursuant to Ontario Regulation 150/06**

The Grand River Conservation Authority approved your application on August 10, 2021. The permit and attached schedules are enclosed. The schedules form part of the permit and describe the work as approved by the Grand River Conservation Authority. Any changes to these plans must be reviewed and approved by Grand River Conservation Authority staff.

Please note that this permission is based on existing information, policies, and practices, and does not bind nor imply that any other permission will be forthcoming. Please review when the permit expires (maximum is 2 years) and keep a copy of the permit on-site.

If you have questions regarding this letter or the conditions described on the permit, please contact Andrew Herreman, Resource Planning Technician, at (519) 621-2763 ext. 2228.

Encl.

c.c. Clerk, Township of Puslinch  
Building Inspector, Township of Puslinch  
Bojan Radovic, Freure Homes



Permit No. 723/21

## Grand River Conservation Authority

Under Ontario Regulation 150/06 made under the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, permission is granted to:

### **Freure Homes**

Whose address for purposes pertaining to this project is:

501 Krug Street  
Kitchener, ON  
N2B 1L3

To execute proposed works in accordance with the following particulars and conditions:

**Location of Work:** 29 Eagle Lane  
Township of Puslinch

**Purpose of Work:** To construct an addition to a dwelling.

This permit is valid from: **August 10, 2021**

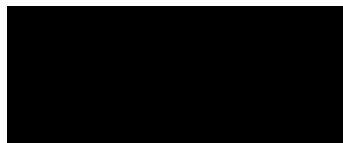
And expires on: **August 10, 2023**

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule "A".

Dated at Cambridge, Ontario, this 10<sup>th</sup> day of August, 2021

**GRAND RIVER CONSERVATION AUTHORITY**



Samantha Lawson,  
Chief Administrative Officer





**Grand River Conservation Authority**

**Administration Office:**

400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W6  
Telephone: 519-621-2761 Fax: (519) 621-4945

**GRCA USE ONLY  
APPLICATION NUMBER**

**723/21**

**Schedule "A" - Application for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit (Pursuant to Ontario Regulation 150/06)**

**Please read, complete each section as required, attach fee and sign and date this application.**

**Owner's name:** Freure Homes (David Freure) E-mail: [REDACTED]  
**Mailing address:** 501 Krug Street City/Town: Kitchener Postal Code: N2B 1L3  
**Telephone:** Bus. [REDACTED] Res. [REDACTED] Fax [REDACTED]  
**Agent's name (Consultant/Contractor):** N/A (Bojan Radovic)  
**Mailing address:** 501 Krug Street City/Town: Kitchener Postal Code: N2B1L3  
**Telephone:** Bus. [REDACTED] Fax. [REDACTED] Email: [REDACTED]

**Location of proposed work:**

Lot No. \_\_\_\_\_ Concession No. \_\_\_\_\_ Township \_\_\_\_\_

Municipal address of property: 29 Eagle Lane, Cambridge

City/Town/Village: TOWNSHIP OF PUSLINCH County/Region: WELLINGTON COUNTY

(Circle One)

**Application is hereby made for:**

For examples of Minor, Standard and Major applications please refer to the Fee Schedule on pages 3 and 4.

- ☒ Minor Development  
☐ Minor Interference with Wetlands, Alteration to Shorelines & Watercourses  
☐ Standard Development  
☐ Standard Interference with Wetlands, Alteration to Shorelines & Watercourses  
☐ Major Development  
☐ Major Interference with Wetlands, Alteration to Shorelines & Watercourses

**Description of proposed work:** Additions

Current bathroom on second floor to be demolished and replaced with phase 1 addition. Other addition to be built over existing garage.

**This application must include four (4) FOLDED copies of each appropriate plan(s) showing the proposed work.**

**Land Use:** Present Residential Proposed change (if any) \_\_\_\_\_

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
August 3, 2021  
Date

\_\_\_\_\_  
Signature of Agent

**January 1, 2020**

# GENERAL CONDITIONS OF PERMIT

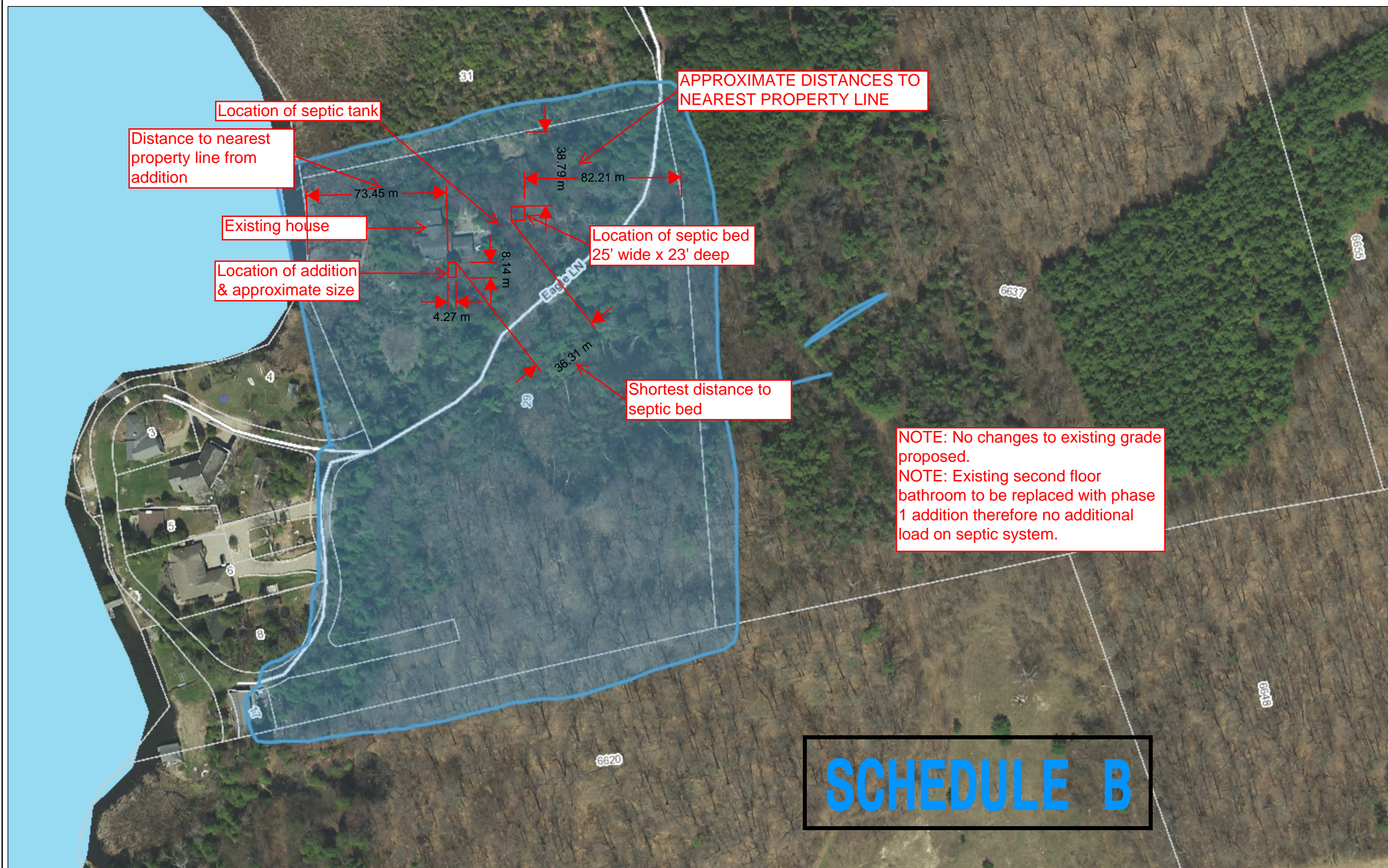
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








1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
  - (a) to indemnify and save harmless, the Grand River Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
  - (b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law.
  - (c) that all complaints arising from the proposed works authorized under this permit shall be reported immediately by the permittee to the Grand River Conservation Authority. The permittee shall indicate any action which has been taken, or is planned to be taken, with regard to each complaint.
  - (d) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Grand River Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The Grand River Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
  - (a) the works are not in conformance to the intent of the permission granted;
  - (b) the information presented to obtain a permit is false;
  - (c) the works or method of construction have detrimental impacts on the environment.
5. This permit shall not be assigned (non-transferable).
6. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
7. The Grand River Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

## NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue the Permit. Information on this form may be disclosed to Government and Municipal Agencies for review and comment. The name of the applicant, location of the work and a description of the project may be published in GRCA documents including agendas, reports and meeting minutes which are posted on the GRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Co-ordinator, Administration Division, Grand River Conservation Authority, 400 Clyde Road, P.O. Box 729, Cambridge, Ontario, N1R 5W6, (519) 621-2761.





- ## Legend
- |   |                           |
|---|---------------------------|
|    | Municipal Offices         |
|    | OPP Stations              |
|    | Hospitals                 |
|    | Fire Stations             |
|    | Information Centres       |
|    | Schools                   |
|    | Post Offices              |
|    | Arenas                    |
|    | Community Centres         |
|    | Curling Rinks             |
|    | Libraries                 |
|    | Museums                   |
|    | Park Parking Lots         |
|    | County Garages            |
|    | Parcels                   |
|   | Roads                     |
|    | Local Road                |
|    | County Road               |
|    | Highway                   |
|   | Railways                  |
|  | Trails                    |
|  | Building Footprints       |
|  | Waterbodies               |
|  | Watercourses              |
|  | Parks                     |
|  | Urban Centres and Hamlets |
|  | Municipalities            |

1:2,000



## Notes



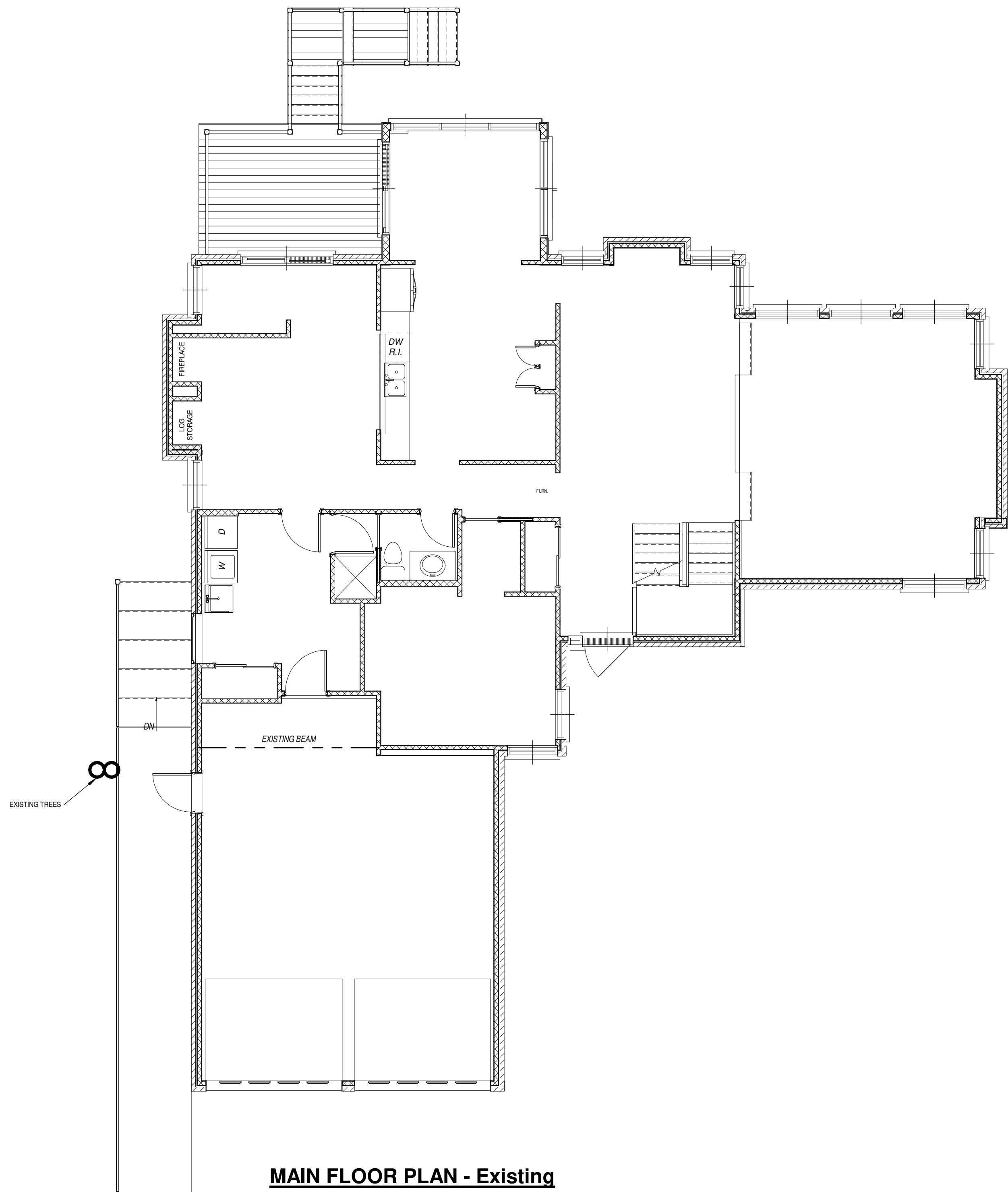
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2016

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.

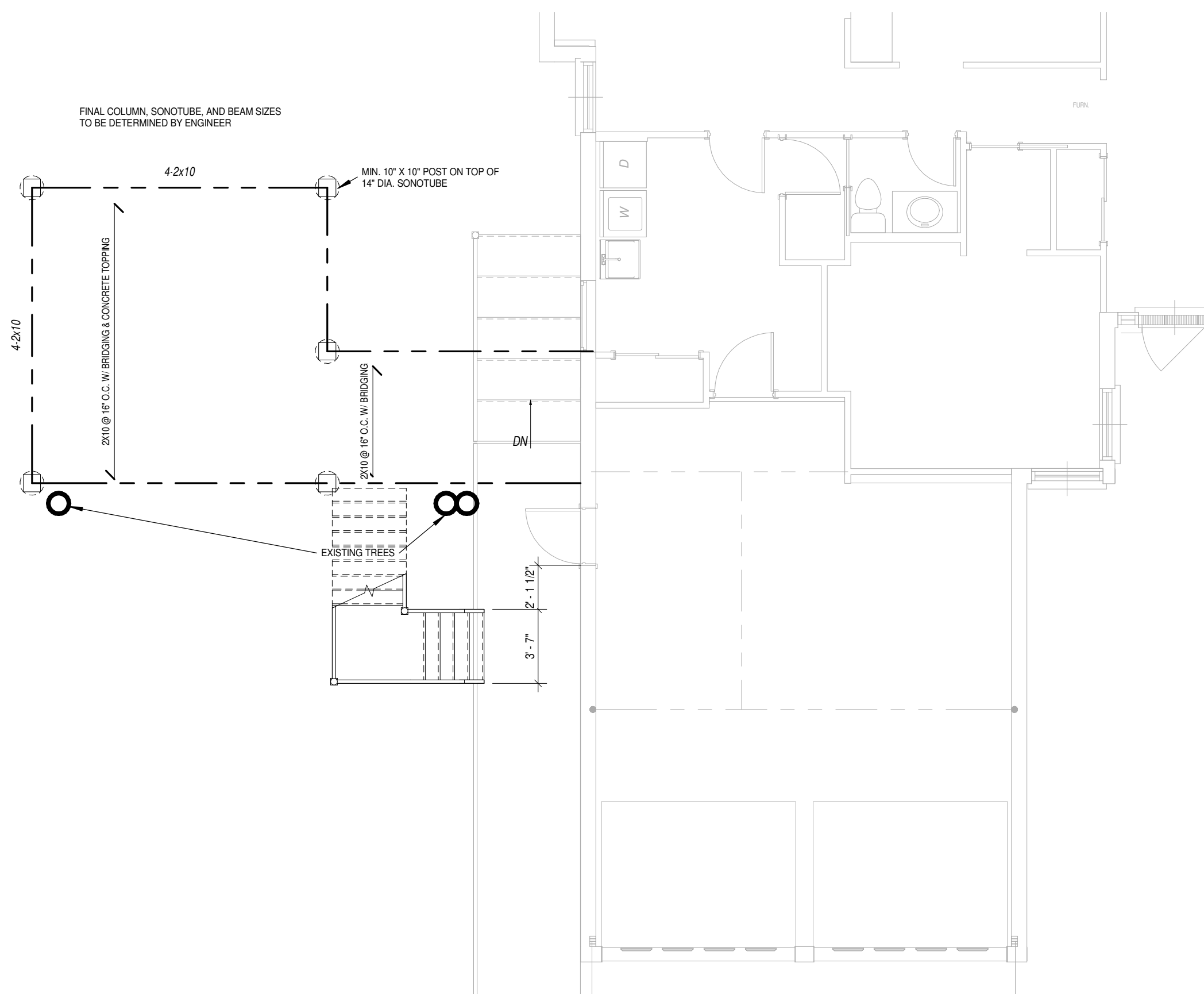
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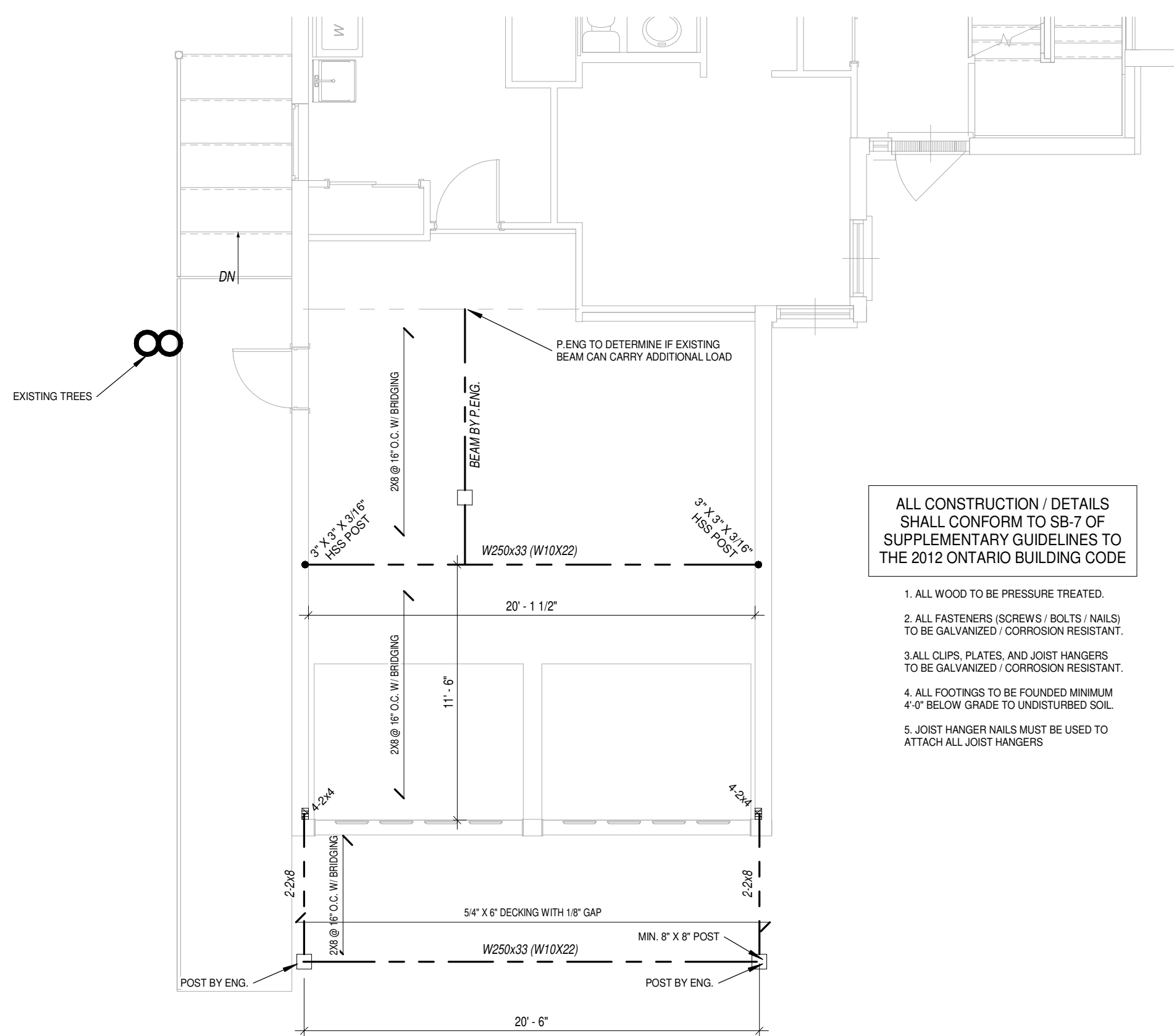


MAIN FLOOR PLAN - Existing

# SCHEDULE B



MAIN FLOOR PLAN - Phase 1



MAIN FLOOR PLAN - Phase 2

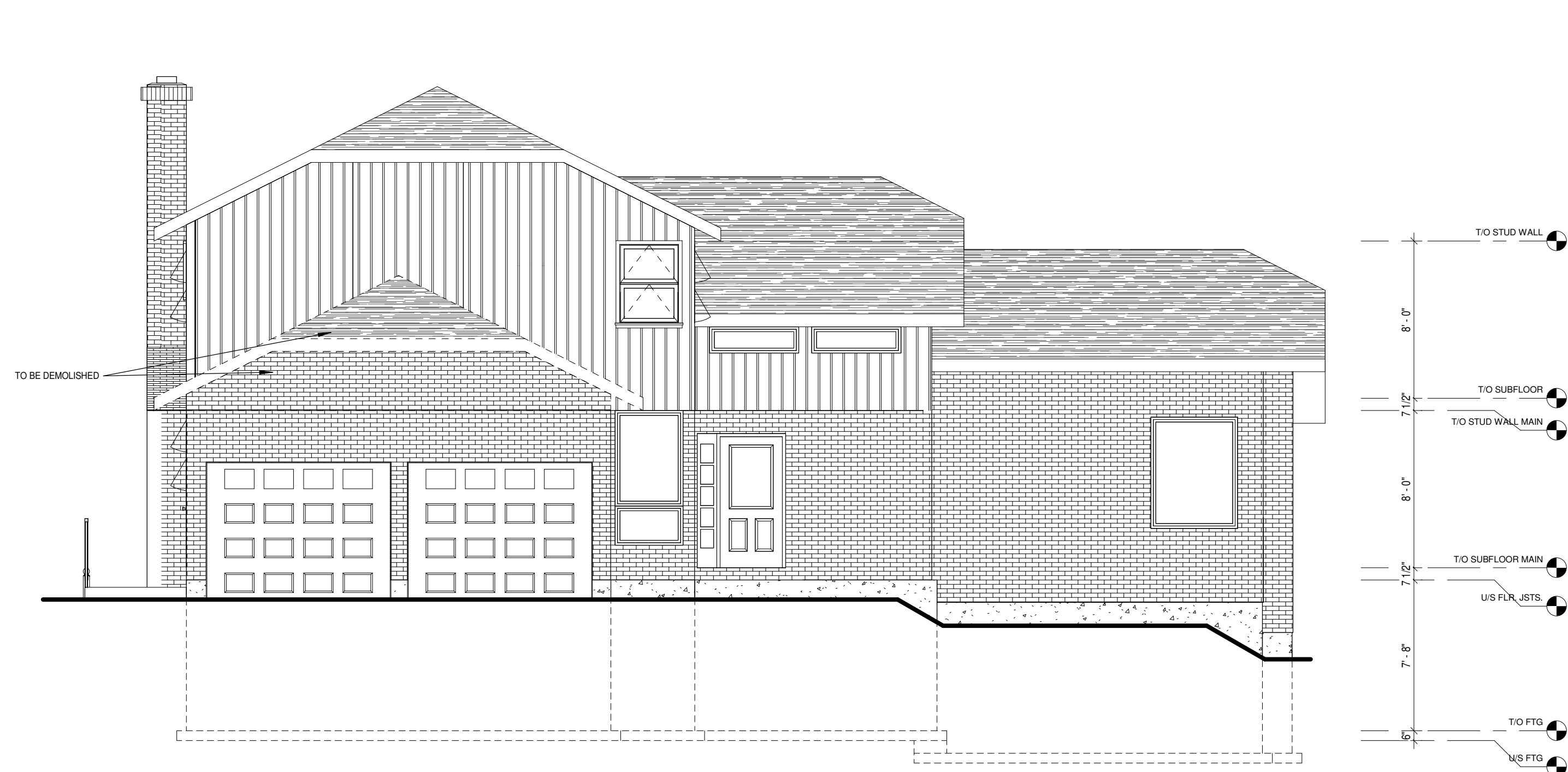




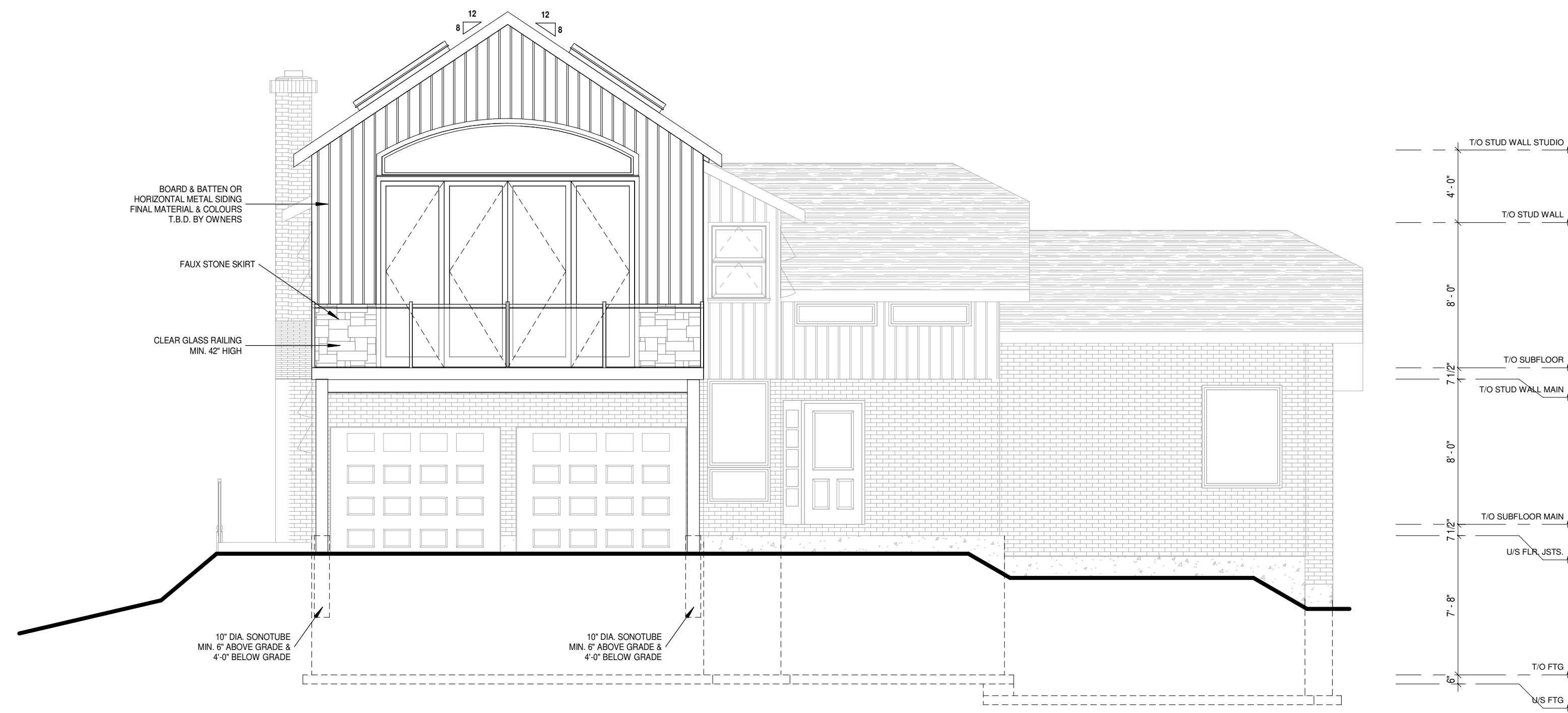
**ROOF PLAN - AFTER**

## SCHEDULE B

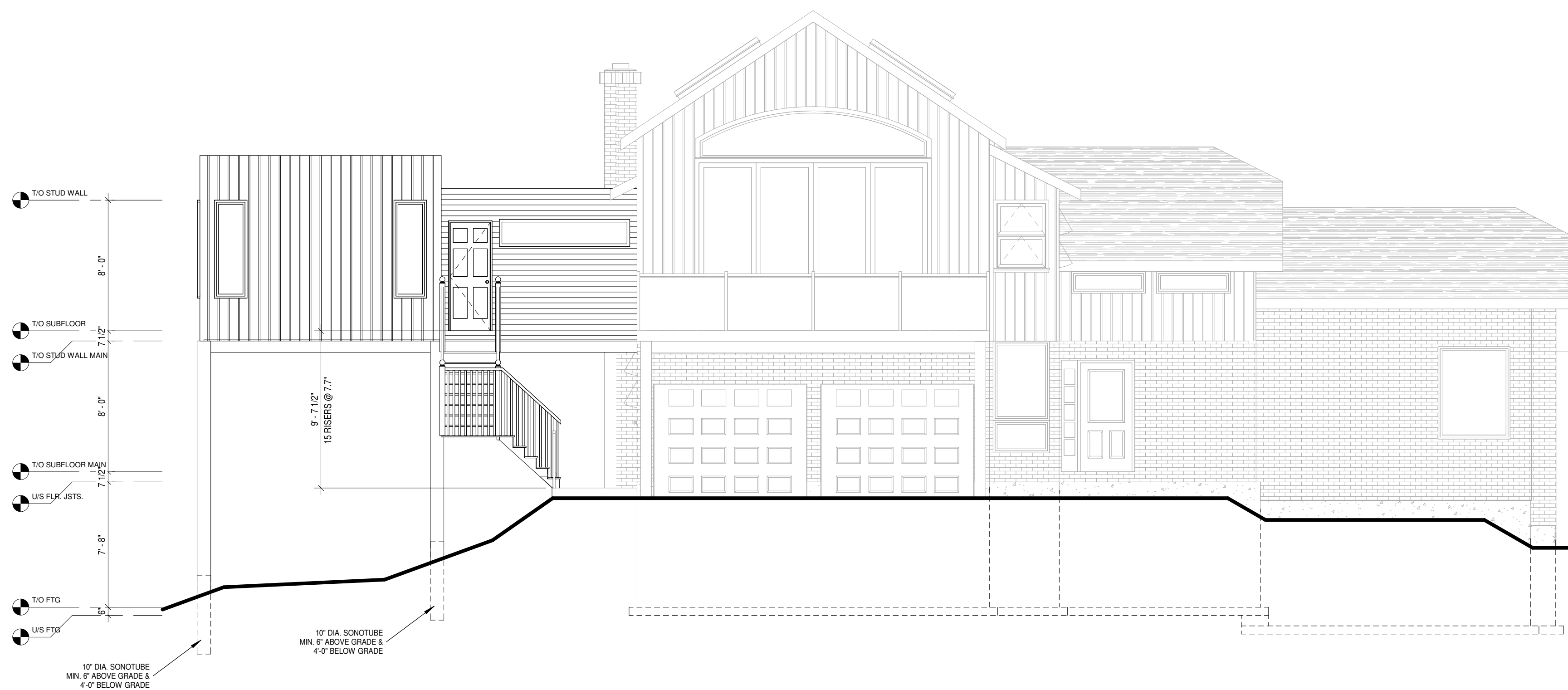




**EAST ELEVATION - Existing**



**EAST ELEVATION - Phase 2**



**EAST ELEVATION - Phase 1**

**SCHEDULE B**



**WEST ELEVATION - Existing**



**WEST ELEVATION - Phase 2**



**WEST ELEVATION - Phase 1**

**SCHEDULE B**



**BUILDING HOMES  
SINCE 1954**

STATUS	NOTED	DATE	REVISION	DATE
WORKING	1			
LOT NO.	000			
PROJECT	...			
ELEVATION	A			
DESIGNED BY	Designer			
DRAWN BY	BR			
SCALE	3/16" = 1'-0"			
DATE	11/01/2011			

**29 EAGLE LANE  
SINGLE FAMILY HOME  
NAME OF MODEL - MASTER  
WEST ELEVATION**

**A-05**

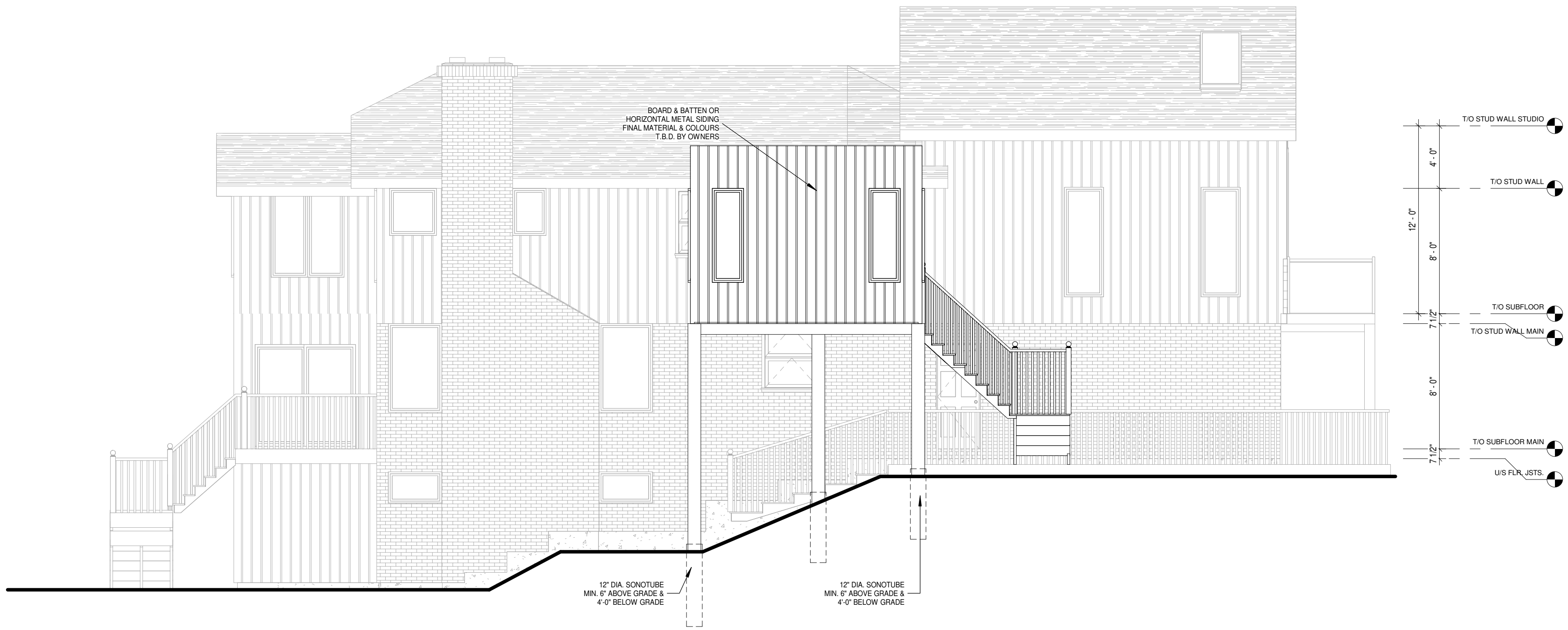




**SOUTH ELEVATION - Existing**



**SOUTH ELEVATION - Phase 2**



**SOUTH ELEVATION - Phase 1**

**SCHEDULE B**



**BUILDING HOMES  
SINCE 1954**

STATUS	NOT	DATE	REVISION	BY	DATE
WORKING	1				
LOT NO.	000				
PROJECT	...				
ELEVATION	A				
DESIGNED BY	Designer				
DRAWN BY	BR				
SCALE	3/16" = 1'-0"				
DATE	11/01/2011				

29 EAGLE LANE	NAME OF MODEL - MASTER
SINGLE FAMILY HOME	SOUTH ELEVATION
PROJECT	
ELEVATION	
DESIGNED BY	
DRAWN BY	
SCALE	
DATE	

**A-06**

## Hillary Miller

---

**From:** Andrew Hartholt  
**Sent:** Friday, March 18, 2022 9:38 AM  
**To:** Hillary Miller  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/FRE - 29 Eagle Lane

The building department requires the following to be satisfied in order proceed:

1. A review of the existing septic system by a qualified septic installer or engineer will be required to confirm it can support the proposed addition with new plumbing fixtures. If the septic does need to be expanded or replaced, a separate building permit will be required.
2. Separate building permit applications are required to be applied for and obtained for the accessory buildings constructed on the property (2 separate buildings).

Further technical comments will be made at the time of Plans Review for any applicable building permit applications.



Andrew Hartholt, CBCO/CRBO  
Chief Building Official  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 229/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Hillary Miller <hmill@puslinch.ca>  
**Sent:** Wednesday, March 16, 2022 2:49 PM  
**To:** Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Building <building@puslinch.ca>; Andrew Hartholt <ahartholt@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/FRE - 29 Eagle Lane

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 March 25, 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](http://www.puslinch.ca)

## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Friday, March 18, 2022 1:46 PM  
**To:** Hillary Miller  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/FRE - 29 Eagle Lane

Hi Hillary,

Puslinch Fire and Rescue Services reviewed the minor variance proposal for 29 Eagle Lane on March 18, 2022 and have no concerns other than to remind the owners to ensure adequate access is provided/ maintained to the structures at all times to assist emergency vehicle response if there is an emergency.

Brent Smith

CFPO

Puslinch Fire and Rescue Services

---

**From:** Hillary Miller <hmill@puslinch.ca>  
**Sent:** Wednesday, March 16, 2022 2:49 PM  
**To:** Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Building <building@puslinch.ca>; Andrew Hartholt <ahartholt@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/FRE - 29 Eagle Lane

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 March 25, 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](http://www.puslinch.ca)

## Hillary Miller

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, March 18, 2022 9:41 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/FRE - 29 Eagle Lane  
**Attachments:** WHPA\_Map\_EasleLn\_29.pdf

Good morning Hillary,

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.

Kind regards,  
Danielle

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](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://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.

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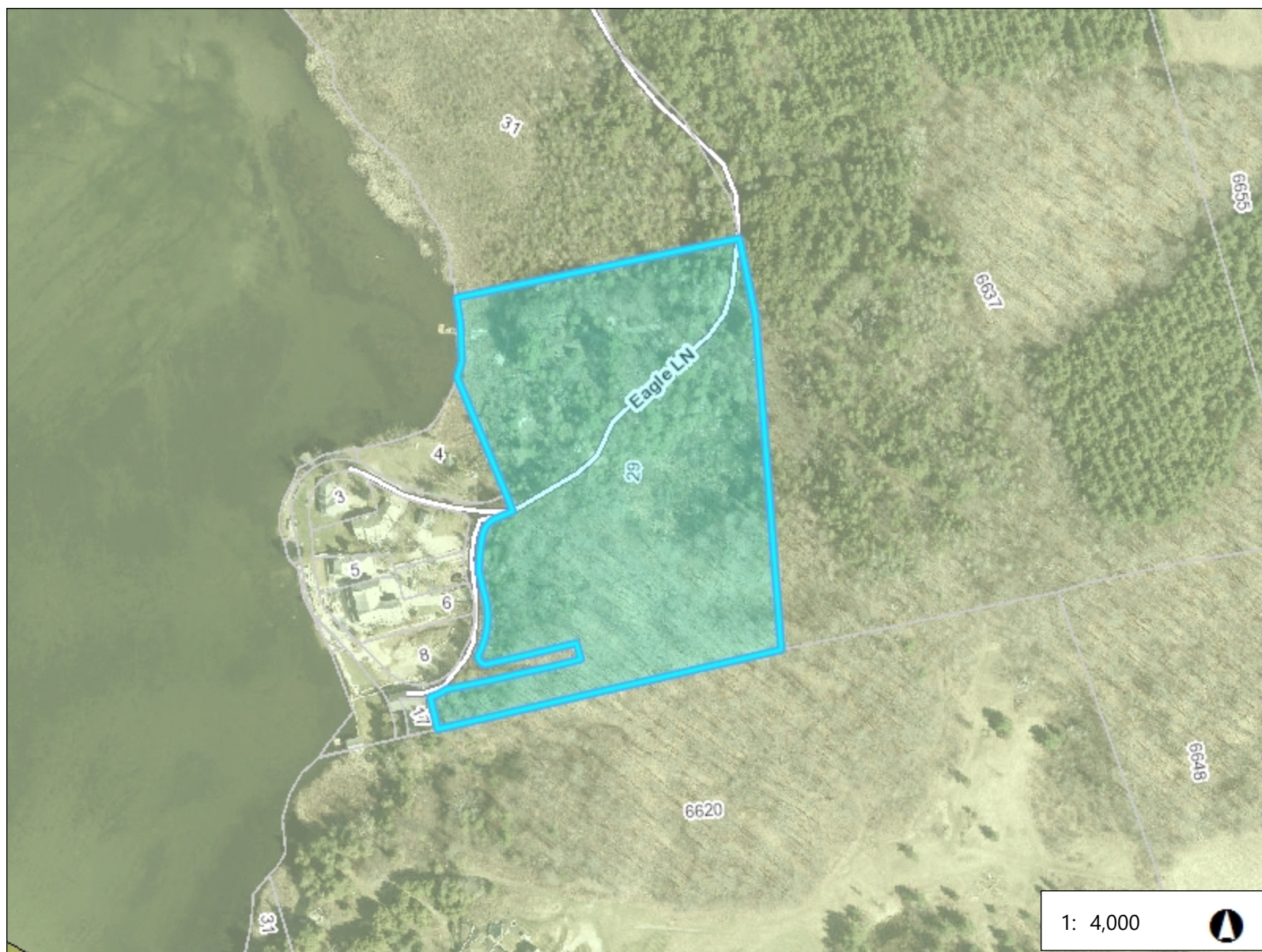
**From:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** March 16, 2022 2:46 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/FRE - 29 Eagle Lane

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 March 25, 2022.

Kind regards,





### Legend

- Parcels
- Bridges
- 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, C
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

1: 4,000



0.2 0 0.10 0.2 Kilometers

### Notes



March 23, 2022

Via email

D13-FRE – 29 Eagle Lane

Lynne Banks  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Dear Ms. Banks,

**Re: D13-FRE**  
29 Eagle Lane, Township of Puslinch  
David and Nathalie Freure

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application to permit a residential addition within the Natural Environment Zone.

**Recommendation**

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

**GRCA Comments**

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding (MOU) with the County of Wellington and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains provincially significant wetland, floodplain, erosion hazard, valley slopes and the regulated allowance adjacent to these features. A copy of our resource mapping is attached.

Due to the presence of the above-noted features, a majority 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 other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The GRCA has issued Permit 723/21 for the proposed development. Although a portion of the addition is within the identified valley slope and erosion hazard, GRCA has reviewed the proposed development and we do not anticipate any slope instability or impacts as a result of this application or the proposed addition.

Consistent with GRCA's 2022 approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$290.00 for the GRCA's review of this application.

Should you have any questions, please contact the undersigned at 519-621-2763 ext. 2228.

Sincerely,



PT

Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Map

Copy: David & Nathalie Freure (via email)  
Trevor Hawkins, MHBC (via email)



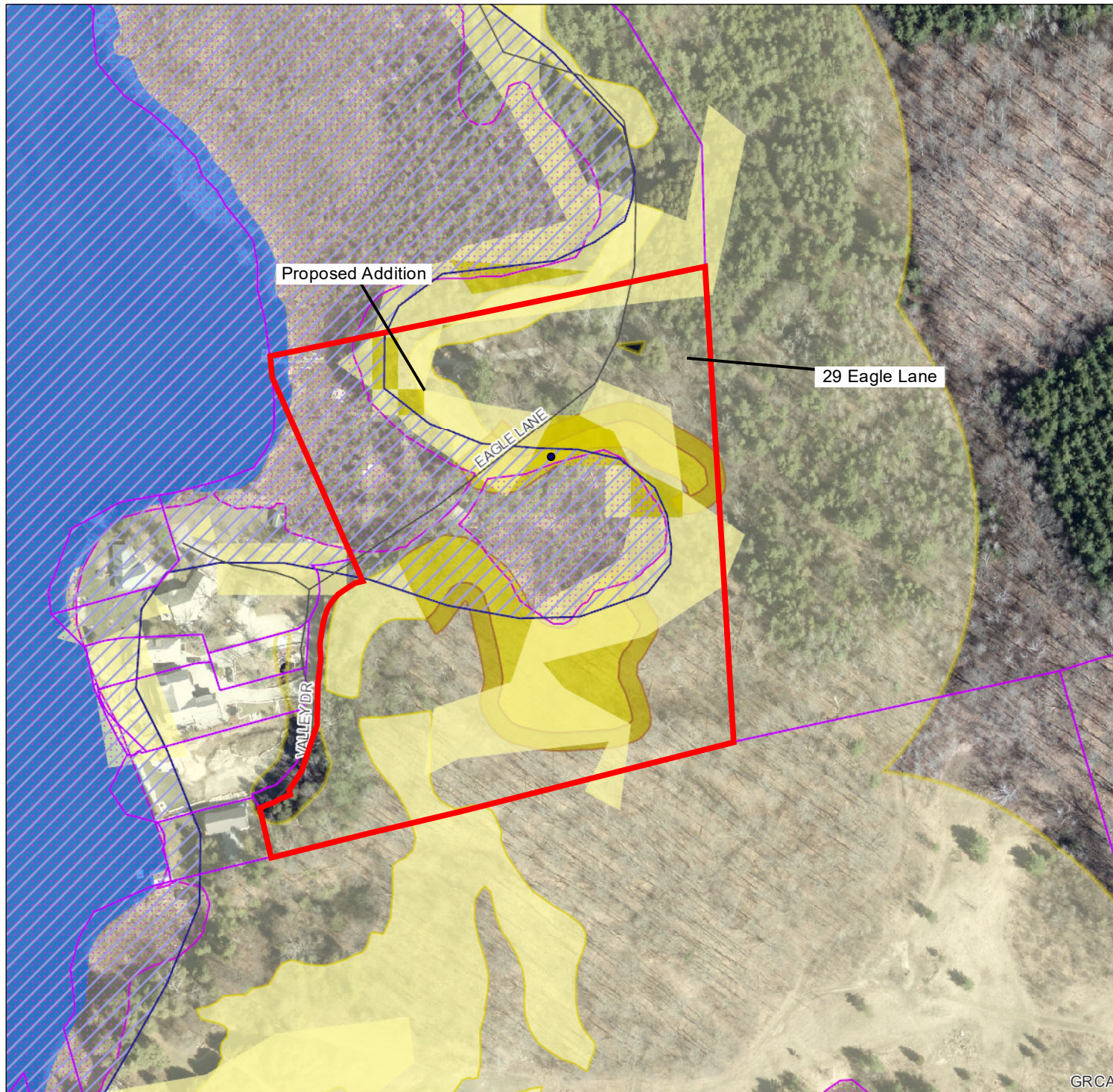


# Grand River Conservation Authority

Date: Mar 23, 2022

Author: ah

## D13-FRE - 29 Eagle Lane

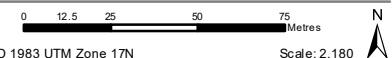


### Legend

- 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): 560,563.54 4,807,444.34

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

NAD 1983 UTM Zone 17N

Scale: 2,180

GRCA





## **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:** April 12<sup>th</sup>, 2022  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/FRE (David and Nathalie Freure)**  
**29 Eagle Lane**  
**Plan 386 Lot 16 to Lot 26 and Concession 1 Part Lot 6**  
**ATTACHMENTS:** **1 – Submitted Site Plan**  
**2- Subject Map with Zoning**

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 4.17.4 of the Zoning By-law for the extension of an existing non-conforming use. The relief would facilitate the construction of two-additions to an existing single family dwelling.

The subject relief is required as the existing dwelling is located almost entirely within the Natural Environment Zone. The first addition, referred to as phase one is for an extension of the second storey of the building for a hallway, bathroom and staircase that are proposed to be cantilevered over the ground. This phase also involves the removal of the existing second storey bathroom. The second addition, referred to as phase two, involves the extension of the second storey over the existing first storey of the building. The applicant has indicated the proposal is to add additional living space and increase the functionality of the home.

The applicants originally submitted an application for relief from Section 4.31.b of the Zoning By-law. However, upon review of the application the variance proposal was revised to request relief from section 4.17.4 for the expansion of a non-conforming use and this request for relief was indicated in the Public Notice.

There are no major concerns with this proposal provided that the Grand River Conservation Authority (GRCA) has no concerns, and the Building Department is satisfied that servicing needs can be met. It is planning staff's opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

Section of the By-law	Required	Proposed	Relief Requested
1. Section 4.17.4 Non-Conforming Uses	a. No lot can be used, and no building or structure can be used, except in conformity with the provisions of this By-law unless such use legally existed before the date of passing this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when established, was not contrary to any By-law in force at that time.	Extension of the existing single detached dwelling within the Natural Environment Zone	To allow for the enlargement of an existing single detached dwelling within the Natural Environment Zone

**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 <b>minor</b> in nature	<ul style="list-style-type: none"> <li>This proposal is to facilitate the construction of a two-phase expansion of an existing single detached dwelling.</li> <li>Phase one of the expansion involves an addition on the second story of the building for a hallway and bathroom, which is proposed to be cantilevered over the ground below. The applicant has confirmed that addition is approximately 46.45 m<sup>2</sup> (500 ft<sup>2</sup>) in area. An unenclosed staircase from the ground level to the second storey is also proposed to provide an additional</li> </ul>

	<p>access to the space. The addition extends southward from the existing dwelling. The applicant has noted that the existing second storey bathroom will be removed as part of the first phase.</p> <ul style="list-style-type: none"> <li>• The second phase involves an addition on the second floor to the east on top of the existing first floor of the building for additional living space. On the submitted drawings, it is indicated that this space is a future studio. The applicants have confirmed the addition is approximately 27.9 m<sup>2</sup> (300 ft<sup>2</sup>).</li> <li>• The applicants have indicated the purpose of the additions is to provide additional living space and improve the functionality of the existing dwelling.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>• The subject property is zoned as Agricultural (A), Natural Environment (NE), and is within the Environmental Protection (EP) Zone Overlay.</li> <li>• The existing single detached dwelling is located within the NE Zone and EP Overlay, with a portion of the existing building being partially within the A Zone.</li> <li>• The proposed phase one addition of the bathroom, hallway, and staircase to the second storey extends further into the NE Zone.</li> <li>• The proposed phase two addition extends over the existing building into the A Zone.</li> <li>• Single detached dwellings are not a permitted use within the Natural Environment Zone as per section 12.2, Table 12.1 of the Zoning By-law. However, section 4.17.4 allows a use legally established to exist. MPAC information indicates the dwelling was constructed in 1982. On the submitted application form, the applicants also indicated that the date of construction of the single detached dwelling on the property as January 1<sup>st</sup> 1982.</li> <li>• The natural features on the property include significant woodlands, hazard lands (slope valley and slope erosion hazard), flood plain, Area of Natural and Scientific Interest (Life Science), Provincially Significant Wetland and Wetlands.</li> <li>• It appears that the NE Zone covered less of the existing house in the previous Zoning By-law, however in Zoning By-law No. 023-18 the boundary of the NE Zone was updated to include the western portions of house within the NE Zone.</li> <li>• Section 13.2, which contains the requirements for EP Zone Overlay, directs that the erection of a building or structure is not permitted unless the written approval of the Grand River Conservation is received for proposals within a regulated area.</li> <li>• As part of the application, the applicants have submitted a permit and schedules from Grand River Conservation Authority issued August 10, 2021 for the proposed expansion of the building.</li> <li>• The proposed phase one expansion may extend into an Area of Natural and Scientific Interest (ANSI). Table 13.1 of the By-law states that 'development will not be allowed in the ANSI unless it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the feature, its ecological function or its natural or earth science values.'</li> <li>• Although there are aspects of the By-law applicable to height and setbacks, the use benefits from legal non-conforming status. The application seeks to recognize this situation and allow the use to expand.</li> </ul>

<p>That the general intent and purpose of the <b>Official Plan</b> is maintained</p>	<ul style="list-style-type: none"> <li>• The subject lands are designated Secondary Agricultural, Core Greenlands, Greenlands and contain Special Policy Area 9.8.2 for the Puslinch Lake Area. The lands are also located within the Paris Galt Moraine Policy Area.</li> <li>• The predominate land uses within the Puslinch Lake Area are provided by Special Policy Area 9.8.2 and include low density residential uses, open space and recreational uses, agricultural, as well as preserving natural features and resources.</li> <li>• Section 5.4.3 of the Official Plan generally directs development away from hazardous lands; however, section 5.6 of the Official Plan recognizes existing uses and activities provided criteria can be met including that there are no negative impacts on the significant feature and functions, as well as no negative impacts on other Greenland features or functions.</li> <li>• Section 13.8 of the Official Plan provides requirements for non-conforming uses. This section recognizes that there may be circumstances in which it may be appropriate to consider relief to recognize, extend or enlarge non-conforming uses in a rational manner.</li> <li>• The applicant has provided a permit issued by the GRCA for the proposed additions within the slope erosion allowance and slope valley.</li> </ul>
<p>That the variance is <b>desirable</b> and <b>appropriate</b> development and use of the land, building or structure</p>	<ul style="list-style-type: none"> <li>• The subject lands are approximately 2.9 ha (7.2 ac) in size.</li> <li>• The subject lands are immediately surrounded by Puslinch Lake to the west, resort residential uses to the west, north, and south, as well as agricultural uses and woodlands to the north, east and south.</li> <li>• The single detached dwelling has existed on the property since 1982.</li> <li>• Proposed phase one is an expansion to the existing building footprint, and phase two does not change the existing building footprint.</li> <li>• The existing house appears to be well screened by from surrounding uses due to the dense tree cover on the site.</li> <li>• The applicant has obtained a development permit from the Grand River Conservation Authority (GRCA) for the proposed development. Any additional comments of the GRCA should be considered by the Committee regarding the proposal.</li> <li>• The proposal includes the intention to remove one bathroom on the second storey and replace it with the proposed bathroom in the addition. The Committee should consider any comments received by the Building Department regarding appropriate servicing.</li> </ul>

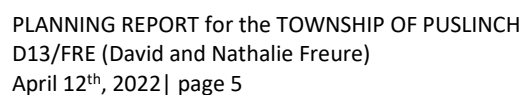
In conclusion, planning staff is of the opinion that the requested variance application meets the **four tests of the Planning Act** that the Grand River Conservation Authority (GRCA) has no concerns and any changes to servicing are acceptable to the Building Department. I trust that these comments will 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

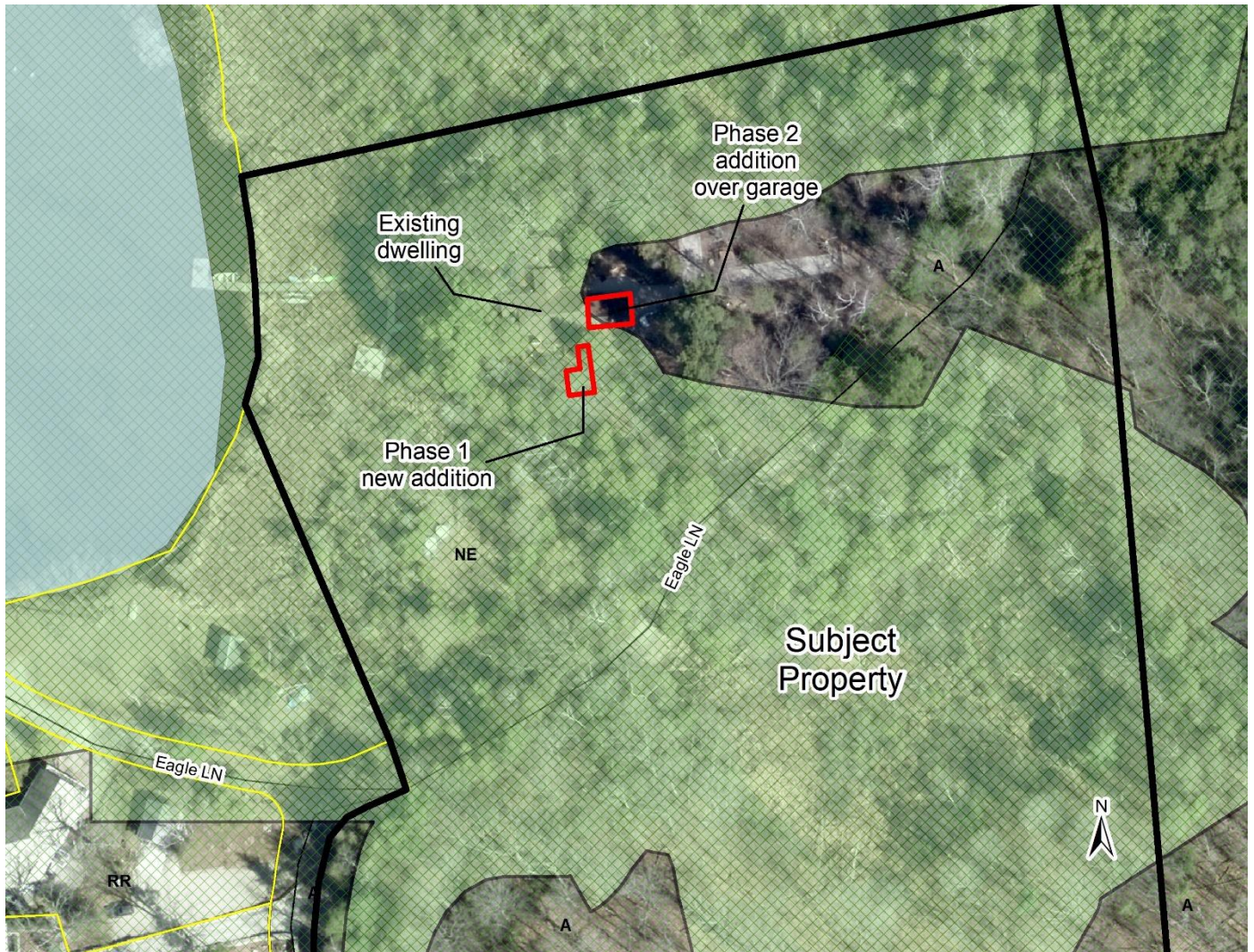


PLANNING REPORT for the TOWNSHIP OF PUSLINCH  
D13/FRE (David and Nathalie Freure)  
April 12<sup>th</sup>, 2022 | page 5





## ATTACHMENT 2: Subject Map with Zoning





**Township of Puslinch**  
7404 Wellington Road #34  
Guelph, ON, N1H 6H9  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** Jason Lino FABBIAN & Taunya Lee FABBIAN

**Address:** 69 Heritage Lake Drive

**City:** Puslinch, ON

**Postal Code:** N0B 2J0

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:**

**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]

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

Mortgage as in INST No. WC662486 with the Royal Bank of Canada

Send correspondence to: Owner: ☐ Agent ☒ Other: \_\_\_\_\_

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

Municipal address: 69 Heritage Lake Drive

Concession: \_\_\_\_\_ Lot: \_\_\_\_\_

Registered Plan Number: WVLCP 172 - Unit 13

Area: 0.20ha ha      Depth: 66.8m m      Frontage: 22.9m 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).**

A dwelling exists and a shed and pool are proposed on the subject property and the following variance is being requested:

A) To permit a maximum lot coverage to be 22% instead of 20% as required in Section RUR(sp31) of the Zoning By-law.

This is required for the dwelling and proposed shed. The pool is outdoor and is not included in the lot coverage.



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

The minor variance request is being made as a shed is proposed and the lot coverage including the dwelling is slightly above the 20% maximum.

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		Shed	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	20% m	ft.	1.4% m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	410m2 m <sup>2</sup>	ft <sup>2</sup>	30m2 m <sup>2</sup>	ft <sup>2</sup>

**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	7.5m m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	5.5m m	5.5m ft.	2.0m m	ft.

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

Date of acquisition of subject property: December 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"/>					

21916-14

# 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) Jason Lino FABBIAN & Taunya Lee FABBIAN 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.

Signature of Owner(s)

3/4/2022

Date

Signature of Owner(s)

3/4/2022

Date

## 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 11<sup>th</sup> day of

March, 20 22.

Signature of Owner or authorized  
solicitor or agent

Date

Signature of Commissioner

Date

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

March 11, 2022

21916-14

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  
69 Heritage Lake Drive  
All of Lot Unit 13, WVLCP No. 172  
PIN 71872-0013  
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 a cheque in the amount of \$748 to the Township of Puslinch.

### **Proposal**

The subject property is known as 69 Heritage Lake Drive (PIN 71872-0013) and contains an existing dwelling. The proposal is to construct an outdoor swimming pool and pool shed. The pool shed puts the overall lot coverage over the required maximum and relief is required. The following variance is being requested:

**A) To permit a maximum lot coverage to be 22% 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 outdoor swimming pool and pool shed. The Zoning By-law defines lot coverage to include the proposed pool shed in the lot coverage calculation. The shed is 30m<sup>2</sup> and the existing dwelling is approximately 410m<sup>2</sup> for a total of 440m<sup>2</sup> for this property of 2047.3m<sup>2</sup>. The coverage will be just under 22%, whereas the maximum is 20%. The request is, therefore, to allow for 22% lot coverage.

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](http://www.vanharten.com)

Although the subject property has an area 2,047m<sup>2</sup>, 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 13A on the sketch) is 602m<sup>2</sup>. If this area was included in the percentage coverage calculation, then the lot coverage for the dwelling and shed would be 16% and would easily be met. This value is much less than the 22% maximum coverage we are requesting.

Given the locations of the existing buildings, well and septic, the proposed pool and shed demonstrates functionality while meeting the required setbacks to the property lines and existing septic.

Similar applications were approved for 73 Heritage Lake Drive (Unit 14) and 149 Heritage Lake Drive (Unit 56) which both requested a maximum lot coverage of 24% and 109 Heritage Drive (Unit 71) which requested a maximum lot coverage of 23.7%. These three applications were approved by the Committee over the last couple of years.

In summary, we feel that the proposed pool and shed are desirable. The dwelling size and lot coverage 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.

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 Jason Fabbian





## Hillary Miller

---

**From:** Andrew Hartholt  
**Sent:** Friday, March 18, 2022 9:50 AM  
**To:** Hillary Miller  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/FAB - 69 Heritage Lake Drive

No comments or concerns from a building code perspective on the above noted application.



Andrew Hartholt, CBCO/CRBO  
Chief Building Official  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 229/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Hillary Miller <hmill@puslinch.ca>  
**Sent:** Wednesday, March 16, 2022 12:59 PM  
**To:** Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mike Fowler <mfwol@puslinch.ca>; Services <services@puslinch.ca>; Building <building@puslinch.ca>  
**Cc:** Lynne Banks <lbanks@puslinch.ca>; Jeff Bunn <jbunn@puslinch.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/FAB - 69 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 March 25, 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](http://www.puslinch.ca)

## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Friday, March 18, 2022 1:36 PM  
**To:** Hillary Miller  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/FAB - 69 Heritage Lake Drive

Hi Hillary,  
Puslinch Fire and Rescue Services reviewed the minor variance proposal on March 18, 2022 for 69 Heritage Lake Drive and have no concerns with the proposal.

Brent Smith  
CFPO  
Puslinch Fire and Rescue Services

---

**From:** Hillary Miller <hmill@puslinch.ca>  
**Sent:** Wednesday, March 16, 2022 12:59 PM  
**To:** Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mike Fowler <mfwol@puslinch.ca>; Services <services@puslinch.ca>; Building <building@puslinch.ca>  
**Cc:** Lynne Banks <lbanks@puslinch.ca>; Jeff Bunn <jbunn@puslinch.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/FAB - 69 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 March 25, 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](http://www.puslinch.ca)

## Hillary Miller

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, March 18, 2022 9:40 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/FAB - 69 Heritage Lake Drive  
**Attachments:** WHPA\_Map\_HeritageLakeDr\_69.pdf

Good morning Hillary,

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.

Kind regards,  
Danielle

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](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://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.

---

**From:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** March 16, 2022 12:57 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/FAB - 69 Heritage Lake Drive

Good afternoon,

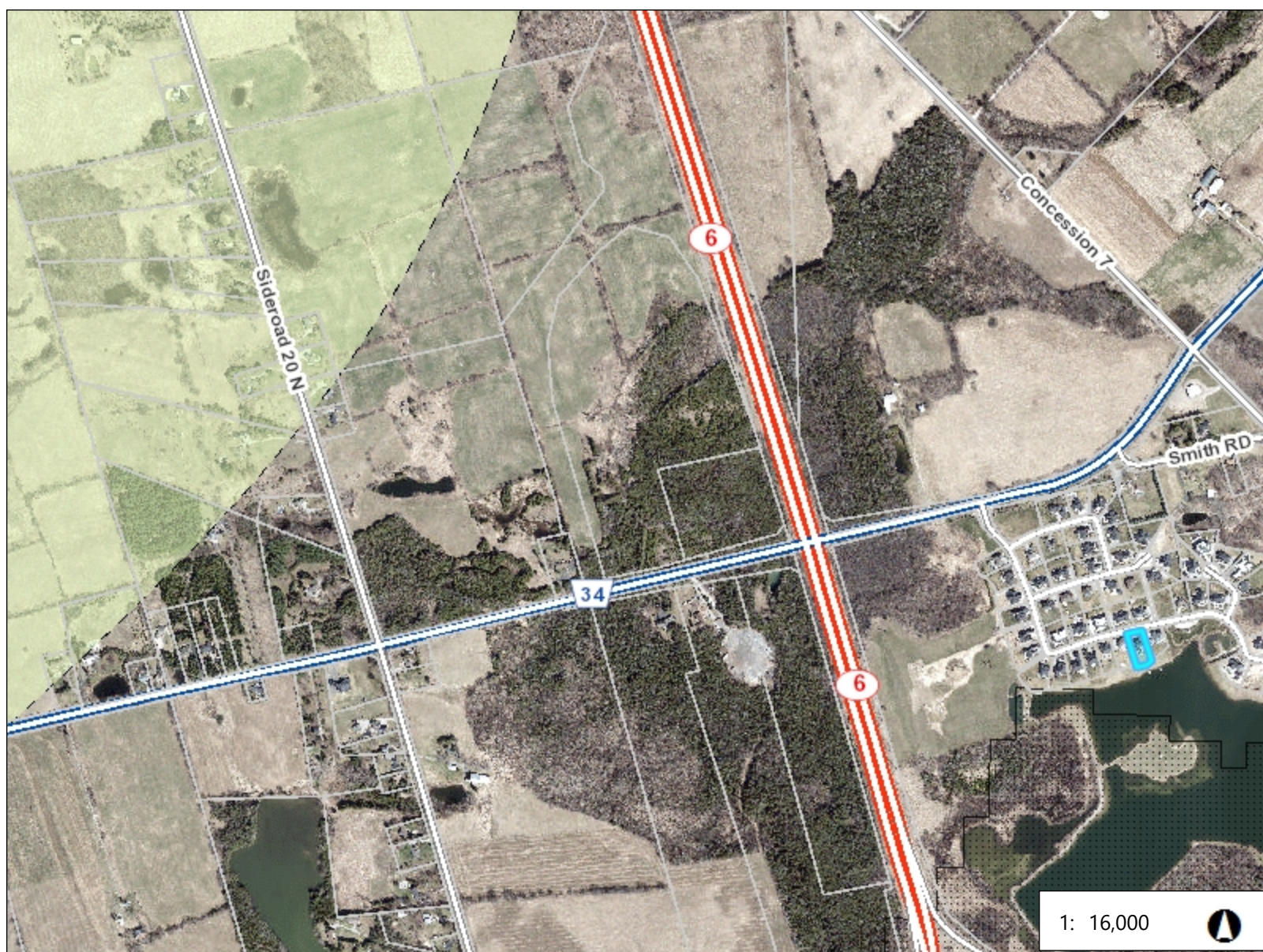
Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by March 25, 2022.

Kind regards,

























69 Heritage Lake Drive, Puslinch



### Legend

-  Parcels
  -  Bridges
  - Roads
    -  Local Road
    -  County Road
    -  Highway
  -  Conservation Authority Boundary
  -  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

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

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.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

## Notes

## Notes



March 24, 2022

Via email

D13-FAB – 69 Heritage Lake Drive

Lynne Banks  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Dear Ms. Banks,

**Re: D13-FAB**  
69 Heritage Lake Drive, Township of Puslinch  
Jason and Taunya Fabbian

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application to permit an increase in maximum lot coverage from 20% to 22%.

**Recommendation**

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

**GRCA Comments**

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding (MOU) with the County of Wellington and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains the floodplain and the regulated allowance adjacent to the floodplain. A copy of our resource mapping is attached.

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 other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

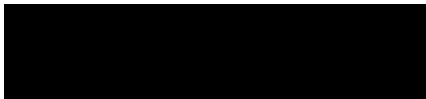


The GRCA has issued Permit 857/21 for the proposed development and the plans circulated with this application are generally consistent with the plans approved under the GRCA permit noted above. The pool shape is slightly different than the approved Schedule B plans but the portion of the pool within the GRCA regulation limit is within the originally approved footprint. GRCA staff do not anticipate negative impacts to the adjacent floodplain as a result of this application or the proposed development and we have no objection to the approval of the application by the Township of Puslinch.

Consistent with GRCA's 2022 approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$290.00 for the GRCA's review of this application.

Should you have any questions, please contact the undersigned at 519-621-2763 ext. 2228.

Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Map

Copy: Jason & Taunya Fabbian (via email)  
Jeff Buisman, Van Harten Surveying Inc. (via email)



D13-FAB - 69 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.

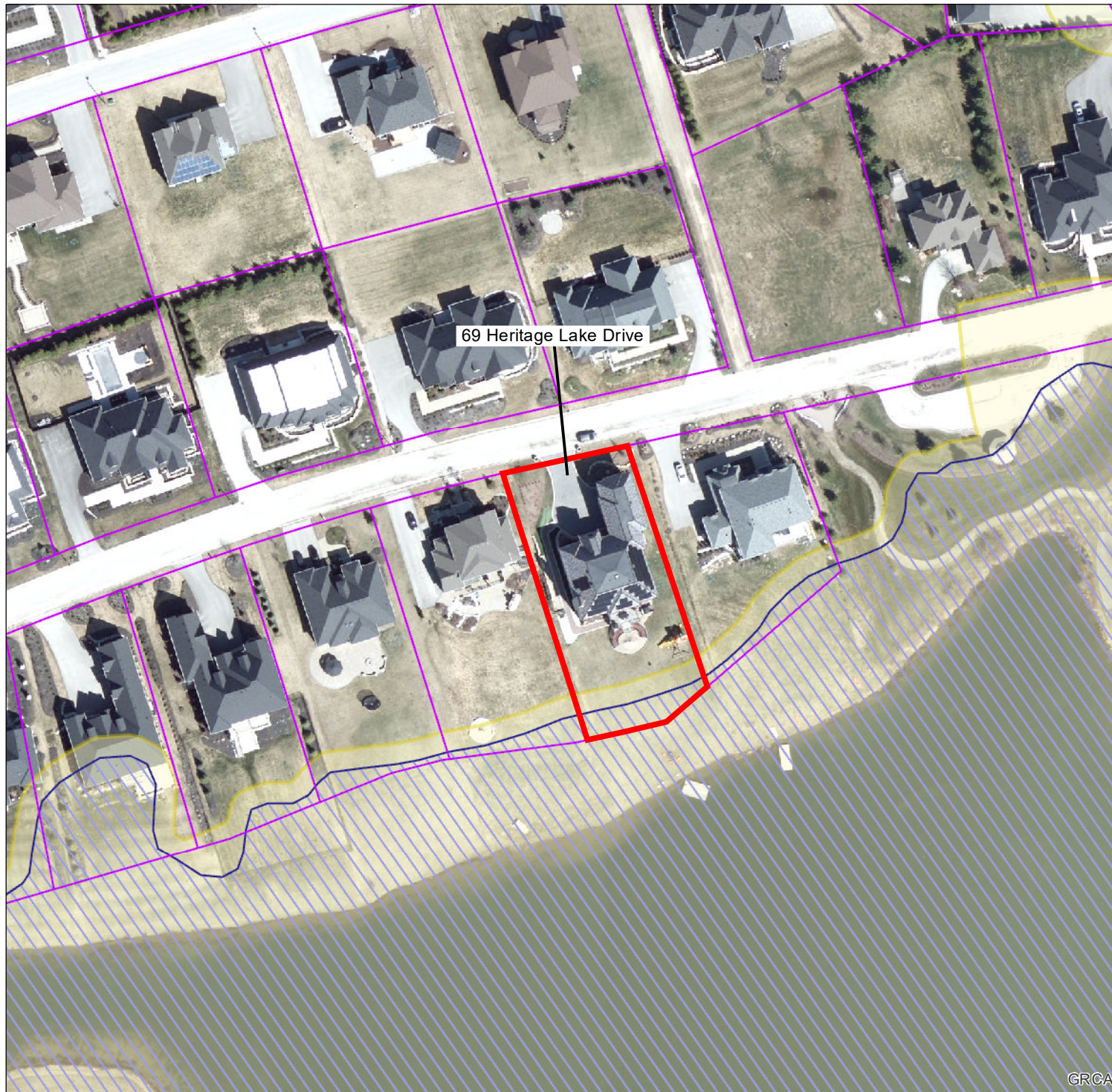
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information 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>

0 5 10 20 30 Metres

NAD 1983 UTM Zone 17N

Scale: 1,363







## 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:** April 12<sup>th</sup>, 2022  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/FAB (Jason & Taunya Fabbian)**  
**69 Heritage Lake Drive**  
**WVLCP 172 LEVEL 1 UNIT 13**  
**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 a site specific provision within section 14.0 of the Zoning By-law requesting permission for an increase in the total maximum lot coverage to facilitate the construction of a pool shed and the associated outdoor swimming pool.

It is noted that through staff's review, it was determined the proposed outdoor swimming pool does not contribute to lot coverage. A permit from the Township has been issued related to the pool enclosure.

The minor variance application for lot coverage 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 changes to servicing, grading and drainage are acceptable to the Public Works and Building Department.

Section of the By-law	Required	Proposed	Relief Requested
14.0 Site Specific Special Provisions No. 31 (RUR(sp31))	Lot Coverage (max.): 20%	22%	2%

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 <b>minor</b> in nature	<ul style="list-style-type: none"><li>The subject lands contain an existing dwelling and a permit for the outdoor swimming pool has been issued by the Township.</li><li>The relief requested is to allow for the construction of a pool shed with area of 30 m<sup>2</sup> (322.9 ft<sup>2</sup>).</li></ul>

	<ul style="list-style-type: none"> <li>• We would consider the variance for lot coverage minor in terms of impact and context with the surrounding neighbourhood.</li> <li>• There are other lots within the neighbourhood with a lot coverage higher than 20%.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>• The subject property is within a site specific Rural Residential Zone (RUR (sp31)) as well as the Natural Environment Zone (NE) and contains the Environmental Protection Zone Overlay.</li> <li>• A single detached dwelling is a permitted use within the RUR (sp31) zone.</li> <li>• The proposed pool shed appears to be fully located within the RUR(sp31) zone.</li> <li>• The site specific Rural Residential Zone (RUR(sp31) includes a maximum lot coverage of 20%, whereas the applicant is proposing a lot coverage of 22%.</li> <li>• 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 massing of the dwelling and accessory buildings is compatible with the neighbourhood, and to ensure there is adequate space to accommodate servicing on a portion of the property.</li> <li>• Lot coverage is defined as 'the total horizontal area of a lot covered by the first storey of all buildings and structures on the lot'.</li> <li>• Section 4.4.1 of the Zoning By-law permits accessory uses in all zones in accordance with the provisions of the relevant zone.</li> <li>• Section 4.27.2 of the Zoning By-law specifies that outdoor unenclosed swimming pools are not considered as part of the lot coverage calculation for the property.</li> <li>• After discussion with Township staff it was determined that an outdoor swimming pool is not considered to be a structure as defined by the Zoning By-law.</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The subject property is designated as Secondary Agricultural, Core Greenlands and Special Policy Area PA7-3 in the County of Wellington Official Plan.</li> <li>• Dwelling units are permitted within the Special Policy Area (PA7-3).</li> <li>• The natural feature on-site is flood plain. The proposed pool shed appears to be located outside of the flood plain.</li> <li>• The subject lands are regulated by the GRCA and their comments should be considered regarding the appropriateness of the location of accessory building and whether a development permit is required.</li> </ul>
That the variance is <b>desirable</b> and <b>appropriate</b> development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The subject lands are immediately surrounded by estate lots and homes to the west, north, and east. The abutting lands to the South are owned by the Condominium Corporation.</li> <li>• The surrounding estate lots appear to contain varying lot coverages.</li> <li>• The Township should consider comments received from the Public Works and Building Departments regarding any concerns with grading or drainage.</li> </ul>

**Figure 1: Subject Property**



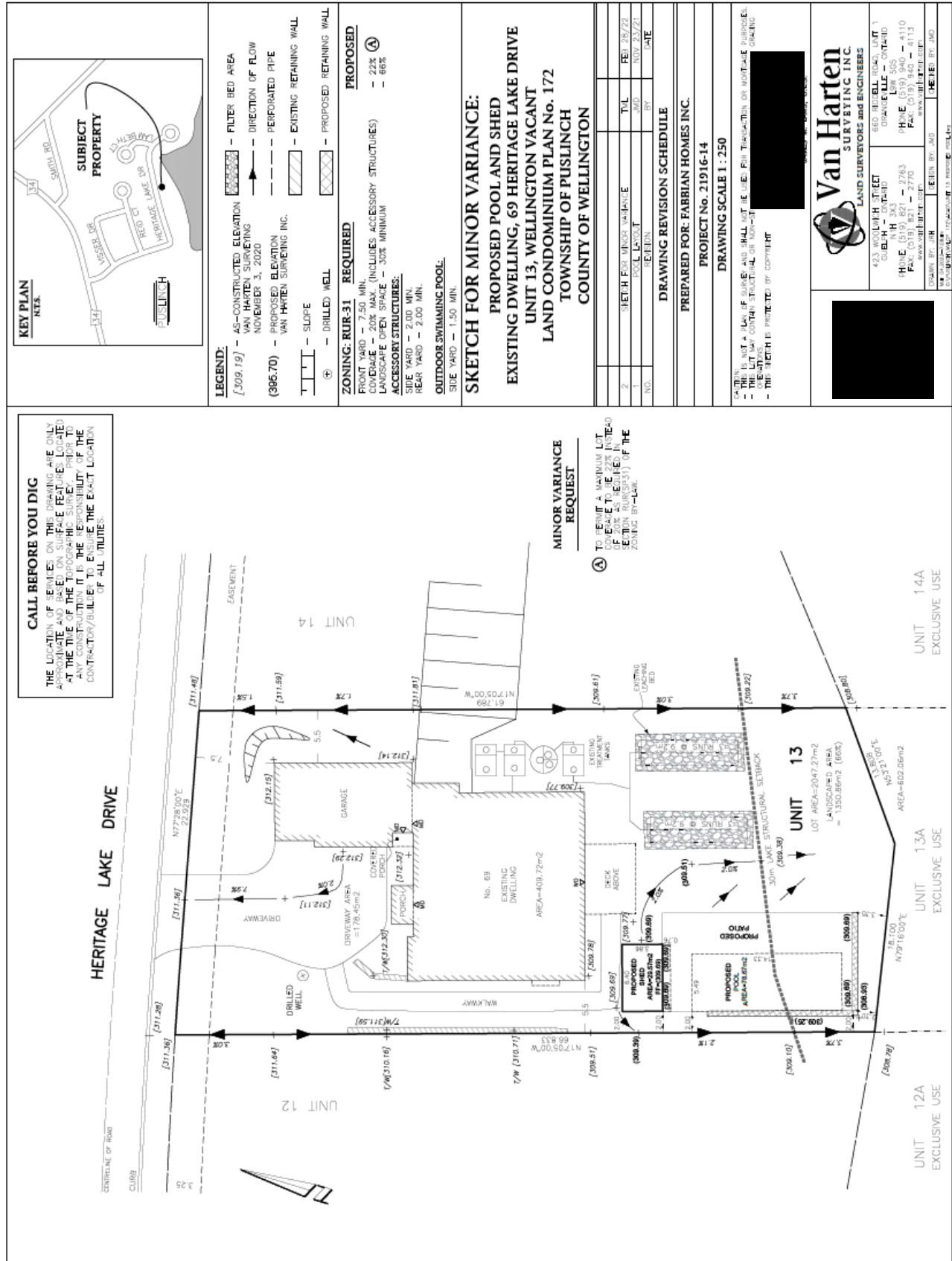
In conclusion, planning staff is of the opinion that the requested variance application meets the **four tests of the Planning Act** provided that the Grand River Conservation Authority (GRCA) has no concerns and any changes to servicing, grading and drainage are acceptable to the Public Works and Building 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: Submitted Site Plan



**Hillary Miller**

---

**From:** Township of Puslinch <services@puslinch.ca>  
**Sent:** Friday, March 11, 2022 10:40 AM  
**To:** Hillary Miller  
**Subject:** New Entry: Minor Variance or Permission Application

**How many registered owners are on title?**

1

**Registered Owner's Name (Person one)**

Broccolini Real Estate Group (Ontario) Inc. Attn: AJ Taylor

**Registered Owner's Email Address (Person one)**

[REDACTED]

**Registered Owner's Phone Number (Person one)**

[REDACTED]

**Property Subject of the Minor Variance**

McLean Road West  
Aberfoyle Industrial Park, Township of Puslinch  
County of Wellington, ON  
N0B 2J0

**Applicant (Agent) Name**

Chris Pidgeon

**Applicant (Agent) Address**

GSP Group Inc.  
201-72 Victoria Street South  
Kitchener, ON  
N2G 4Y9

**Applicant (Agent) Email**

[REDACTED]

**Applicant (Agent) Phone Number**

[REDACTED]

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

N/A

**Send correspondence to**

Agent

**Municipal Address**

McLean Road West  
Aberfoyle Industrial Park, Township of Puslinch  
County of Wellington, ON  
N0B 2J0

---

**Concession**

7

---

**Lot**

Part of Lots 26 and 27

---

**Registered Plan Number**

N/A

---

**Area in Hectares**

20.9 ha

---

**Area in Acres**

51.6 ac

---

**Depth in Meters**

529 m (Irr)

---

**Depth in Feet**

1,736 ft.

---

**Frontage in Meters**

638 m (Irr)

---

**Frontage in Feet**

2,094 ft.

---

**Width of road allowance (if known)**

20 m

---

**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?**

Variance to Section 4.31a., Section 5.1.5ii, Section 13.5 c., and IND (sp83) to permit a +/- 500,000 sq.ft. industrial warehouse fulfillment centre with 400 to 600 employees with short-term truck trailer parking (< 3days) (which constitutes outdoor storage) with loading docks and parking facing Highway 401, and to permit a private sewage treatment system and associated weeping bed within 30 metres of a Natural Environment (NE) Zone.




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

 [Minor-Variance-Sketch.pdf](#)

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

The Warehouse Fulfillment Centre will function as a very large cross-dock which requires loading docks and trailer parking on three sides of the building. The servicing strategy for the site is stormwater infiltration and private treatment facility subject to MECP approval with effluent towards the lowest point on the site (i.e. towards the NE zoned area).

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

 [lp-22081a\\_Rendered-LCP-1.pdf](#)

**Official Plan Designation**

Industrial

**Zoning Designation**

IND (sp83)(h7)

**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?**

McLean Road West

---

**Private Well**

Proposed

---

**Private Septic**

Proposed

---

**How is storm drainage provided?**

Other means

---

**Other Means of Storm Drainage**

Infiltration system.

---

**What is the existing use of the subject property?**

Vacant

---

**What is the existing use of the abutting properties?**

Industrial, Highway 401 and municipal road (McLean)

---

---

**Main Building Height in Meters**

15.3 m. (to parapet)

---

**Main Building Height in Feet**

50.2 ft.

---

**Percentage Lot Coverage in Meters**

23%

---

**Percentage Lot Coverage in Feet**

23%

---

**Number of Parking Spaces**

386

---

**Number of Loading Spaces**

129

---

**Number of Floors**

1

---

---

**Total Floor Area in Square Meters**

48,078 sq.m.

---

**Total Floor Area in Square Feet**

517,510 sq.ft.

---

**Ground Floor Area (Exclude Basement) in Square Meters**

same

---

**Ground Floor Area (Exclude Basement) in Square Feet**

same

---

**Front Yard in Meters**

+/-55 m

---

**Front Yard in Feet**

180 ft.

---

**Rear Yard in Meters**

+/-55 m

---

**Rear Yard in Feet**

180 ft.

---

**Side Yard (1) in Meters**

+/- 40 m

---

**Side Yard (1) in Feet**

132 ft.

---

**Side Yard (2) in Meters**

+/-55 m

---

**Side Yard (2) in Feet**

180 ft.

---

**Date of acquisition of subject property**

February 1, 2022

---

**Date of construction of buildings property**

March 11, 2022



---

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

0 Years

---

**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**

No

---

**Planning Application: Plan of Subdivision**

No

---

**Planning Application: Consent (Severance)**

No

---

**Planning Application: Site Plan**

No

---

**Planning Application: Minor Variance**

No

---

**The Agent/Solicitor is different than the owner**

No

---

**Please select your Minor Variance Type**

Minor Variance Type 2 - \$ 1,266.00

---

**Convenience Fee (1.75%)**

\$ 22.16

---

**Total**

\$ 1,288.16

---

**Credit Card**

6

---

**Name**

Chris Pidgeon

---

**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](#)

March 11, 2022

File No. 22038

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON  
N0B 2J0

Attn: Ms. Lynne Banks – Development & Legislative Coordinator

**Re: Broccolini Real Estate Group (Ontario) Inc.  
Minor Variance Application  
McLean Road West, Aberfoyle Industrial Park**

Dear Ms. Banks:

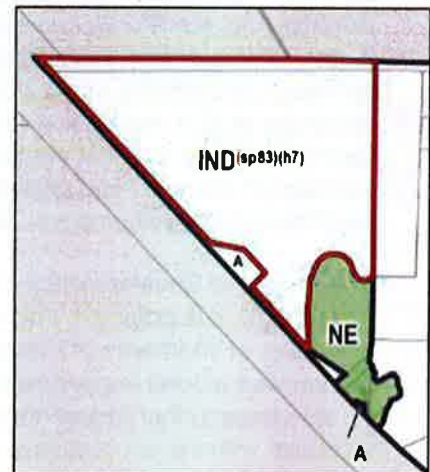
On behalf of Broccolini Real Estate Group (Ontario) Inc. (the "Owner"), I am pleased to provide you with an application for Minor Variance for a 20.9 hectare industrial property located on McLean Road West, fronting Highway 401. The proposed development is a large Warehouse Fulfillment Centre (+/- 700,000 sq. ft.) that will employ 400 to 600 employees. We have had meetings with both the County of Wellington Planning and Economic Development Departments, and the Township of Puslinch Mayor, Chief Administrative Officer, Chief Building Official and Clerk. As well, we have had a Pre-Application Consultation. The development of this Site requires a Site Plan Application, the lifting of the Holding provision and a Minor Variance. The latter is the subject of this covering letter.

Specifically, the Proposed Development will function as a large cross-dock that requires loading docks on three sides of the building, and short-term (< 3 days) trailer parking (with no shipping containers) that constitutes "outdoor storage". Attached to the application for Minor Variance is a Sketch that illustrates the proposed development.

The Site is zoned Industrial (IND (sp83)(h7)) and NE, per the excerpt.

As a result of the Proposed Development, the following Sections of the Township of Puslinch Zoning By-law are requested to be varied:

- Section 4.22 a.i. – requires *"The outdoor storage area shall only be permitted in a rear yard or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street."*
- Section 5.1.5 a.ii. – requires *"Loading spaces shall not be permitted in any front yard."*
- Section 13.5 a. – requires *"All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas."*



PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9  
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9  
gspgroup.ca

- Section 14.0 Site Specific Special Provision No. 83 – requires “*Prohibited Uses – Outdoor storage areas and uses.*”

Three of the requirements of the Zoning By-law are related. Sections 4.22, 13.5 and 14 prohibit outdoor storage or outdoor storage in particular locations on a site. The Warehouse Fulfillment Centre requires uncoupled trailers from chassis (i.e. trailer parking) to be stored on Site for short periods of time (<3 days). Based on the Township of Puslinch Zoning By-law, this would constitute “Outdoor Storage”. As a result, variances are requested for obtain relief from these requirements to permit outdoor storage of trailers and to permit same within 20 metres of a street.

Section 5.1.5. a.ii does not permit loading spaces to be located within any front yard, defined as the area in front of a principal building to the front lot line (McLean Road). As a result of the nature of the Warehouse Fulfillment Centre operating as a large cross-dock, sorting and distribution centre, it is essential to have loading docks on three sides of the building. A Minor Variance to this regulation is necessary.

I confirm that no Shipping Containers are proposed to be stored on site, eliminating the application of Section 4.24.

I have labelled the separation distances between the three driveways proposed on the attached Minor Variance sketch. Those three driveways include a Truck In Access Only (west access); a Truck Out Access Only (east access); and an Employee Automobile In/Out Access. The Truck and Employee Accesses / Parking are separated for safety and security reasons. Section 5.2.9 a. defines accesses to parking areas, whereby “*access to parking areas shall be provided from a street by means of one or more unobstructed driveways, provided that no lot shall have more than two driveways for the first 30 metres of a street line thereof plus one driveway for each additional 30 metres of street line.*” I confirm that the Site has 638 metres (2,094 ft.) of frontage. The three driveways are located within 200 metres of the westerly limits of the site and with separation distances of 40.6 metres and 30.1 metres between the Truck In, Car In/Out and Truck Out accesses respectively. As a part of the Site Plan Application Burnside Engineering will be providing justification and sight-line analysis for these driveways. However, as relates to the Zoning By-law, the Proposed Development is deemed to be in conformity with Section 5.2.9.

The Proposed Development includes a minimum 15 metre landscaping buffer along Highway 401. Accordingly, it is proposed that extensive landscaping will be provided within that buffer to screen any views of short-term (<3 days) truck trailer parking and loading spaces. As well, landscaping will be provided around the perimeter of the Site including along the McLean Road frontage, which may be able to be further augmented with additional landscaping within the McLean Road boulevard. Enclosed with the application is a Preliminary Landscape Concept that illustrates how that screening will be implemented including a perspective view from Highway 401. It should be noted that the Highway buffer will be further augmented through the construction of a Berm to provide further screening into the Site. This confirms conformity with Section 13.5 c) of the Zoning By-law.



I confirm, as per the attached Minor Variance Sketch, that we are compliant with Section 4.31 a. that there will be no buildings, structures or sewage treatment system including tile weeping bed within 30 metres of the Natural Environmental (NE) Zone.

For your information, the building gross floor area is 65,360 sq.m. Parking is required at 1 per 200 sq.m. for warehouse (63,643 sq.m.) and 1 per 40 sq.m. for office (1,717 sq.m.) equating to 362 spaces. A total of 408 spaces is provided including 10 accessible spaces.

I confirm that the GRCA was consulted through the Pre-Application Consultation process. The GRCA indicated *"As there are no regulated features within the area of works the GRCA has no comments. The area has referred to the Mill Creek Subwatershed Study for some guidance on Stormwater Management."* Notwithstanding this, the Owner is completing a scoped Environmental Impact Study as a part of the Site Plan Application process. Terms of Reference for the EIS have been submitted and endorsed by the GRCA.

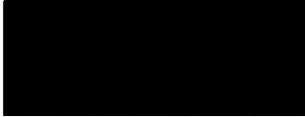
In addition to the application and this covering letter, we have enclosed a Minor Variance Sketch and Preliminary Landscape Concept to illustrate the requested variances and response to demonstrate how the intent of the Official Plan and Zoning By-law is met. Three of the four variance requests relate to truck trailer parking, deemed to be outdoor storage by the Township's Zoning By-law. The Warehouse Fulfillment Centre requires significant trucking operations including the short-term parking (< 3 days) of trailers. At no time will all of the 1.68 hectares devoted to trailer parking to be fully occupied. Seasonally, the occupancy varies from peak season (November to January) having the highest level of trailer parking for the shortest duration.

The fourth variance relates to loading docks in the front yard. The principal building is located approximately 68 metres from McLean Road (the front yard). Loading docks are proposed along the north façade of the building facing McLean. This is an essential operation for the facility. Notwithstanding Section 5.1.5 a.ii. of the Zoning By-law, loading docks will be screened through landscaping within the front yard having a minimum depth of 5.7 metres (19 ft.), as per the attached sketch.

For all of the variances, the trailer parking and loading spaces of this prestige industrial use will be well screened from views from Highway 401 and McLean Road through landscaping and berming, including the possibility of boulevard planting should the Township permit same within the McLean Road allowance. This will be investigated during the Site Plan Application process. We believe this should meet the purpose and intent of the Official Plan and Zoning By-law.

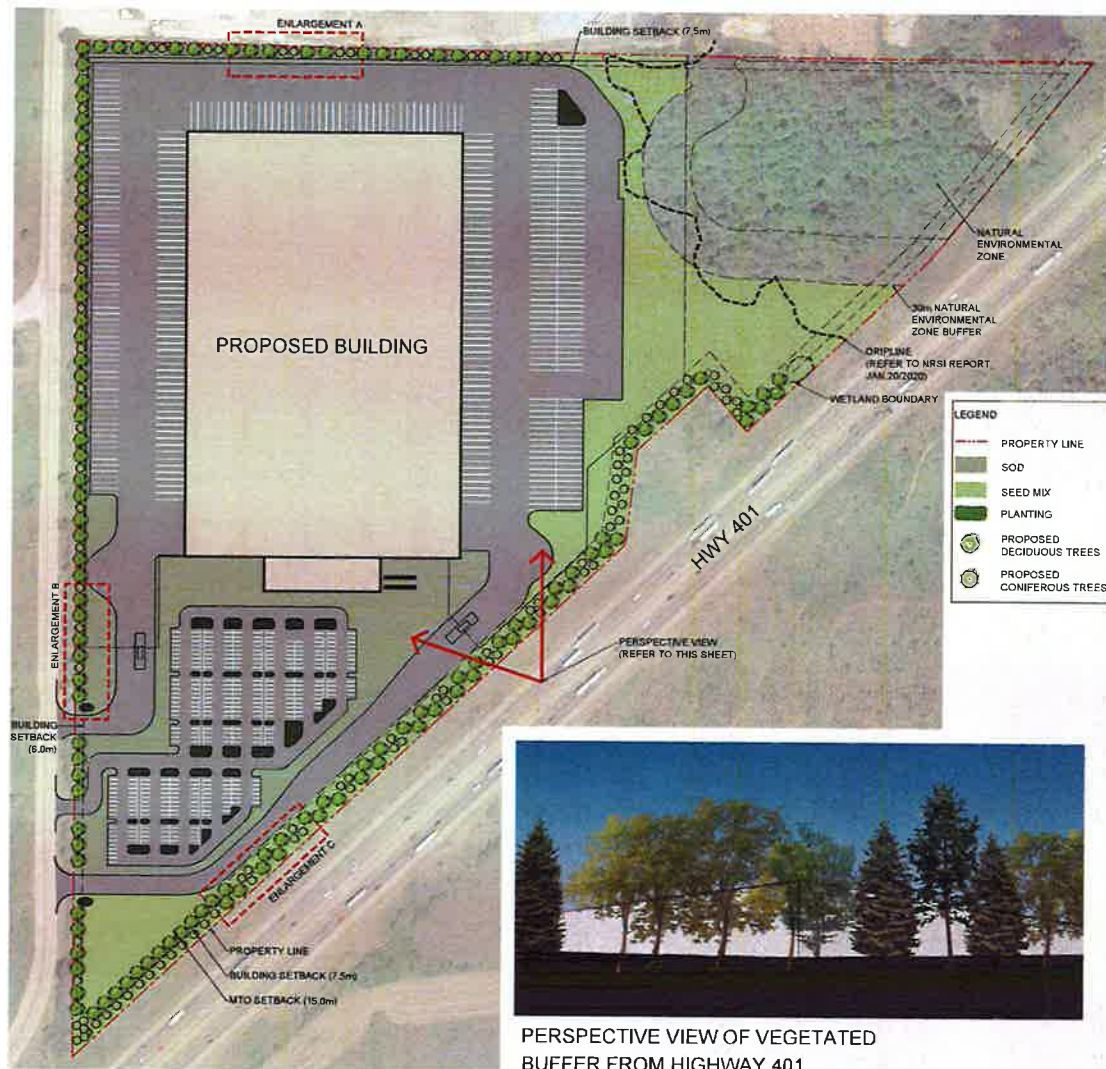
I respectfully request that you accept this application and accompanying graphics in support of the Minor Variance requests.

Sincerely,  
**GSP Group Inc.**

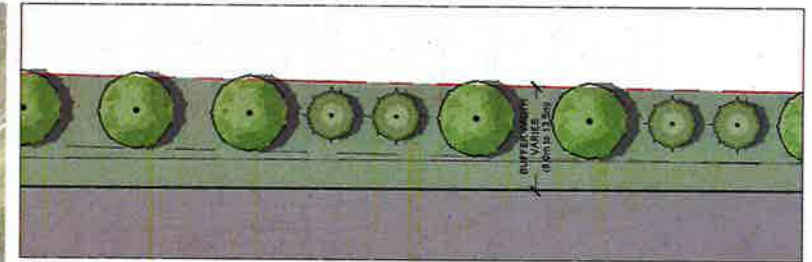


Chris Pidgeon, MCIP, RPP  
Principal Planner

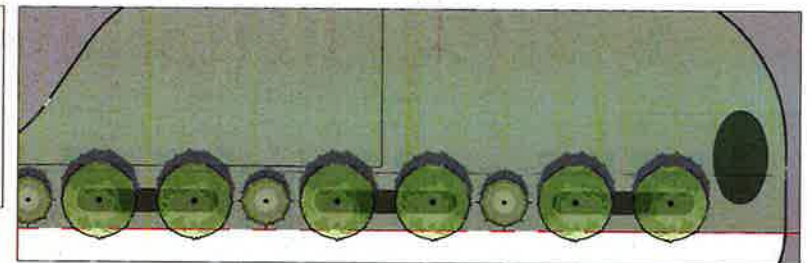
c.c. Toni Wodzicki / AJ Taylor / Jessica Kwan – Broccolini Real Estate Group



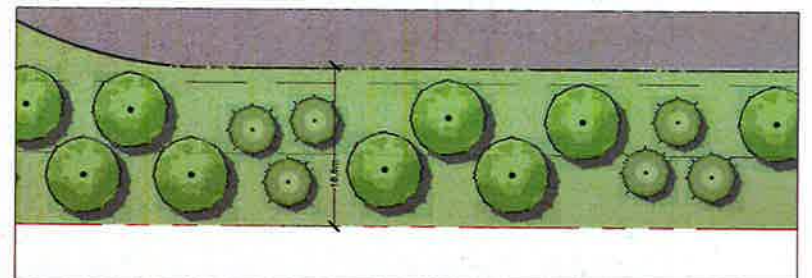
PERSPECTIVE VIEW OF VEGETATED BUFFER FROM HIGHWAY 401



ENLARGEMENT A - TYPICAL TREATMENT ALONG NORTH PROPERTY LINE



ENLARGEMENT B - TYPICAL TREATMENT ALONG McLEAN ROAD

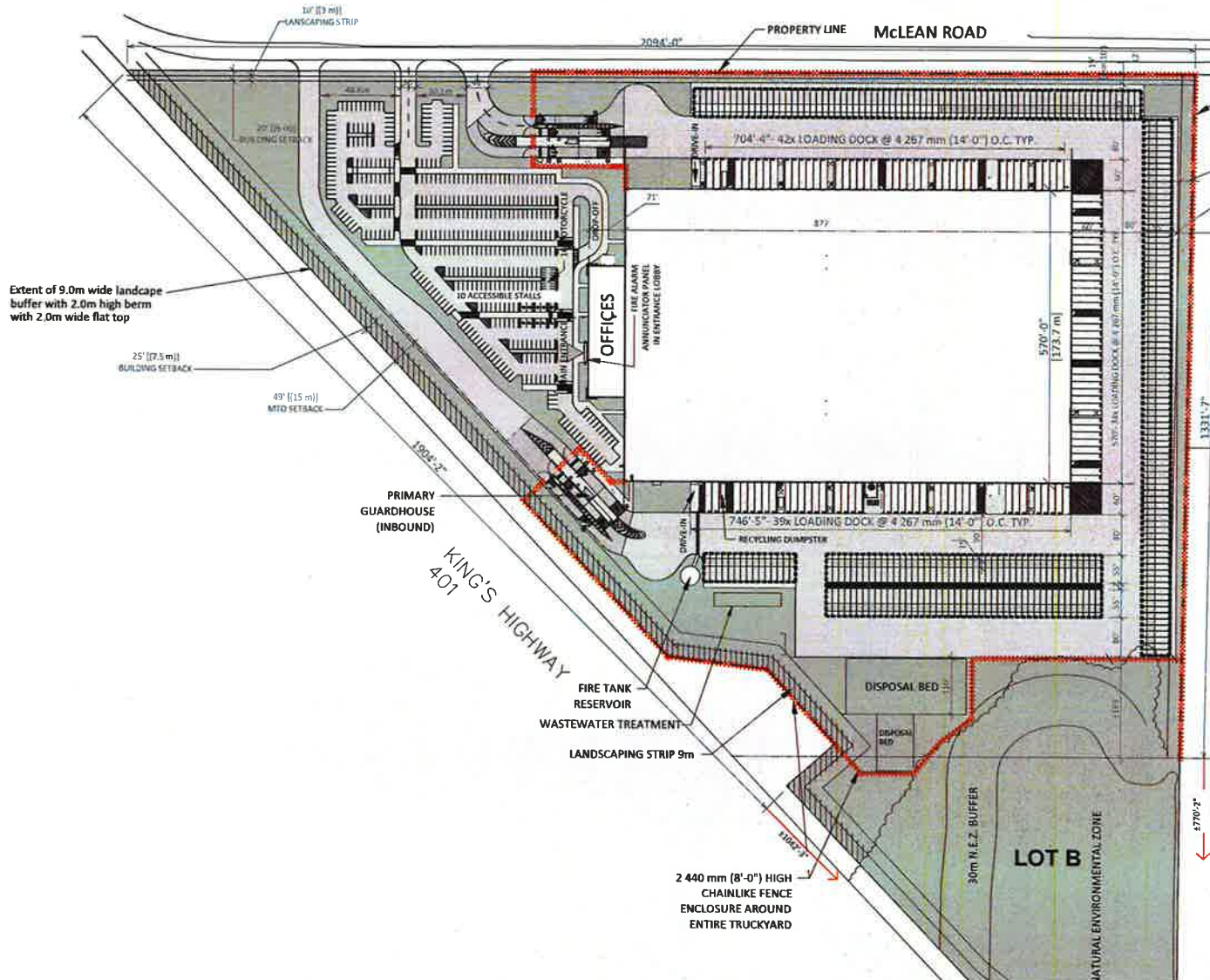


ENLARGEMENT C - TYPICAL TREATMENT ALONG EAST PROPERTY LINE, ADJACENT TO HIGHWAY 401

# **BROCCOLINI INDUSTRIAL DEVELOPMENT PRELIMINARY LANDSCAPE CONCEPT** PUSLINCH, ON.







Outdoor Storage Area (Truck/Trailer Parking)  
1.68ha. (4.1ac.)

#### SITE STATISTICS

BUILDING TYPE		LIGHT INDUSTRIAL	
• NET LOT (A+B) AREA	±51,57ac	±2 246 261ft <sup>2</sup>	±208 684m <sup>2</sup>
• NET LOT [A] AREA	±43,89ac	±1 911 916ft <sup>2</sup>	±177 623m <sup>2</sup>
• PROPOSED BUILDING AREA			
• GROUND FLOOR:			
- WAREHOUSE	±500 255ft <sup>2</sup>	±46 475,2m <sup>2</sup>	
- OFFICES	±18 478ft <sup>2</sup>	±1 716,7m <sup>2</sup>	
• TOTAL GROUND FLOOR AREA	±518 733ft <sup>2</sup>	±48 191,9m <sup>2</sup>	
• MEZZANINE:			
- WAREHOUSE	±184 796ft <sup>2</sup>	±17 168,1m <sup>2</sup>	
• TOTAL MEZZANINE AREA	±184 796ft <sup>2</sup>	±17 168,1m <sup>2</sup>	
• TOTAL MAIN BUILDING AREA	±703 529ft <sup>2</sup>	±65 360,0m <sup>2</sup>	
- GUARD HOUSE (CONLIN RD)	±190ft <sup>2</sup>	±17,7m <sup>2</sup>	
- GUARD HOUSE (GARRARD RD)	±190ft <sup>2</sup>	±17,7m <sup>2</sup>	
• TOTAL BUILT AREA	±703 909ft <sup>2</sup>	±65 395m <sup>2</sup>	
• LAND COVERAGE (TOTAL BUILT AREA/ NET LOT A AREA)		36.82%	
• LANDSCAPING LOT A (INCLUDES SIDEWALKS)		27.29%	
• REQUIRED PARKING SPACES (CTV):			
- UP TO 2 800 m <sup>2</sup> (1/50 m <sup>2</sup> )		56 cars	
- UP TO 100 000 m <sup>2</sup> (1/250 m <sup>2</sup> )		250 cars	
• TOTAL REQUIRED PARKING		306 cars	
• PARKING PROVIDED:			
- CAR PARKING - 9'-0" x 19'-0" (2,75 x 5,8 m)		398 cars	
- ACCESSIBLE PARKING - 13'-6" x 19'-0" (4,1 x 5,8 m)		10 cars	
• TOTAL PROVIDED PARKING		408 cars	
• PARKING OTHER:			
- MOTORCYCLES - 8'-0" x 5'-0" (1,5 x 2,5 m)		16 stalls	
- TRAILER PARKING - 12'-0" x 55'-0" (3,7 x 16,8 m)		265 stalls	
• LOADING DOCK DOORS PROVIDED:			
- LOADING DOCKS (SHIPPING AND RECEIVING)		113 doors	
- DRIVE-IN		2 doors	
• TOTAL GARAGE DOORS PROVIDED		115 doors	

SITE PLAN P100

## PROJECT PUSLINCH - Minor Variance Sketch

Puslinch - Ontario

SCALE: 1"=200'-0"

FOLIO 22031

Minor Variance Application – Broccolini Real Estate Group (Ontario) Inc. Attn: AJ Taylor

Signature

March 31, 2022  
Date

Sworn (or Affirmed or Declared) by H. Lynne Banks

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 March 31/22 (date).

Signature

Heather Lynne Banks, a Commissioner, etc.,  
Province of Ontario, for the Corporation of the  
Township of Puslinch.  
Expires March 10, 2025.

## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Friday, April 01, 2022 10:46 AM  
**To:** Hillary Miller  
**Cc:** Andrew Hartholt; Brad Bigrigg  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/BRO - McLean Rd W  
**Attachments:** water tank specifications (final).pdf

Hi Hillary,

A review of the minor variance submission as referenced above was completed on April 1, 2022 by this department. The department has no concerns with the minor variance items however we have some concerns with the site plan submitted.

Site Plan concerns include:

1. The capacity of the volunteer fire service to handle a fire at this facility because of the potential fire load will have to be assessed by the Chief Fire Official after we receive details of the operations. The Chief will need details about the proposed operation, quantities and types of stored materials, storage arrangements, proposed water supply, fire suppression equipment on site etc.
2. This department's water supply/hydrant connection requirements are attached
3. Show fire routes
4. Show fire department connections
5. Show adequate water supply source/location/capacity

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services





# Puslinch Fire and Rescue

7404 Wellington Rd 34, Puslinch, ON, N0B 2J0

**Fire Chief Luis Gomes**

## Water Storage Tanks and Hydrants for Fire Protection

### **Water Storage Tanks**

1. Water storage tanks will be sized as per the Ontario Building Code.
2. The top of the tank to be installed below the frost line. Minimum 1.3 M.
3. The bottom of the tank must not be more than 4.6 M below ground level.
4. Access manhole must have lockable heavy metal cover with no holes.
5. Access ladder to be aluminum with rungs to floor of tank.
6. Concrete to be 35 MPA at 30 days with 6% air entrainment.
7. Reinforcement to be per manufacturers specifications.
8. Install a vent pipe with rodent and insect screen.
9. Install automatic float valve system to a water source with back flow preventer.
10. Compliance with the inspection, testing and maintenance provisions of NFPA 25, "Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems", for tanks is deemed to satisfy the maintenance requirements
11. The water supply source for the dry hydrant shall provide, on a year-round basis, the required quantity of water, as determined in NFPA 1142, Chapter 4, and Ontario Fire Marshal's Guidelines on Rural water Supplies for firefighting.
12. The fire department will:
  - inspect during installation of tank or tanks
  - inspect location of hydrant
  - inspect before filling
  - perform a pump test with fire pumper before final approval.

## **Dry Hydrant Design and Location.**

- 1** Puslinch Fire and Rescue Services shall approve all aspects of the dry hydrant design and construction, including the type of materials, pipe size, and system fittings to be used.
- 2** All dry hydrant systems shall be designed and constructed to provide a minimum flow of 1000 gpm (3800 L)
- 3.** Adequate working space shall be provided around the dry hydrant to provide for a safe working environment.
- 4.** Dry hydrant systems shall be designed and constructed so that slope and piping configurations do not impede drafting operations.
- 5.** Suction hose connection(s) shall be compatible with the fire department's hard suction hose size and shall conform to NFPA 1963, *Standard for Fire Hose Connections*. The connection(s) shall include a protective cap. The cap and adapter shall be of materials that minimize rust and galvanic corrosion at draft.
- 6.** Dry hydrant to be installed a minimum of 30 M from any building and will be approximately 1.8 meters from the edge of driveway using 150 mm (6") pipe. The fire department connection fitting will be 67 cm to 90cm above the ground and facing fire truck location. The Fire Department connection must be NH (National Hose) 150mm (6") thread - female connection with a cap to seal the opening.
- 7.** The dry hydrant system and access to the site shall be developed in a manner that allows the fire department pump to connect to the hydrant using not more than 20 ft (6 m) of hard suction hose
- 8.** Dry hydrants shall be located such that they are accessible under all weather conditions. Grass, brush, and other vegetation shall be kept trimmed and neat. Vegetation shall be cleared for a minimum 3 ft (0.9 m) radius from around hydrants
- 9.** Dry hydrants shall be located a minimum of 100 ft (30 m) from any structure
- 10.** No parking or other obstacles shall be allowed within 20 ft (6 m) of the access side of the hydrant.
- 11.** Dry hydrants shall be protected from damage by vehicular and other perils, including freezing and damage from ice and other objects.
- 12.** Dry hydrants shall be inspected at least quarterly and maintained as necessary to keep them in good operating condition. The hydrants shall be flow tested at least annually with an approved pump to ensure the minimum design flow is maintained. Compliance with the inspection, testing and maintenance provisions of NFPA 25, "Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems", for hydrants is deemed to satisfy the maintenance requirements
- 13.** Dry hydrant locations shall be made visible from the main roadway during emergencies by reflective marking and signage approved by Puslinch Fire and Rescue services

## **General Notes:**

### NFPA 25:

#### **4.1 Responsibility of the Owner or Occupant.**

4.1.1\* The owner or occupant shall provide ready accessibility to components of waterbased fire protection systems that require inspection, testing, or maintenance.

4.1.2\* The responsibility for properly maintaining a waterbased fire protection system shall be that of the owner of the property.

**In accordance with the Fire Protection and Prevention Act, Puslinch Fire and Rescue Services requests that all test and inspection documentation be submitted annually to [fireprevention@puslinch.ca](mailto:fireprevention@puslinch.ca), all work must be performed by qualified fire protection technicians.**

Rev 2019.01.21



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

April 1, 2022  
[Via email]

Hillary Miller, Legislative Assistant  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON, N0B 2J0

Dear Ms. Miller,

**Re:** D13/BRO – McLean Rd W  
Concession 7, Front Part Lots 26 and 27  
Broccolini Real Estate Group (Ontario) Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application for minor variance to By-law # 23-2018.

**Recommendation**

The GRCA has no objection to the application as there are no regulated features within the area of proposed works.

**GRCA Comments**

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our MOU with the County of Wellington and as a public body under the Planning Act as per our CA Board approved policies.

Although there are no proposed works within GRCA regulated limits, the GRCA notes that there are regulated wetlands within the subject property and any future proposed development within these features and/or regulated allowance will require a permit from the GRCA pursuant to Ontario Regulation 150/06.

We wish to note that this application may be subject to Growth Plan policies for key hydrologic features and suggest that the Township of Puslinch consider the applicable policies in their review of this application.

Consistent with GRCA's 2022 approved fee schedule, this application is considered a minor variance and the applicant will be invoiced in the amount of \$290 for the GRCA's review of this application.

Should you have any questions, please contact Chris Lorenz at 519-621-2763 ext. 2236.

Sincerely



Fred Natolochny  
Supervisor of Resource Planning  
Grand River Conservation Authority

Copy: Broccolini Real Estate Group (Ontario) Inc. c/o A.J. Taylor (via email)



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**MEETING DATE:** April 12<sup>th</sup>, 2021  
**TO:** Lynne Banks, Secretary-Treasurer  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
Meagan Ferris, Manager of Planning and Environment  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/BRO (Broccolini Real Estate Group (Ontario) Inc.)**  
**Concession 7 Front Part Lots 26 and 27**

**ATTACHMENTS:** 1 – Submitted Minor Variance Sketch  
2 – Submitted Landscape Concept 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 Summary

The proposed variance request would provide relief from sections 4.22.a.i, 5.1.5.a.ii, 13.5.a, and 14.0 of the By-law to facilitate the construction of a warehouse fulfillment centre with an approximate gross floor area of 65,360 m<sup>2</sup>. The requested variances relate to the proposed outdoor storage aspects of the use and the location of loading docks. The proposed outdoor storage use is the storage of transport trailers for a temporary period of time (i.e. 3 days or less). The series of relief is necessitated as the definition of "Outdoor Storage Area" means the storage of equipment, goods, or raw materials and the loading docks are required to be situated at the front of the building. It is anticipated that the trailers, which are required to be on wheels, will be waiting to be loaded, unloaded, or distributed.

### Application Background

The zoning of the subject lands is a site specific Industrial (IND) (sp83) Zone and was established through a Zone By-law Amendment application in 2017. This previous amendment rezoned the property from Agriculture (A) to the Industrial (IND) Zone with a site specific provision to prohibit open storage on the property due to the Highway 401 exposure. The previous application also introduced the Natural Environment Zone (NE) Zone to recognize a wetland on-site, and applied a Holding Provisions (H7) to ensure that the land acquisition and financial contributions of any necessary road improvements for McLean Road are secured.

### Site Plan Control

The development of the subject lands is required to go through site plan approval with the Township and no development is allowed to occur until that approval is obtained the holding provision has been removed by Township Council. The site plan process will address how the building and site looks and functions, including landscaping, building design, servicing and grading, access and entrances, snow storage, garbage



collection, storm water management, and lighting all to the satisfaction of the Township. Due to the nature of the relief, if approved, the buffering and screening of the loading docks and the outdoor storage areas will form an integral component of the site plan review. The applicant has provided a preliminary landscape concept plan (as seen in **Attachment 2**) detailing potential methods of providing screening from Highway 401, McLean Road as well as the interior side yard abutting other industrial uses to the east. This includes: landscaping, fencing and a setback of 6 m along McLean Road; setbacks and landscaping along the interior lot lines; and landscaping, fencing and berms along Highway 401.

#### *Planning Opinion*

The subject lands are located within the Puslinch Economic Development Area and are within a zone that is intended to be used for industrial purposes. The subject lands are intended to be utilized for an industrial use which requires the outdoor storage of transportation trailers as an integral component of the use. It is further expected that the use will generate a significant amount of employment opportunities for the community.

The intent of the prohibition for outdoor storage on this site and the various provisions included in the Zoning By-law and applicable to this site is to regulate a use to ensure the types of operations being located at this site are appropriate and recognize the importance and prominent location of this site due to the proximity to and visibility from the Highway 401. The applicant is proposing a series of options to address screening and buffering of the use, the outdoor storage area/transport trailers and the loading docks in the submitted concept plans, specifically **Attachment 2**. The details regarding this site, including landscaping and buffering, will be evaluated in detail and to the Township's satisfaction through the site plan review.

It is recognized that the application seeks to vary a series of provisions related to one aspect of the use and that the intent is to allow temporary outdoor storage of transport trailers for a specific aspect of a warehouse fulfillment centre. Planning staff are recommending a series of conditions of approval for the Committees conditions. Planning staff are satisfied that the subject proposal is minor in nature, maintains the intent and purpose of the Official Plan and Zoning By-law and represents appropriate development, subject to the following conditions of approval.

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of two trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 3 consecutive days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That site plan approval be obtained, which addresses items including but not limited to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

**Proposal:**

<b>Section of the By-law</b>	<b>Required</b>	<b>Proposed</b>	<b>Relief Requested</b>
4.22a.i Outdoor Storage Uses and Areas	a. Where an outdoor storage uses and areas are permitted by this By-law, the following provisions shall apply: i. The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street.	Proposing outdoor storage of trailers within 20 m of a street	To allow for the outdoor storage of trailers within 20 m of a street
5.1.5a.ii Loading Spaces Required	a. Loading spaces shall not be permitted: ii. in any front yard;	Proposing loading space within the front yard facing McLean Road	To allow for loading spaces to be located within the front yard facing McLean Road
13.5.a Industrial Design Overlay	Section 13.5 a. states that all uses in the Industrial zone are permitted provided they are in a wholly enclosed building and with no outdoor storage areas.	Proposing the outdoor storage of trailers within the Industrial Design Overlay	To allow for the outdoor storage of trailers within the Industrial Design Overlay
14.0 Site Specific Provision (sp(83))	Prohibited Uses: Outdoor storage areas and uses	Proposing outdoor storage (less than 3 days) within the Site Specific Zone for trailer parking	To allow for outdoor storage (less than three days) within the Site Specific Zone for trailer parking

**Figure 1 - Subject Property**



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

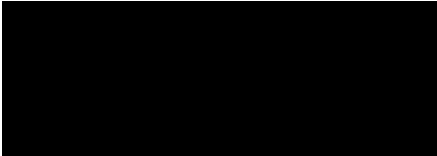
Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>• The subject lands are 20.9 ha (ac) and are currently vacant of any structures. The lands have frontage onto McLean Road and are bounded by Highway 401 to the south and south-east.</li> <li>• The applicant has indicated that the proposed building would operate as a cross-dock, sorting, and distribution centre, as such transportation trailers waiting (to be loaded, unloaded and distributed) form a large component of the operation.</li> <li>• The applicant has stated the proposed use requires significant trucking operations; however, the storage of transportation trailers is temporary, meaning the trailers will be stored on site for less than three days, and that the storage areas will not be fully occupied at all times.</li> <li>• The area of the site devoted to the temporary storage of trailers is 1.68 ha (4.2 ac) and is located abutting the perimeter of east side of McLean Road and the east interior side lot line, as well as to the rear of the building facing Highway 401.</li> <li>• The applicant has indicated in the submitted cover letter confirming that no shipping containers are proposed to be stored on-site.</li> </ul>

	<ul style="list-style-type: none"> <li>• The series of relief required is related to two aspects - outdoor storage of transportation trailers and the location of loading docks. It is understood that the storage of trailers is for a short term basis and that the site can be screen through various buffering methods.</li> <li>• The primary intent of the various Zoning By-law provisions, including the Industrial Overlay, is to recognize the prestige nature of the site and control the site design and layout. The Industrial Overlay seeks to engrain the design direction outlined in the Township's Design Guidelines for specific sites with prominent and visible locations. The applicant has submitted a draft landscape plan demonstrating how aspects of the use can be screened and this development proposal will be subject to detail review by the Township through the site plan review process. This includes landscaping and a review of the Township's Design Guidelines.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>• The subject property is within a site specific Industrial Zone (IND sp83), subject to a holding provision (H7), and is within the Industrial Design Zone Overlay. A portion of the site is within the Agricultural (A) Zone , Natural Environment (NE) Zone, and contains the Environmental Protection Zone Overlay.</li> <li>• No development is proposed within the A Zone or the NE Zone and a 30 m buffer from the NE Zone can be achieved. The property is regulated by Grand River Conservation Authority. Any comments received by the Conservation Authority should be considered by the Committee.</li> <li>• The site specific provision prohibits outdoor storage due to the property's Highway 401 visibility.</li> <li>• Section 13.5, the Industrial Design Zone Overlay, requires a high level of design from both Provincial Highways and Arterial Streets and restricts outdoor storage areas. It also directs that parking areas, loading spaces and service areas shall not be visible from Highway 401 and requires screening.</li> <li>• Section 4.22.a of the By-law provides direction regarding outdoor storage areas, including where these areas are permitted. They can only occur within a rear or interior yard and cannot be within 20 m of any lot line abutting a street.</li> <li>• Section 5.1.5.a.ii of the By-law directs that loading spaces are not permitted within the any front yard.</li> <li>• All of the provisions relief is being sought from seek to govern the type and appearance of uses by limiting outdoor storage and where outdoor storage and loading docks can be located. The overarching intent of all of these provisions is related to the need to require a high level of design, while also limiting visual impacts.</li> <li>• The applicant has submitted a draft landscape plan that demonstrated some methods of screening such as: landscaping, setbacks and fencing along McLean Road and the interior lot lines and a berm of 9.0 m wide with 2.0 m in height along Highway 401.</li> </ul>

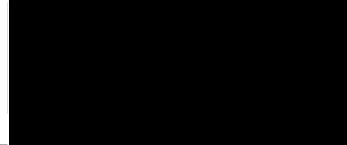
	<ul style="list-style-type: none"> <li>• The intent of the application is to seek relief to permit a specific type of storage (trailers waiting to be loaded, unloaded and distributed) and on a temporary basis; and the location of loading docks to facilitate a use that is permitted within the Industrial Zone.</li> <li>• Planning staff have proposed a series of conditions which seek to maintain the intent of the Zoning By-law.</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The subject property is designated as Secondary Agricultural, Special Policy Area PA7-1, Core Greenlands, and is located within the Paris Galt Moraine Policy Area.</li> <li>• The Core Greenlands on the property is identified as wetlands. Any comments received by the Conservation Authority should be considered by the Committee.</li> <li>• Special Policy Area PA7-1 contains policies for the Puslinch Economic Development Area. It directs that the lands within the policy area are provide locations for economic activity and employment opportunities. This section provides policy direction to consider the lands for industrial uses after extractive or aggregate uses have ceased.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The subject lands are substantial in size which provides flexibility for site design and landscaping and buffering.</li> <li>• The subject lands are immediately surrounded by existing industrial uses in the east, an aggregate operation to the north-west, and are bounded by Highway 401 to the south.</li> <li>• The applicants have indicated that occupancy of the outdoor storage area is for transportation trailers only and will vary seasonally with the peak season being November of January.</li> <li>• The subject proposal is located within a special policy area that seeks to encourage economic development opportunities within the County. The subject lands are also zoned for industrial purposes and the relief being sought is to facilitate the construction of a warehouse fulfillment centre.</li> <li>• The applicant has provided a draft landscape plan which helps illustrate how potential visual impacts of the temporary storage area and loading docks can be offset through design details.</li> <li>• The subject development can meet other key provisions related to design and outlined in the Industrial Overlay.</li> <li>• The subject development will be required to complete a detailed site plan review which will require approval from the Township prior to any development taking place.</li> <li>• Planning staff are proposing several conditions to ensure that the relief, if granted, remains minor in nature, maintains the intent of the Zoning By-law, and is appropriate. This includes: tying the relief to the specific type of storage and site plan approval; establishing a maximum number of trailers on-site at a given time; and ensuring a healthy setback from the McLean Road is maintained to allow for appropriate landscaping and screening.</li> </ul>

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  
Planner

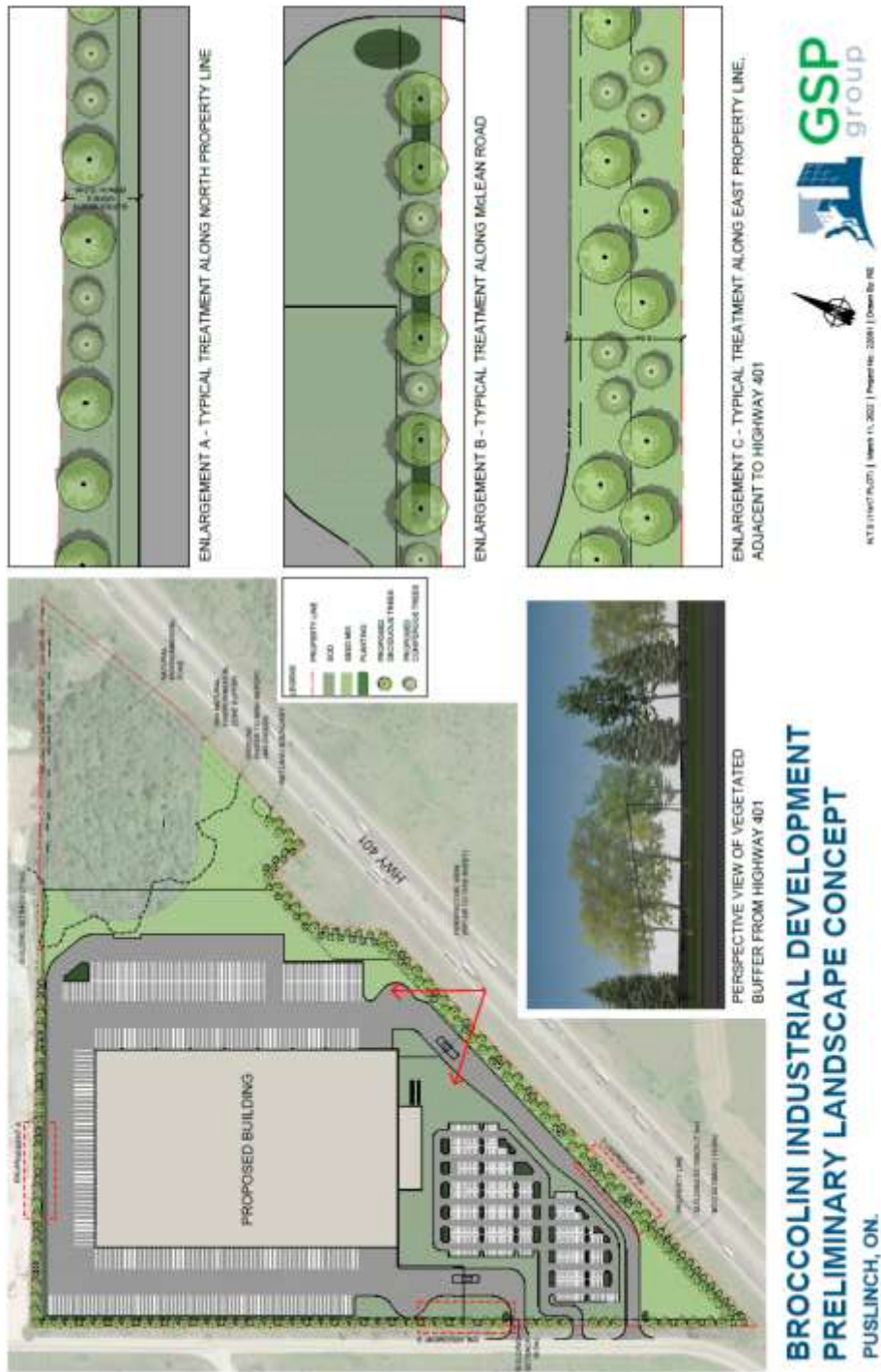


Meagan Ferris, RPP MCIP  
Manager of Planning and Development





## ATTACHMENT 2: Submitted Landscape Plan





## **MINUTES**

### **1. CALL THE MEETING TO ORDER**

The March 8, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:15 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.

### **3. ROLL CALL**

#### **MEMBERS IN ATTENDANCE**

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

#### **MEMBERS ABSENT**

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#### **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

### **4. DISCLOSURE OF PECUNIARY INTEREST**

None

### **5. APPROVAL OF MINUTES**

- February 8, 2022

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, February 8, 2022, be adopted.

**CARRIED**

### **6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

None

### **7. ZONING BY-LAW AMENDMENT**

- 7(a) Zoning By-Law Application D14/HUT – James and Sharon Hutton – Rear Part Lots 2 and 3, Concession 2, municipally known as 6547 Wellington Road 34, Township of Puslinch.**

The purpose and effect of the application is to amend the Township of Puslinch Comprehensive Zoning By-law 23-2018 from Agricultural (A) Zone and Natural Environment (NE) Zone to:

1. Site Specific Agricultural (A- ) to permit one 86m<sup>2</sup> home business (office) within a detached structure; and

2. Site Specific Natural Environment (NE- ) to permit an existing detached accessory structure to be converted to a 206m<sup>2</sup> detached Additional Dwelling Unit (ADU).

- Matthew Robson, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked if the existing building was supposed to be demolished after the main house was built.
- Matthew Robson advised that it was supposed to be converted to a recreational club house use. The original building was to remain on the property but it didn't occur and remained as a dwelling. The current owner purchased the property as a dwelling and was not aware that it was to be converted to a club house.
- Zachary Prince advised that there which was when the conversion was supposed to take place.
- Dan Kennedy asked if it is to be maintained as a residential unit and a business.
- Matthew Robson advised that there are 2 separate structures and that it will be formally converted back to a dwelling and that a building permit has been submitted to bring it up to current building code standards.
- Dan Kennedy asked if there is going to be office space in the current building.
- Matthew Robson stated that it will be in a separate building on the same property and to tie it in to the zoning application.
- Dennis O'Connor asked if it would be better to sever the original building into a separate lot.
- Zachary Prince advised that the property is zoned Secondary Agricultural in the County of Wellington Official Plan and that severing the property hasn't been discussed.
- Matthew Robson noted that severing the property would be challenging and that it would be necessary to have two entrances for access due to the environmental features on the property.
- Paul Sadhra commented that the drawing is a little unclear and that a clearer visual should be provided when the application goes to a public information meeting.
- John Sepulis noted that the Township is currently amending its zoning by-law regarding Additional Dwelling Units (ADU) and asked if it would be better for the application to wait until the ADU zoning amendment is in place.
- Matthew Robson advised that he is aware of the amendment for ADU's and that the standards will be similar and that relief would still be needed for the structure.
- John Sepulis noted that there is quite a bit of distance between the buildings on the property and noted that it is more desirable to have them in a cluster.
- Matthew Robson stated that the distance appears as quite a bit of separation but given the scale of the property and the size of the main dwelling, and for the size of the site it is within a cluster. He noted that he feels that it is an appropriate set back distance.
- John Sepulis asked Zachary Prince to comment on the "clustering" of the buildings versus distance between them.
- Zachary Prince stated that the required distances are for a couple of reasons, one is to share the services on the site. He noted that they are on separate services due to the distance and also to avoid possible severance applications in the future.
- John Sepulis asked Matthew Robson to comment on the size of the building.
- Matthew Robson advised that staff was concerned that another dwelling unit could be added to the basement in the future.
- John Sepulis asked what the basement is being used for.
- Matthew Robson advised that it was originally planned to be used for storage but is going to be used as recreational space.
- John Sepulis asked if it is still an option to close off the basement.
- Matthew Robson advised that the owners would like to formalize the entire building but are willing to work with staff.
- John Sepulis asked Zachary Prince to comment on the size.
- Zachary Prince noted 130m<sup>2</sup> is permitted in the Township by-law and that the existing area is a little bigger in size. He further noted that staff doesn't want to see it split based on past experience with another property where a basement was eventually converted into another unit.



He also noted that this building would only be considered as one apartment and another apartment could not be added in the future.

- John Sepulis asked Matthew Robson to comment on the size of the office being slightly over what is permitted in the zoning by-law.
- Matthew Robson advised that based on the configuration of the existing building and the current number of offices required to have three employees working, the space was large enough to accommodate them.
- Zachary Prince advised that the home business is allowed in the main dwelling but generally the intent is for it to apply to newer buildings rather than conversions, and as the two buildings are already existing, both areas are bigger than what is permitted in the by-law.
- There were no further questions or comments from the Committee.

The Committee's comments are as follows:

1. That no severances to be permitted in the future for the additional dwelling unit.
2. The Committee is concerned with setting a precedent on the size permitted for additional dwelling unit.
3. Suggest that the basement be converted to storage.
4. The Committee has no concerns with the home office.

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

**CARRIED**

**7(b) Zoning By-Law Application D14/SLA – Lisa and Abigail Slater – Rear Part Lots 7 to 9, Concession 10, municipally known as 711 Arkell Road, Township of Puslinch.**

The purpose and effect of the application is to amend the Township of Puslinch Comprehensive Zoning By-Law 23-2018 from Agricultural (A) zone to:

1. Site Specific Agricultural (A- ) to permit three existing residential dwellings.

- John Cox, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked if all of the buildings are heritage buildings.
- John Cox advised that the existing main farm residence is on the Township's Heritage Register, one building is a coach house and it is noted in the Heritage Register and the third building is not a heritage building.
- John Sepulis asked if the secondary residence closer to Arkell Road is over 130m<sup>2</sup>.
- John Cox advised that the coach house has a floor area of 310m<sup>2</sup> and that the secondary residence is approximately 100m<sup>2</sup>,
- John Sepulis asked if the entire coach house is being leased by a tenant.
- John Cox advised that the entire structure is used as a dwelling unit.
- John Sepulis asked Lynne Banks regarding the building permits issued for the construction of the secondary building and the home office.
- Lynne Banks noted that Jeffrey Bunn, Deputy Clerk, searched through the roll file and the Township archives and was unable to locate further information on the building permits other than the general applications.
- John Sepulis asked if any conditions were found.
- Lynne Banks advised that she confirmed with Mr. Bunn that there were only the building permits and that there were no conditions noted.
- John Sepulis asked Zachary Prince if there were any comments with respect to the fact that there are two ADU's and that one of them is a historic building.
- Zachary Prince stated that they are both existing situations and that the existing heritage building, the stone coach house, it was previously not considered an ADU. He also advised that when County planning staff bring forth their recommendation report for the public meeting they will speak to the policies already in place.
- John Sepulis asked if the stone coach house will be considered an ADU.



- Zachary Prince advised that they might consider it an ADU as it is smaller than the main house and that it is an existing building and is not purpose built and that they are trying to apply zoning regulations to a building that is already in place and they will be working through it at a staff level.
- There were no further questions or comments from the Committee.

The Committee's comments are as follows:

The Committee supports the application given that there were no conditions noted on the building permits at the time of issuance. The Committee also noted that there are two heritage buildings on the property that should continue to be recognized as heritage buildings.

## **8. LAND DIVISION**

### **8(a) Severance application B10-22 (D10-BED) – Mher Bedirian and Niki Symeonidou – Part Lot 5, Concession 3, municipally known as 6598 Wellington Road 34, Township of Puslinch.**

Proposed severance is 90m fr x 70m = 0.6 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 7.9 hectares with 199m frontage, existing and proposed rural residential and agricultural use with existing dwelling.

- Rod Finnie, agent for the applicant, provided an overview of the application.
- Dan Kennedy commented that good farm land is being taken away with the severance.
- John Sepulis commented that he agreed with Dan Kennedy's comment.
- Rod Finnie noted that two inches below the surface of the land is largely rocky and that the land is designated Secondary Agricultural in the County of Wellington Official Plan because the land doesn't support farming. He further noted that he wanted to respect the Environmental Impact Study and this is shown on the sketch.
- There were no further questions or comments from the Committee.

## **9. OTHER MATTERS**

- None

## **10. CLOSED MEETING**

- None

## **11. NEXT MEETING**

- Next Regular Meeting will be held on Tuesday, April 12, 2022 @ 7:00 p.m.

## **12. ADJOURNMENT**

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 8:13 p.m.

**CARRIED**

# Township-wide Zoning Bylaw Amendment: Additional Residential Units

**PLANNING PRESENTATION for the TOWNSHIP OF PUSLINCH**

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

April 13<sup>th</sup> 2022



# Intent of this Public Meeting:

- Overview some changes being proposed & obtain feedback from the public and Council
- Overview background information & current zoning provisions
- Detail on how the public can get involved and next steps

# Background:

- Bill 108, More Homes, More Choice Act, 2019, altered the *Planning Act* requiring municipalities to authorize the use of Additional Residential Units within their Official Plans
- County Official Plan Amendment #112 was adopted in 2020 to implement the *Planning Act* changes
- The Official Plan provides direction for local municipalities when updating their Zoning By-laws and provides items that must be updated and other items the municipality should consider
- The Official Plan directs that one (1) ARU is permitted within the primary dwelling and one (1) ARU is permitted within a detached structure

# Public Engagement:

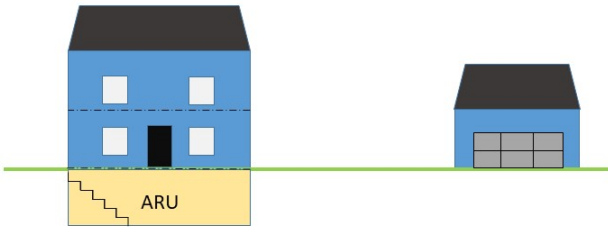
- Township will be launching a resident survey
- Public Meeting – April 13<sup>th</sup> 2022



# What is an Additional Residential Unit?

## Additional Residential Unit (ARU) Within a Principal Building

**Example 1.** Additional Residential Unit within a Basement



**Example 2.** Additional Residential Unit within an Addition



**Example 3.** Additional Residential Unit in Second Level



## Additional Residential Unit (ARU) Within an Ancillary Building

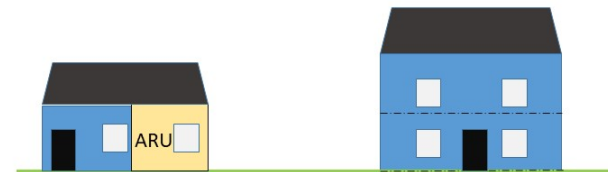
**Example 1.** Additional Residential Unit occupying entire ancillary building



**Example 2a)** Additional Residential Unit within an ancillary building



**Example 2b)** Additional Residential Unit within an ancillary building



- Self-contained residential unit with a separate kitchen, bathroom and sleeping facilities
- Subordinate in scale and function from the main residence
- The County Official Plan allows:
  - One ARU in a single detached dwelling, semi-detached dwelling or rowhouse; and
  - One ARU in a building or structure ancillary to a single detached dwelling, semi-detached dwelling or rowhouse.

# Current Zoning Regulations:

## 4.2 ACCESSORY APARTMENTS

- a. Where permitted by this By-law, a maximum of one accessory apartment shall be permitted per single detached, semi-detached, or townhouse dwelling, provided that:
  - i. the maximum floor area shall not exceed 40 percent of the floor area of the principal dwelling unit to a maximum of 130 m<sup>2</sup>; and
  - ii. individual on-site sewage and water services are approved for the lot and have adequate capacity for the accessory apartment and any other uses on the lot.
- b. In the Agricultural Zone, an accessory apartment may be permitted in a detached dwelling or within a detached building, subject to the following provisions:
  - i. The building is located within 15 metres of the single detached dwelling on the lot;
  - ii. The building does not exceed eight (8) metres in height;
  - iii. The building complies with the minimum interior side, exterior side, and rear yard requirements for a single detached dwelling in the Agricultural (A) Zone; and
  - iv. A maximum of one accessory apartment is provided on the lot.
  - v. The maximum floor area shall not exceed 40 percent of the floor area of the principal dwelling unit to a maximum of 130 m<sup>2</sup>; and
  - vi. Individual on-site sewage and water services are approved for the lot and have adequate capacity for the accessory apartment and any other uses on the lot.

# Changes Being Proposed:

- Replace the definition of ‘Accessory Apartment’ with ‘Additional Residential Unit (Attached)’ and ‘Additional Residential Unit (Detached)’
  - **Additional Residential Unit (Attached):** a self-contained **dwelling unit** with a private kitchen, bathroom facilities and sleeping areas, which is within a **single detached, semi-detached, or townhouse dwelling** and is clearly secondary and subordinate to the principal dwelling.
  - **Additional Residential Unit (Detached):** a self-contained **dwelling unit** with a private kitchen, bathroom facilities and sleeping areas, which is within part of or whole of a building **ancillary** to a **single detached, semi-detached, or townhouse dwelling** and is clearly secondary and subordinate to the principal dwelling.

For the purpose of this use, ancillary means a shed, ***private garage***, carriage house or barn.

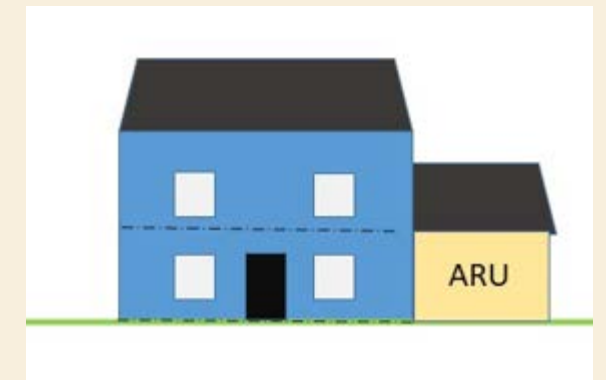
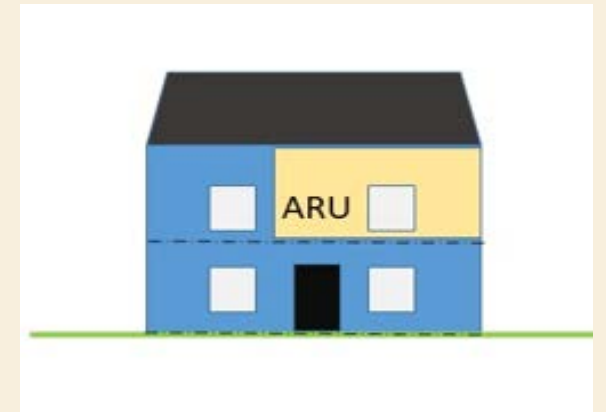
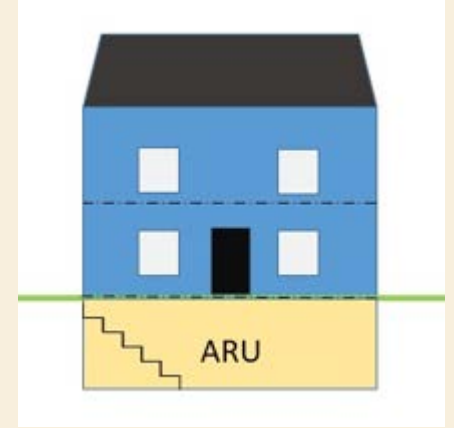
- **Adjust other sections of the By-law that use the term “accessory apartment”**
  - Short term accommodations section
  - All the zones where the use is a listed permitted use
  - Parking Section

# Changes Being Proposed (Continued):

- Deleting Section 4.2 Accessory Apartments in its entirety and replacing it with the following:
  - General Provisions
    - That two ARU's are permitted per lot which is allowed to have a single, semi and townhouse dwelling;
    - Size cap per ARU is 40% of the principal dwelling, up to 130 m2
    - Height shall not exceed that of the principal dwelling
    - Limits on driveway access so it is shared
    - Servicing requirement
    - Provisions related to meeting the Ontario Building Code & Ontario Fire Code regulations; Minimum Distance Separation (MDS); and prohibition on hazardous lands and within a bed and breakfast.

# Changes Being Proposed (Continued):

- Provisions specific to an Additional Residential Unit that is “Attached”
  - This includes: (i) within the principal single detached, semi-detached or townhouse dwelling or (ii) attached to a single detached dwelling;
  - If proposing an addition – the addition can be to the side or behind the principal dwelling and will need to meet the setbacks applicable in the Zone the use is located;
  - Requirement for separate, private entrances; and
  - Allow an ARU to form the entirety of a basement if it is within a principal dwelling

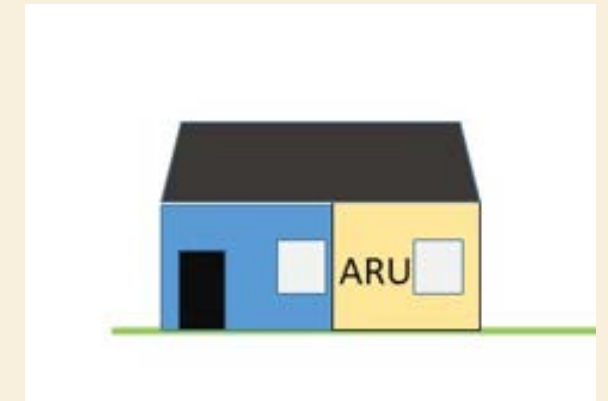




# Changes Being Proposed (Continued):

- **Provisions specific to an Additional Residential Unit that is “Detached”**

- This includes a unit within an ancillary building or is the entirety of an ancillary building (i.e. tiny home);
- The unit has to be on the same lot as the principal dwelling;
- The unit cannot be severed from the principal dwelling;
- Setbacks required are identified in the Zone the use is located;
- Requirement to be in the building cluster and within 40 metres of the principal dwelling;
- Additional height restrictions:
  - Tiny homes can only be 5 metres in height
  - A unit on the second storey of an ancillary building shall be up to 8 m
- All other provisions applicable to accessory buildings and structures apply; and
- Prohibit a garden suite on the same lot



# Next Steps:

- Obtain public and Council feedback on proposed changes
- Close public survey at the end of the month
- Review all comments received
- Address any outstanding items and adjust provisions where appropriate
- Provide a planning recommendation report and draft amending by-law for consideration

County of Wellington Planning and Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street, Guelph ON N1H 3T9

March 11, 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: February 24, 2022

FILE NO. B22-22

APPLICANT

Robert & Elizabeth McCrindle  
6661 Wellington Rd 34  
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lot 7  
Concession 2

Proposed severance is 0.4682 hectares with 36.11m frontage, vacant land for proposed rural residential use.  
Retained parcel is 0.9232 hectares with 55.37m frontage, existing and proposed rural residential use with existing dwelling.

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

April 20, 2022

Comments can be provided by mail at address above or by email [landdivisioninfo@wellington.ca](mailto: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  
County Engineering                      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

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: \$ 4720  
Fee Received: Feb 24/22  
File No. 322-22  
Accepted as Complete on: Feb 24/22

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

2. (a) Name of Registered Owner(s) Robert McCrindle and Elizabeth Wilson McCrindle

Address 6661 Wellington Road 34  
Puslinch, Ontario

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

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

\_\_\_\_\_

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

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

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

Phone No. [REDACTED] Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER ☒ APPLICANT ☐ AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐ APPLICANT ☐ AGENT ☒

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

RURAL RESIDENTIAL☒ AGRICULTURAL☐ URBAN RESIDENTIAL☐ COMMERCIAL/INDUSTRIAL☐

OR

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.

Brad Larente

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

Local Municipality: Township of Puslinch

Concession 2 Lot No. Part of Lot 7

Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_

Civic Address 6661 Wellington Road 34

(b) When was property acquired: December 6, 1976 Registered Instrument No. [REDACTED]

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 36.11 m AREA 0.4682 ha

Depth 152.4 m Existing Use(s) part of rural residential lot

Existing Buildings or structures: None

Proposed Uses (s): Single Detached Residential dwelling

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input checked="" type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input 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 ☒ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other \_\_\_\_\_

Type of sewage disposal - Existing ☐ Proposed ☒ (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

55.37 m

AREA

0.9232 Ha

Depth

152.4 m

Existing Use(s)

Rural Residential

Existing Buildings or structures:

Single Detached Residential Dwelling

Proposed Uses (s):

No change proposed

Type of access (Check appropriate space)	Existing [X]	Proposed [ ]
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input checked="" type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input 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 [X] Proposed [ ] (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

Type of sewage disposal - Existing [X] Proposed [ ] (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.

Consents for residential use is permitted within the Rural system

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.

Consents for residential use is permitted within the Rural system

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).

Secondary Agricultural & Greenlands- consent applications are allowed within Secondary Agricultural designations, subject to EIS showing no impacts to environmental feature.

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).

Township of Puslinch relies on County Official Plan - see above.

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

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

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

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

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.

The Toronto-Dominion Bank, 480 Hespler Road, Cambridge, Ontario N1R 6J7

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"

Not Applicable

31. **Type of Farm Operation** conducted on these subject lands: N/A

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

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

Severed Width Length Area Use  
Width Length Area Use  
Retained Width Length Area Use  
Width Length Area Use

33. **Manure Storage Facilities** on these lands:

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 [ ]

February 23, 2022

Project: 21-14-518

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

Attention: Ms. Turchet

**Re: Proposed Consent– 6661 Wellington Road 34  
Part Lot 7, Concession 2, Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,720.00 payable to the County of Wellington and a cheque to the Grand River Conservation Authority in the amount of \$445.00 to cover review fees. Robert and Elizabeth McCrindle purchased the property in 1976. A copy of her deed is attached (ROS180287)). Also included is a sketch illustrating the proposed severance and a completed Drinking Water Source Protection Screening Form.

The parcel to be severed from this property will have a frontage of 36.11 metres and an overall lot area of 0.4682 hectares. This parcel is currently vacant. The retained parcel contains a single detached dwelling, a septic system and well. It will have a frontage of 55.37 metres and an overall lot area of 0.9232 hectares.

This property is designated Secondary Agricultural in the County of Wellington Official Plans and is zoned Agricultural. Both the severed and retained parcels will meet the requirements set out in the Township Zoning By-law.

An Environmental Impact Study has been submitted to the County, Township and Grand River Conservation Authority related to the existing woodland on the property.

The proposed severance meets the policies of the County Official Plan. One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005, and this application satisfies the following criteria:

- the lot meets a 0.4 ha minimum lot size
- the lot has access to an open public road;
- the residential use is compatible with surrounding development;
- the use is well removed from any settlement area boundary; and
- the lands have been owned by the applicant for at least 5 years.

I understand the Township has prepared the list of property owners within 60 metres of the application.

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

**Yours very truly**

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

**Nancy Shoemaker, B.A.A., R.P.P.**

Attachments

Copy: Robert McCrindle  
Brad Larente

RECEIVED

FEB 24 2022

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

**Surveying | Mapping | GIS**

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

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

www.jdbarnes.com

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](http://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 [X] NO [ ]

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

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

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. 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.
6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

**OWNER'S AUTHORIZATION:**

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

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

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

I, (we), Robert McCrindle and Elizabeth Wilson McCrindle the Registered Owners of  
6661 Wellington Road 34 Of the Township of Puslinch in the  
County/~~Region~~ of Wellington severally and jointly, solemnly declare that  
Black, Shoemaker, Robinson & Donaldson Limited

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

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

**APPLICANT'S DECLARATION**

**This must be completed by the Applicant for the proposed consent**

I, (we) Nancy Shoemaker of the  
City of Guelph In the County/~~Region~~ of  
Wellington Solemnly declare that all  
the statements contained in this application for consent for (property description) 6661 Wellington Road 34

**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  
Guelph In the  
County/~~Region~~ of Wellington

This Brd day of February 20 22

  
Commissioner of Oaths

  
(Owner or Applicant)

\_\_\_\_\_  
(Owner or Applicant)

Kerry Francis Hillis, a Commissioner, etc.,  
Province of Ontario, for Black, Shoemaker,  
Robinson & Donaldson Limited  
Expires March 28, 2022

\_\_\_\_\_  
Printed Commissioner's, etc. Name

**APPLICANT’S CONSENT (FREEDOM OF INFORMATION):**

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

Signature of Owner/Applicant/Agent(s)

*February 23, 2022*

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:** Thursday, March 3, 2022 3:29 PM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: B22-22 - SW Screening form  
**Attachments:** WHPA\_Map\_Wellington34\_6661.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. 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.

Kind regards,  
Danielle

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](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://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](https://www.facebook.com/CentreWellington) and Twitter [www.twitter.com/CentrWellington](https://www.twitter.com/CentrWellington)*

**From:** Jana Poechman <janap@wellington.ca>  
**Sent:** February 24, 2022 2:13 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B22-22 - SW Screening form

Hello.

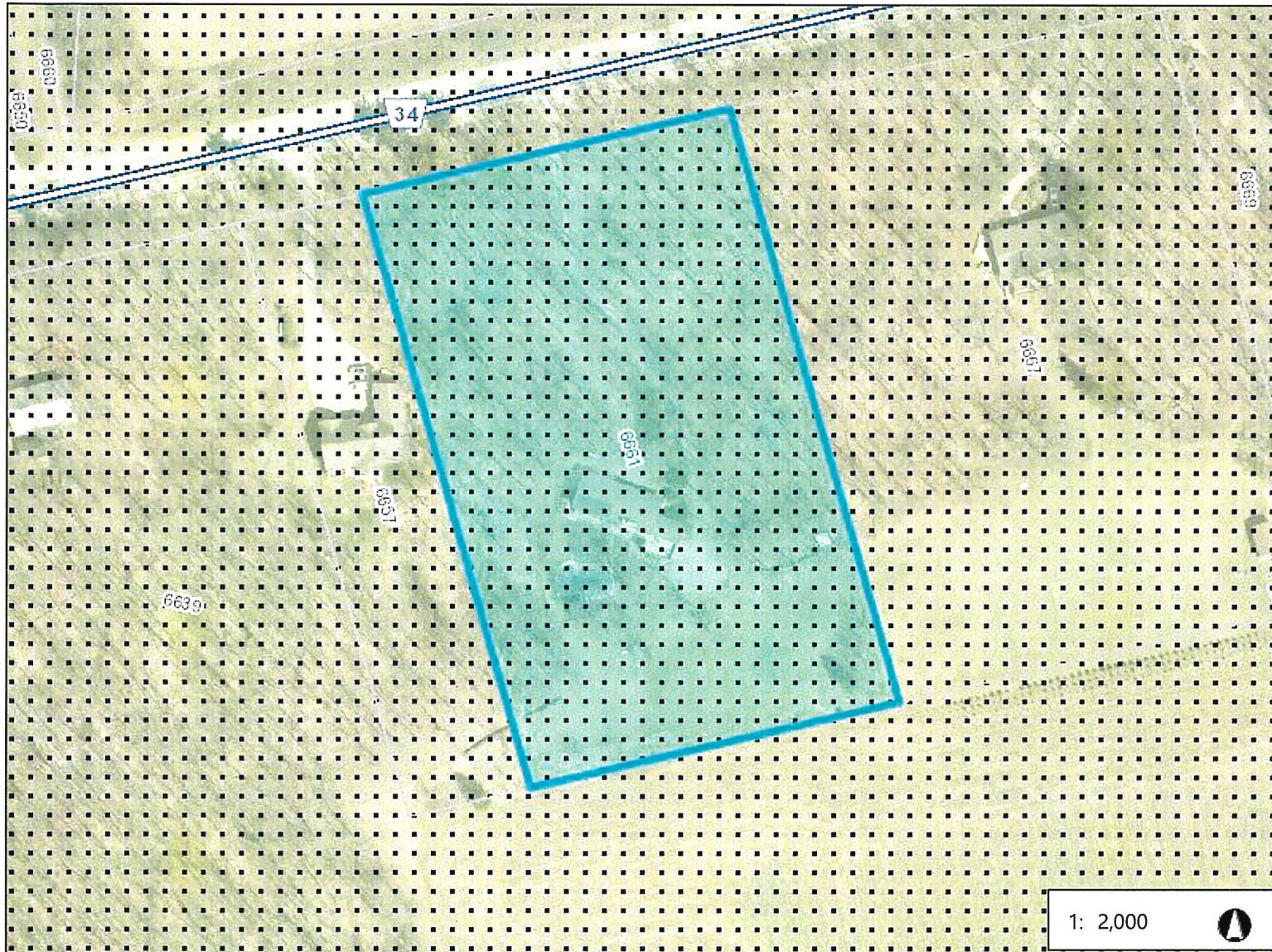
Please see B22-22 attached for your review.





Explore  
Wellington

6661 Wellington Road 34, Puslinch







County of Wellington Planning and Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street, Guelph ON N1H 3T9

April 8, 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.

REVISED APPLICATION SUBMITTED ON: April 8, 2022

FILE NO. B28-22

APPLICANT

Judith Cullen  
4742 Concession 11  
RR#1  
Puslinch NOB 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lot 11  
Concession 10

Proposed severance is revised – 50m fr x 118m = 0.6 hectares, vacant land for proposed rural residential use.

Retained parcel is revised – 2.6 hectares with 158m fr on Concession Rd 11 & Hume Rd, existing and proposed rural residential use with existing dwelling & pool.

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

April 20, 2022

Comments can be provided by mail at address above or by email [landdivisioninfo@wellington.ca](mailto: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

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: \$ 4720  
Fee Received: Mar 3/20  
File No. 328-22  
Accepted as Complete on: Mar 3/20

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

2. (a) Name of Registered Owner(s) Judith Gail CULLEN

Address 4742 Concession Road 11, RR#1, Puslinch, ON, N0B 2J0

Phone No. [REDACTED] Email: [REDACTED]

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

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

(c) Name and Address of Owner's Authorized Agent: \_\_\_\_\_

Jeff Buisman of Van Harten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

(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 parcel for rural residential purposes.

OR  
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 10 Lot No. Part of Lot 11

Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_

Civic Address 4742 Concession Road 11

(b) When was property acquired: Sept. 2000 Registered Instrument No.   
October 2019

5. Description of Land intended to be SEVERED: Metric [ ] Imperial [ ]

Frontage/Width 50 ± AREA 0.8 ha ±

Depth 158 ± Existing Use(s) Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential – proposed dwelling

Type of access (Check appropriate space)	Existing [ ]	Proposed [X]
[ ] Provincial Highway	[ ] Right-of-way	
[ ] County Road	[ ] Private road	
[X] 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

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other

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

[ ] Municipally owned and operated sanitary sewers

[X] 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

158 ±

AREA

2.4 ha ±

Depth

158 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

Dwelling and Pool

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

[ ] Provincial Highway

[ ] County Road

[X] Municipal road, maintained year round

[ ] Municipal road, seasonally maintained

[ ] Easement

[ ] Right-of-way

[ ] Private road

[ ] Crown access road

[ ] Water access

[ ] Other

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other

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

[ ] Municipally owned and operated sanitary sewers

[X] 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 [X]

NO [ ]

11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES [ ]

NO [X]

12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES [ ]

NO [X]

13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES [ ]

NO [X]

14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES [ ]

NO [X]

15.

Is there a noxious industrial use within 500 meters [1640']?

YES [ ]

NO [X]

16.

Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES [ ]

NO [X]

Name of Rail Line Company:

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised April 2018

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 the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

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 System features located 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 Secondary Agricultural in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.**

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**

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

If NO, a) has an application been made for re-zoning?  
YES [ ] NO [ ] File Number \_\_\_\_\_

b) has an application been made for a minor variance?  
YES [ ] NO [ ] File Number \_\_\_\_\_

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

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** **None**

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

March 2, 2022

30787-22

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  
4742 Concession Road 11  
Part of Lot 11, Concession 10  
PIN 71188-0119  
Township of Puslinch**

RECEIVED

MAR 03 2022

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 deeds, Source Water Protection Form, addresses of neighbouring properties, a cheque to the GRCA for \$445.00 and a cheque to Wellington County for \$4,720.00.

### **Proposal**

The proposal is to create a new rural residential parcel along Concession Road 11 with a frontage of 50±m, depth of 158±m, for an area of 0.8±ha where a dwelling is proposed. The parcel has been evaluated and safe entrance is possible. The Zoning requirements are met for this parcel.

The Retained Parcel – known as #4742 Concession Road 11 (PIN 71188-0119) is a corner lot with frontage of 158±m along Concession Road 11 and 158±m along Hume Road for an area of 2.4±ha where the existing dwelling and pool will remain. The entrance exists along Concession Road 11 and the safe access will continue to be maintained. The Zoning requirements are met for this parcel.

The subject property is zoned Agricultural, and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for the Severed and Retained Parcels.

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](http://www.vanharten.com)



LAND SURVEYORS and ENGINEERS

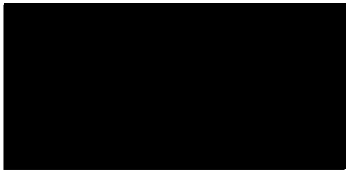
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

In summary this severance is very practical and follows the relevant criteria for a severance.

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 Judith Cullen

---

[www.vanharten.com](http://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 <input type="checkbox"/>	Open Pile <input type="checkbox"/>	Covered Tank <input type="checkbox"/>
Covered Pile <input type="checkbox"/>	Storage with Buck Walls <input type="checkbox"/>	Aboveground Uncovered Tank <input type="checkbox"/>
		Belowground Uncovered Tank <input type="checkbox"/>
		Open Earth-sided Pit <input type="checkbox"/>

34. Are there any drainage systems on the retained and severed lands? **YES ☐** **NO ☒**

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

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? **YES ☒** **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?

**YES ☐** **NO ☒**

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.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.



I, (we), Judith Gail CULLEN the Registered Owners of  
Part of Lot 11, Concession 10, as in INST No. ROS396740 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

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 11, Concession 10, as in INST No. ROS396740 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

Guelph In the

County/Region of Wellington

This 2 day of March 2022

Commissioner of Oaths

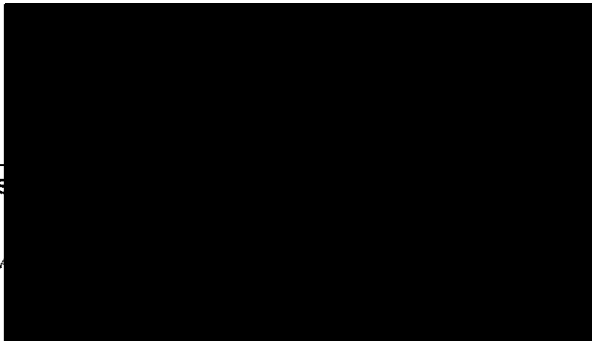
James Michael Leung,  
a Commissioner (etc. Applicant)  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 11, 2024

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(s)



Date

March 2, 2022

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

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

Phone (519) 837-2600 Ext. 2160

**Jana Poechman**

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Thursday, March 3, 2022 3:51 PM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: B28-22 - SW Screening Form  
**Attachments:** WHPA\_Map\_Concession11\_4742.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. 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.

Kind regards,  
Danielle

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](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://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](https://www.facebook.com/CentreWellington) and Twitter [www.twitter.com/CentrWellington](https://www.twitter.com/CentrWellington)*

**From:** Jana Poechman <janap@wellington.ca>  
**Sent:** March 3, 2022 10:50 AM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B28-22 - SW Screening Form

Good Morning.

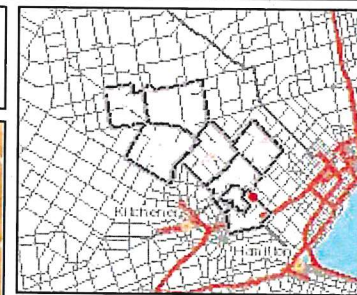
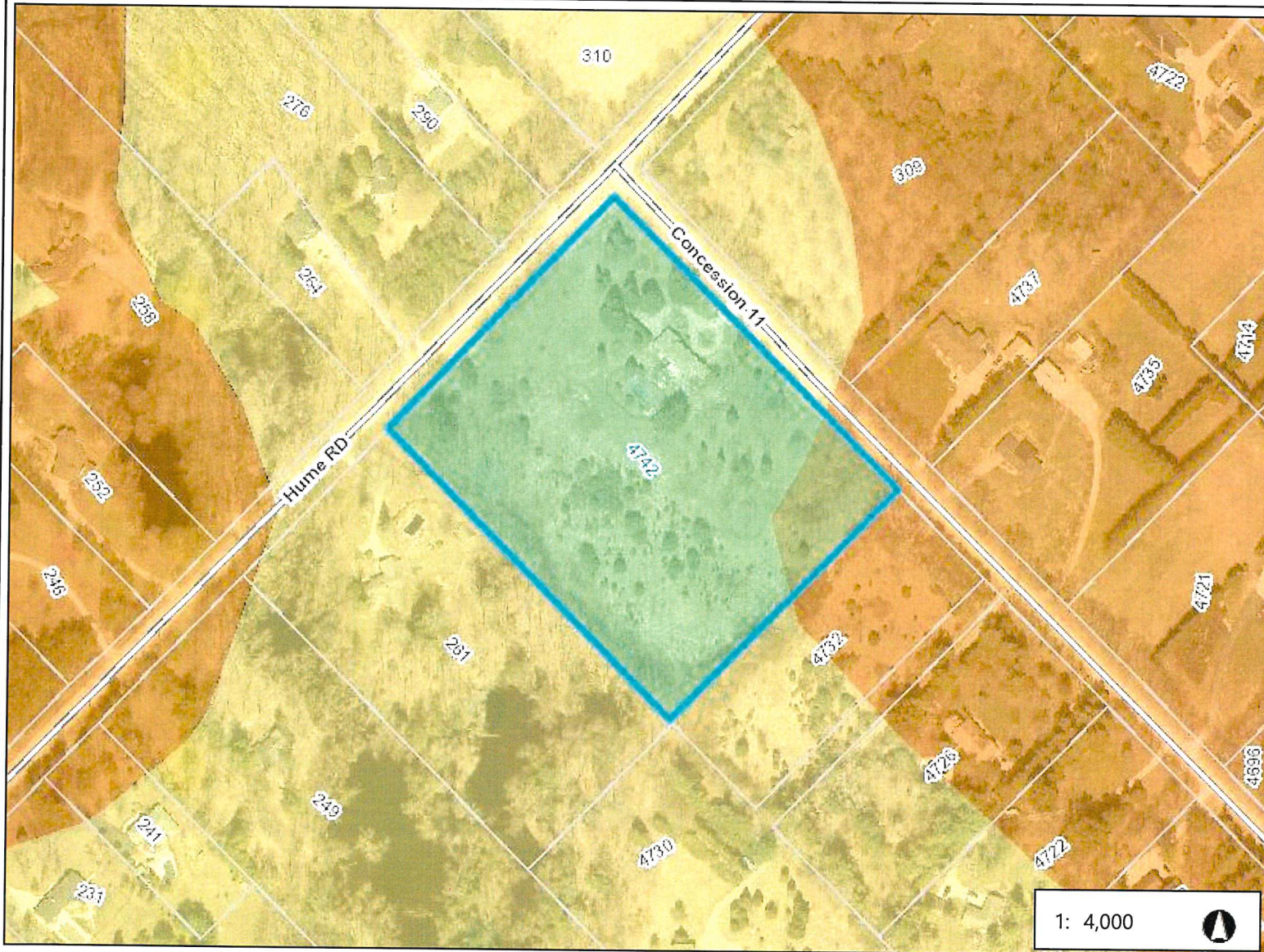
Please see the attached screening form for you review.





Explore  
Wellington

4742 Concession 11, Puslinch



#### 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; 6, C

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

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

HVA

RoadsLookup

1: 4,000



0.2 0 0.10 0.2 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, 2022.

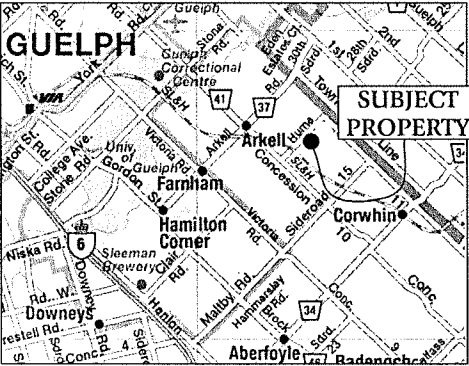
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

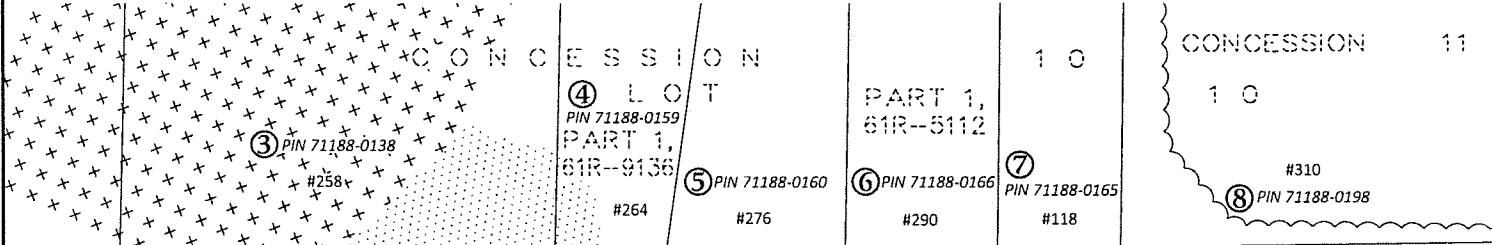
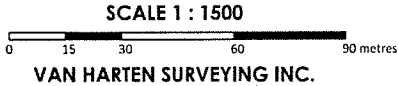
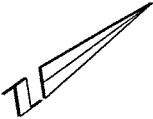
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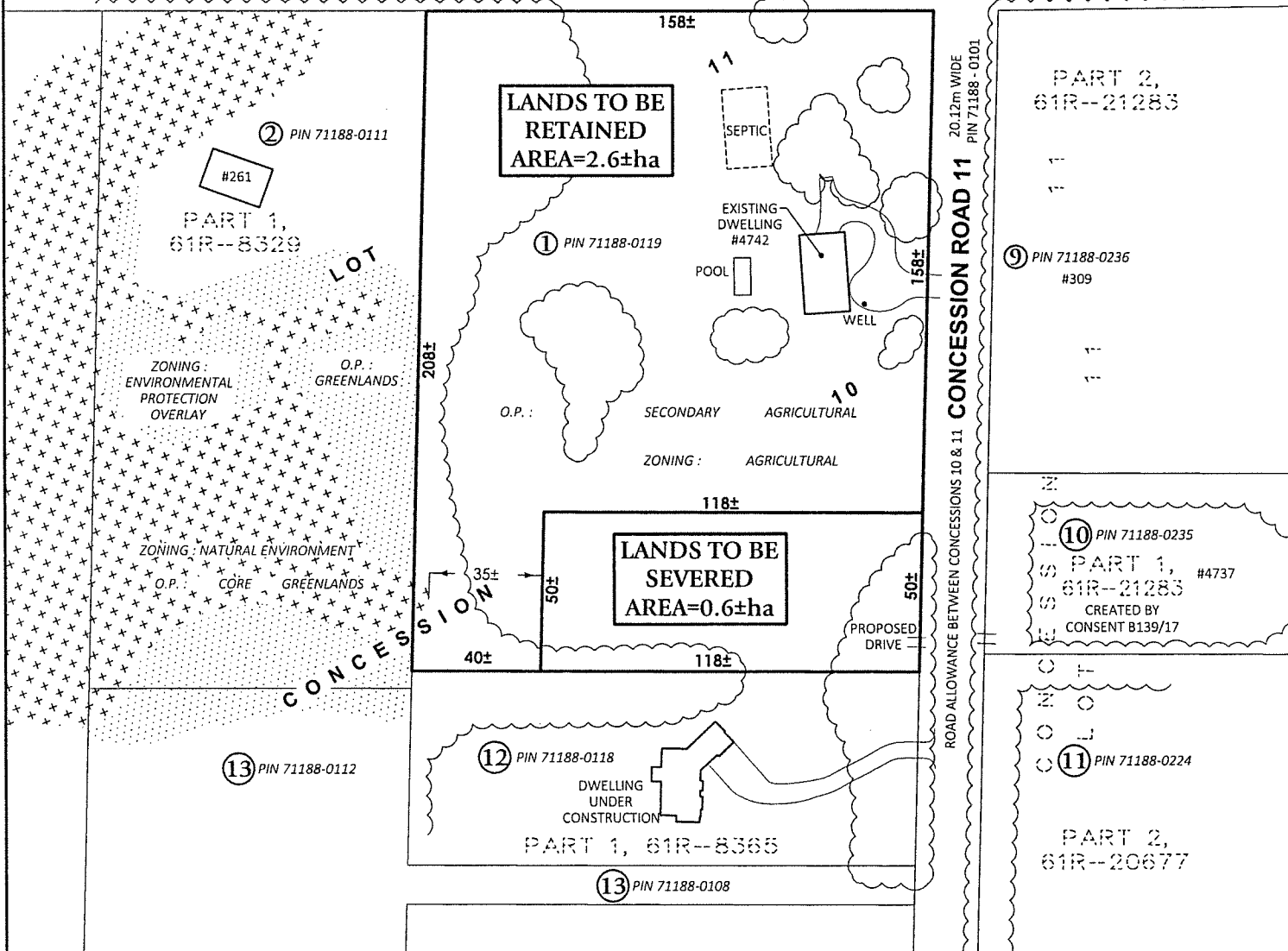
KEYMAP



SEVERANCE SKETCH  
PART OF LOT 11, CONCESSION 10  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON



20.12m WIDE PIN 71188 - 0100 HUME ROAD ROAD ALLOWANCE BETWEEN LOTS 10 & 11



SURVEYORS CERTIFICATE:  
THIS SKETCH WAS PREPARED ON  
THE 4th DAY OF MARCH, 2022  
AMENDED ON THE 8th DAY OF  
APRIL 2022

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

- O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL.
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.



Van Harten  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 30787-22
Apr 08, 2022 - 8:49am G:\PUSLINCH\Con10\lot 11\acad\SEV PTLOT11 (CULLEN) UTM.dwg		

228-22