



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE TOWNSHIP MUNICIPAL OFFICE –
7404 WELLINGTON ROAD 34, PUSLINCH
DECEMBER 12, 2023
7:00 p.m.

Register in advance:

<https://us02web.zoom.us/j/81915336767?pwd=VkRKLzVvUm44VHJjd1hySE85aFJUUT09>

Or join by phone:

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

Canada: +1 587 328 1099

or +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

or +1 778 907 2071

or +1 438 809 7799

Webinar ID: 819 1533 6767

Passcode: 240427

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

AGENDA

COMMITTEE OF ADJUSTMENT:

Denotes resolution prepared

- 1. Call the Meeting to Order (Opening Remarks)**
- 2. Roll Call**
- 3. Moment of Reflection**
- 4. Confirmation of Agenda #**
- 5. Disclosure of Conflict of Interest**
- 6. Approval of Minutes #**
 - 6.1 November 14, 2023**
- 7. Application for Minor Variance or Permission under section 45 of the Planning Act to be heard by the Committee this date:**
 - 7.1 Minor Variance Application D13-SLA – Mark & Karen Slade – 17 Calfass Road, Concession 7, Rear Part Lot 30, Part old road allowance Calfass Road west of Highway 6, Township of Puslinch. #**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE TOWNSHIP MUNICIPAL OFFICE –
7404 WELLINGTON ROAD 34, PUSLINCH
DECEMBER 12, 2023
7:00 p.m.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 12.4 and Section 4.17.1 to facilitate an additions of a front porch to an existing single detached dwelling.

7.2 Minor Variance Application D13-COR – Donny Correia – 6840 Gore Road, Part Lot 14 Concession Gore, Township of Puslinch. #

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

1. Section 4.4.2, Table 4.1 to permit the accessory building to have a maximum lot coverage of 266.67m² instead of 200m², for a lot area less than 1.0ha.
2. Section 4.4.2, Table 4.1 to permit the accessory building to have a height of 7.67m instead of 5m as permitted.

8. New Business

9. Adjournment of Committee of Adjustment #



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 14, 2023 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: November 14, 2023

MEETING: 7:00 p.m.

The November 14, 2023 Committee of Adjustment Meeting was held on the above date and called to order at 7:05 p.m. via electronic participation and in-person at was held via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Dennis O'Connor
Chris Pickard
Paul Sadhra
Jeffrey Born

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications & Committee Coordinator
Asavari Jadhav, Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-093:

Moved by Committee Member Jeff Born and
Seconded by Committee Member Paul Sadhra



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 14, 2023 COMMITTEE OF ADJUSTMENT MEETING
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AT 7404 WELLINGTON RD 34, PUSLINCH

That the Committee approves the November 14, 2023 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1.1 October 10, 2023

Resolution No. 2023-094:

Moved by Committee Member Dennis O'Connor and
Seconded by Committee Member Chris Pickard

That the Committee of Adjustment approves the Minutes from the meeting held October 10, 2023.

CARRIED.

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

7.1 Minor Variance Application D13-AHM – Najib Ahmadi – 68 Gilmour Road, Concession 8, Part Lot 23, Township of Puslinch. #
Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from the following:

1. From Section 4.2.a.i to permit the accessory building to have a maximum floor area of 153m² instead of 130m², as required.
2. From Section 4.2.c.ii to permit the accessory building to be 0.14 meters from the lot line of the interior side yard instead of 3m, as required.
3. From Section 4.2.c.iii. to permit the accessory building to be located 47.41 meters to the house instead of 40 metres, as required.
 - Jonathan Netta, agent for the applicant, provided an overview of the application.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 14, 2023 COMMITTEE OF ADJUSTMENT MEETING
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- Dennis O'Connor asked if the portion of the deck that overhangs the property can be removed.
- Jonathan Netta advised that it can be removed.
- Chris Pickard asked that a condition be added to the Decision that the encroaching deck be moved back so that it is in line with the existing dwelling.
- Chris Pickard asked where parking will be located.
- Jonathan Netta advised that the driveway is long and there is adequate parking.
- Chris Pickard asked if there will be an issue with fire vehicle access to the primary dwelling
- Jonathan Netta advised that they can extend the driveway so that there is adequate parking for the secondary residence.
- Chris Pickard noted that a condition should be added to provide adequate parking along the main fire truck routes
- Paul Sadhra asked if there is a condition to demo the existing dwelling after the new home is being constructed
- Jonathan Netta confirmed that there is an agreement in place to permit the current residence to remain during construction.
- Lynne Banks provided details of the agreement and noted that once final occupancy is granted a zoning review will be conducted to confirm that it meets the zoning by-law requirements.
- There were no questions or comments from the public.
- There were no further questions or comments from the Committee.

Resolution No. 2023-095:

Moved by Committee Member Dennis O'Connor and
Seconded by Committee Member Chris Pickard

That the Minor Variance Decision as made by the Committee be approved with the following conditions:

1. That the deck encroaching over the property line be removed from the neighbouring property and be moved back 6.5 meters to match the minimum setback of the existing house.
2. That the Township's Fire Department confirm that adequate parking is available and does not impede fire truck routes.

CARRIED.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 14, 2023 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

7.2 Minor Variance Application D13-MAD – Vikki Madden – 31 Farnham Road, Part Lot 5 Plan 131 being Part 1 on Reference Plan 61R-3484, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.27.1.c. to permit the pool equipment to be 1.5m from the interior side yard rather than 2m as required.

- Ryan Doucette, agent for the applicant, provided an overview of the application.
- Chris Pickard asked if it would be possible to move the equipment further back from the lot line.
- Ryan Doucette advised that the equipment is in place and electrical and gas are hooked up to the equipment.
- Chris Pickard asked if there is significant noise from the pool equipment.
- Ryan Doucette advised that there isn't significant noise from the equipment.
- There were no questions from the public.
- There were no further questions or comments from the Committee.

Resolution No. 2023-096: Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Jeff Born

That the Minor Variance Decision as made by the Committee be approved.

CARRIED.

8. NEW BUSINESS

None

9. ADJOURNMENT

Resolution No. 2023-097: Moved by Committee Member Dennis O'Connor and
Seconded by Committee Member Jeff Born

That the Committee of Adjustment hereby adjourns at 7:37 p.m.

CARRIED.



TOWNSHIP OF
PUSLINCH
EST. 1850

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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Mark and Karen Slade

Address: 17 Calfass Road

City: Morriston

Postal Code: N0B 2C0

E-mail Address: [REDACTED]

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.

N/A

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 17 Calfass Road 23010000051000000

Concession: 7 Lot: Pt Lot 30

Registered Plan Number: Conc 7 Rear Pt Lot 30 Old Road Allowance Calfass Rd. W Hwy 6

Area: 0.210465 ha Depth: 57 m Frontage: 59.39 m
0.52 ac 187.008 ft 194.84 ft

Width of road allowance (if known): _____

Reason for Application:

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

- Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or
- Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

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

1) Property is zoned Natural Environment (NE) in the Township Zoning By-law. Development is restricted in the NE Zone.
2) We are seeking relief of non-conforming status (grandfathering) in order to renovate existing structures. We are seeking relief from Section 4.17.1 of the zoning By-law specifically because we are looking to enhance the front foyer into occupied space.

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

1) The existing structure in in the NE
2) We are wanting to formalize our front entrance into occupied space.
There will be no change in the front yard foot print. -

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

Official Plan Designation: Paris Galt Moraine Policy Area

Zoning Designation: Natural Enviroment

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?**

Calfass Road

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

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)

Surface Drainage

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

12. What is the existing use of:

The subject property? Residential

The abutting properties? Agricultural and Residential

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	3.6576	m	12'-0"	ft.
*Percentage lot coverage	1%	m	1%	ft.
*Number of parking spaces			2	
*Number of loading spaces			0	
Number of floors			1	
Total floor area	5.64	m ²	60.65	ft ²
Ground floor area (exclude basement)	5.64	m ²	60.65	ft ²

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

Front Yard	16	m	52'-7"	ft.	22.54	m	73'-11 3/8"	ft.
Rear Yard		m		ft.		m		ft.
Side Yards	9.13	m	29'-11 1/4"	ft.	20.47	m	67'-1 3/4"	ft.

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

Date of acquisition of subject property: November 19, 1980

Date of construction of buildings property: 1954

16. How long have the existing uses continued on the subject property? ^{70 yrs} _____

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:

D13/SLA
Same relief requested in 2021

Other Related Planning Applications:

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

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

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) _____ of the
_____ of _____ County/Region of
_____ do hereby authorize
_____ to act as my agent in this application.

Signature of Owner(s) Date

Affidavit:

I (we) MARK & KAREN SLASC of the
TOWNSHIP of PUSLINCH County/Region of
WELLINGTON solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the TOWNSHIP of PUSLINCH in the
County/Region of WELLINGTON this _____ day of
_____, 20 23.

Signature of Owner or authorized
solicitor or agent

Nov 23/23
Date

Signature of Commissioner

Nov 23/23
Date

Agreement to Post Sign and Permit Site Visits:

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

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

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

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

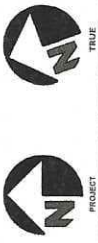
Application deemed complete:

Signature of Municipal Employee

Date

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

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



No.	DATE	REVISION
1	23.07.04	ISSUED FOR CLIENT REVIEW
2	23.07.19	ISSUED FOR PERMIT

TACOMA ENGINEERS
 Firm BCIN 28604
 The undersigned hereby certifies that the plans and specifications have been prepared by or under the direct supervision and control of the undersigned, who is a duly registered professional engineer in the province of Ontario.

Building Structural
 Complex Building
 Large Building
 Small Building



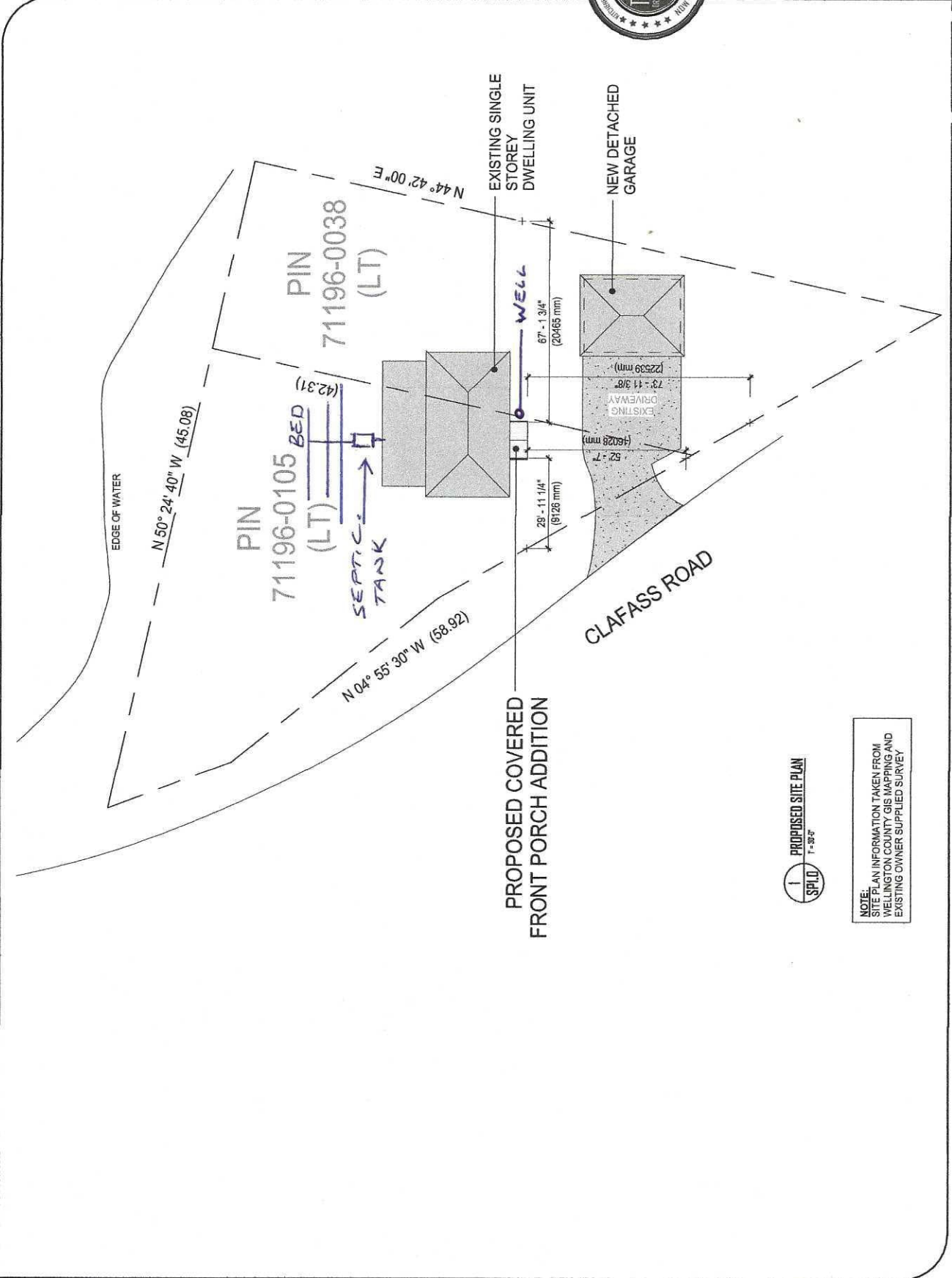
TRI-CITY
 DRAFTING AND DESIGN SERVICES
 17 CALFASS ROAD
 MORRISTON, ON, N0B 2C0

MARK SLADE
 PROPOSED FRONT ADDITION

SITE PLAN

DRAWN BY: J. KELLY PROJECT No.: 23TC055

SP1.0



1 PROPOSED SITE PLAN
 T = 3/8"

NOTE:
 SITE PLAN INFORMATION TAKEN FROM
 WELLINGTON COUNTY GIS MAPPING AND
 EXISTING OWNER SUPPLIED SURVEY

SINGLE FAMILY RESIDENTIAL:
PROPOSED FRONT ADDITION

17 CALFASS ROAD
 MORRISTON, ON. N0B 2C0

DRAWING LIST	
NO.	SHEET NAME
A0.0	NOTES AND SCHEDULES
A1.0	FOUNDATION PROPOSED PLAN
A2.0	MAIN FLOOR DEMOLITION PLAN
A2.1	MAIN FLOOR PROPOSED PLAN
A3.0	ROOF PLAN
A4.0	PROPOSED BUILDING ELEVATION
A4.1	PROPOSED BUILDING ELEVATION
A5.0	BUILDING SECTIONS
SP1.0	SITE PLAN

GENERAL NOTES

- UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
- ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2012 r2020 ONTARIO BUILDING CODE (OBC 2012 r2020), ANY LOCAL REGULATIONS AND BYLAWS, AND THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT (OHS) AND CURRENT REGULATIONS FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2012 r2020.
- ALL STANDARDS ARE TO BE THE YEAR, EDITIONS, DOCUMENT NUMBERS, ETC AS PER OBC 2012 r2020 DIVISION B, T.1.3.1.2. WHERE DISCREPANCIES EXIST BETWEEN OUR DRAWINGS AND T.1.3.1.2, THE TABLE SHALL GOVERN UNLESS NOTED OTHERWISE.
- THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS.
- READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON SITE.
- IF ANY DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY.
- DIMENSIONS TO EXISTING WALLS ARE TO FINISHED FACE.
- ALL PROPOSED DIMENSIONS ARE TO WOOD FRAMING/STRUCTURE.
- DRAWINGS ARE NOT TO BE SCALED.

STRUCTURAL NOTES

- DESIGN LOADS
 - SNOW = 1.45 kPa (Ss = 1.9 PART 9 DESIGN, PUSLINCH)
 - ROOF DEAD = 0.75 kPa
 - FLOOR DEAD = 0.5 kPa
 - FLOOR LIVE = 1.9 kPa
 - ASSUMED BEARING CAPACITY = 75 kPa
- ALL GUARDS TO BE IN CONFORMANCE WITH OBC 2012
- ALL LUMBER TO BE SPF No. 1/2 OR BETTER
- ALL BUILT UP BEAMS TO HAVE CONTINUOUS PLYS BETWEEN SUPPORTS AS SHOWN ON PLAN
- FASTEN BUILT UP MEMBERS TOGETHER WITH (3) 3" NAILS AT 12" O.C.
- USE JOIST HANGERS WHERE MEMBERS FRAME INTO THE SIDE OF SUPPORTING MEMBERS
- STEEL BEAMS SHALL BE NEW MATERIAL GRADE 350W.

WOOD LINTEL SCHEDULE	
MARK	DESCRIPTION
L1	2-2x6 S.P.F. No.1 & No. 2 C/W 1 KING & 1 JACK POST EA. SIDE
L2	

- NOTES:**
- LINTEL SIZES TAKEN FROM O.B.C TABLE A-15: 1.5KPA SNOW LOAD, WITH STRUCTURAL SHEATHING
 - ENSURE LINTELS ARE PROVIDED WITH MINIMUM 1 1/2" END BEARING
 - PROVIDE 1 JACK AND 1 KING STUD FOR ALL LINTELS

WALL SCHEDULE

FOUNDATIONS WALLS



FW1 FOUNDATION WALL

- 8" CONCRETE BLOCK
- GROUTED SOLID BELOW GRADE

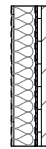
INTERIOR WALLS



P1 INTERIOR PARTITION

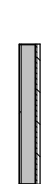
- 1/2" GYPSUM BOARD
- 2x4 WOOD STUDS @ 16" O.C
- 1/2" GYPSUM BOARD

EXTERIOR WALLS



W1 EXTERIOR BRICK WALL

- LIGHT WEIGHT VENEER STONE (SCREW ON)
- RAINSCREEN FABRIC AS PER MANUFACTURER
- WATER RESISTANT AIR BARRIER (WRB)
- 7/16" OSB ROOF SHEATHING
- 2x6 WOOD STUDS @ 16" O.C
- BATT INSULATION (R19)
- 6mil. VAPOUR BARRIER
- 1/2" GYPSUM BOARD



W2 EXISTING EXTERIOR WALL

TOP OF WALL

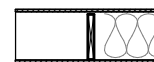
- EXISTING GYPSUM BBOARD
- EXISTING WOOD STUDS
- EXISTING SHEATHING
- EXISTING AIR BARRIER
- NEW SIDING (AS PER OWNER)

BOTTOM OF WALL

- EXISTING GYPSUM BBOARD
- EXISTING WOOD STUDS
- EXISTING SHEATHING
- EXISTING AIR BARRIER (REMOVE IF REQUIRED BY MANUFACTURE)
- WATER RESISTANT AIR BARRIER (WRB)
- RAINSCREEN FABRIC AS PER MANUFACTURER
- NEW LIGHT WEIGHT VENEER STONE (SCREW ON)

FLOOR AND ROOF SCHEDULE

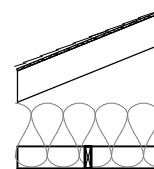
FLOORS



F1 NEW MAIN FLOOR CONSTRUCTION

- FLOOR FINISH BY OWNER
- 5/8" T&G PLYWOOD SHEATHING, GLUED AND SCREWED
- 6mil. VAPOUR BARRIER
- SPRAY FOAM INSULATION (R31)
- 2x8 FLOOR JOISTS @ 16" O.C.
- AIR BARRIER

ROOFS



R1 TYPICAL SLOPED ROOF

- 25 YEAR ASPHALT SHINGLES
- ICE AND WATERSHIELD EAVES STARTER UP 60" MIN FROM EDGE OF ROOF (PROVIDE THROUGHOUT ROOF FOR LOW SLOPE APPLICATION)
- TAR PAPER THROUGHOUT ROOF
- 1/2" PLYWOOD ROOF SHEATHING C/W H CLIPS
- 2x6 S.P.F. ROOF RAFTERS @ 16" O.C.
- BLOWN-IN OR BATT INSULATION (R60)
- 2x6 S.P.F. CEILING JOISTS @ 16" O.C.
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD, TAPED AND SANDED

No.	DATE	REVISION
1	23.07.04	ISSUED FOR CLIENT REVIEW
2	23.07.19	ISSUED FOR PERMIT

TACOMA ENGINEERS
 Firm BCIN: 29604

The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C 3.2.4, the designer is qualified and the firm is registered in the categories checked below.

Building Structural
 Complex Building
 Large Building
 Small Building

Signature: [Redacted]
 Designer: [Redacted]
 Designer B: [Redacted]
 Date: Aug. 8, 2023

TRI-CITY DRAFTING AND DESIGN SERVICES
 NOW SERVING QUELPH

TRI-CITY DRAFTING AND DESIGN SERVICES
 SERVICE@TRICITYDRAFTING.COM

MARK SLADE
 PROPOSED FRONT ADDITION
 17 CALFASS ROAD
 MORRISTON, ON. N0B 2C0

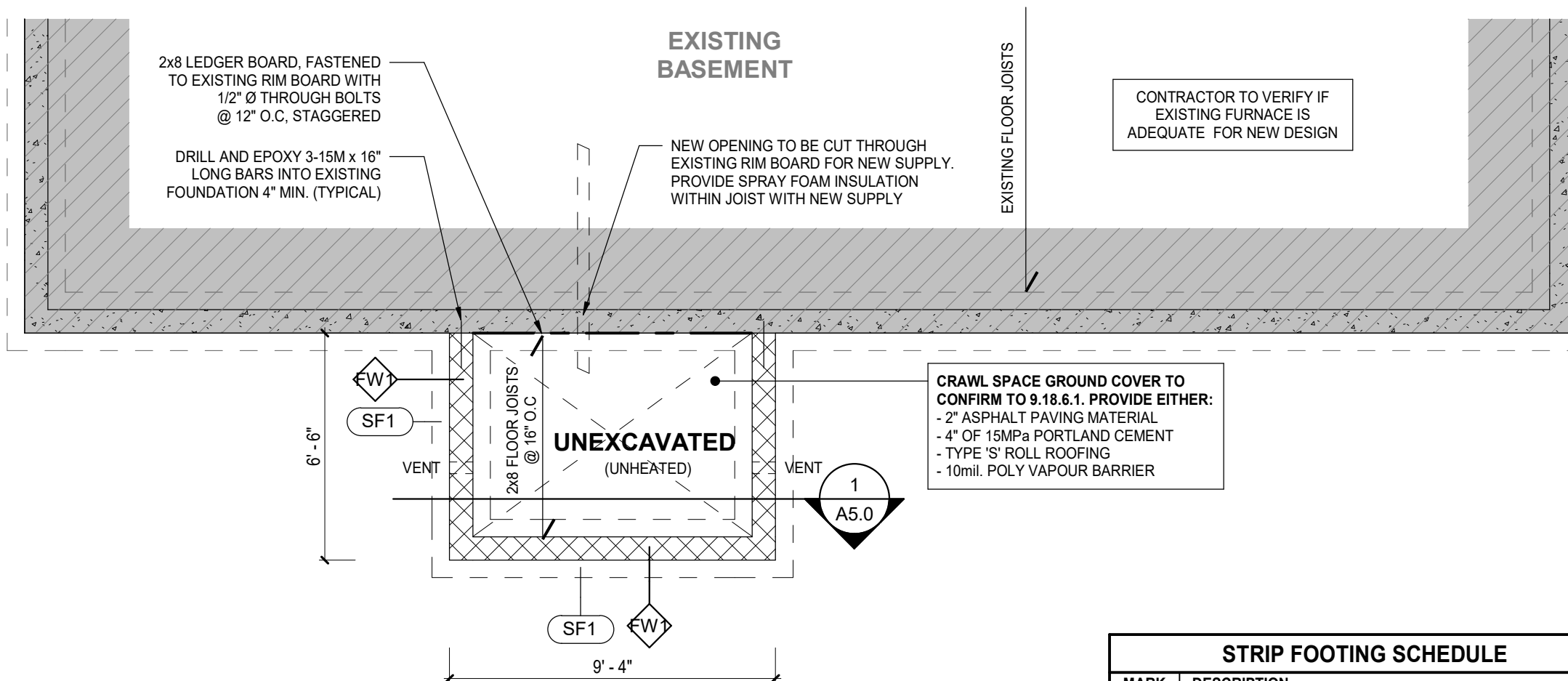
NOTES AND SCHEDULES

DRAWN BY: J.KELLY	PROJECT No.: 23TC055
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A0.0



No.	DATE	REVISION
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CRAWL SPACE GROUND COVER TO CONFIRM TO 9.18.6.1. PROVIDE EITHER:
 - 2" ASPHALT PAVING MATERIAL
 - 4" OF 15MPa PORTLAND CEMENT
 - TYPE 'S' ROLL ROOFING
 - 10mil. POLY VAPOUR BARRIER

STRIP FOOTING SCHEDULE	
MARK	DESCRIPTION
SF1	20" x 6" CAST IN PLACE CONCRETE STRIP FOOTING

- NOTES:**
- PROVIDE 3 1/2" CONCRETE COVER TO U/S OF REINFORCING STEEL PLACED AGAINST SOIL, U.N.O.
 - REFER TO WALL SCHEDULE FOR DOWELS REQUIREMENTS FROM PIER ABOVE.
 - FOOTINGS TO BE FOUNDED ON SOILS WITH A MIN. 75 kPa BEARING CAPACITY, TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
 - MATCH DEPTH OF EXISTING FOOTINGS, TYP.

TACOMA
ENGINEERS

Firm BCIN: 29604
 The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C 3.2.4, the designer is qualified and the firm is registered in the categories checked below.

- Building Structural
- Complex Building
- Large Building
- Small Building



TRI-CITY
DRAFTING AND DESIGN SERVICES
 SERVICE@TRICITYDRAFTING.COM

MARK SLADE
 PROPOSED FRONT ADDITION
 17 CALFASS ROAD
 MORRISTON, ON. N0B 2C0

FOUNDATION PROPOSED PLAN

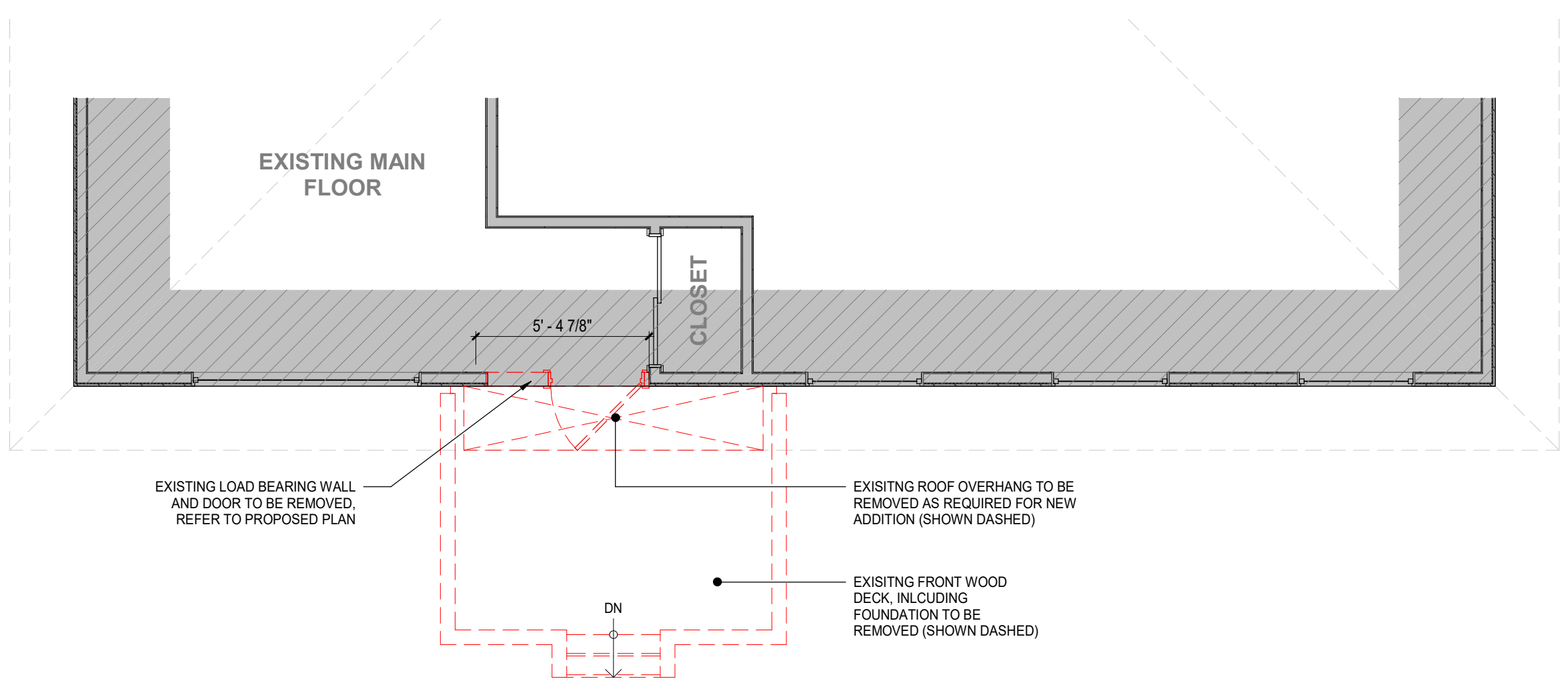
DRAWN BY: J.KELLY PROJECT No.: 23TC055

BASEMENT PLAN
1/4" = 1'-0"

A1.0



No.	DATE	REVISION
1	23.07.04	ISSUED FOR CLIENT REVIEW
2	23.07.19	ISSUED FOR PERMIT



EXISTING LOAD BEARING WALL AND DOOR TO BE REMOVED, REFER TO PROPOSED PLAN

EXISTING ROOF OVERHANG TO BE REMOVED AS REQUIRED FOR NEW ADDITION (SHOWN DASHED)

EXISTING FRONT WOOD DECK, INCLUDING FOUNDATION TO BE REMOVED (SHOWN DASHED)

DN

MAIN FLOOR DEMO PLAN
1/4" = 1'-0"

TACOMA
ENGINEERS

Firm BCIN: 29604

The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C 3.2.4, the designer is qualified and the firm is registered in the categories checked below.

- Building Structural
- Complex Building
- Large Building
- Small Building

S
D
D
Date: 09/23/23



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SERVICES
SERVICE@TRICITYDRAFTING.COM

MARK SLADE
PROPOSED FRONT ADDITION
17 CALFASS ROAD
MORRISTON, ON. N0B 2C0

MAIN FLOOR DEMOLITION PLAN

DRAWN BY: J.KELLY PROJECT No.: 23TC055

A2.0



No.	DATE	REVISION
1	23.07.04	ISSUED FOR CLIENT REVIEW
2	23.07.19	ISSUED FOR PERMIT

TACOMA ENGINEERS

Firm BCIN: 29604

The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C 3.2.4, the designer is qualified and the firm is registered in the categories checked below.

- Building Structural
- Complex Building
- Large Building
- Small Building



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DRAFTING AND DESIGN SERVICES
SERVICE@TRICITYDRAFTING.COM

MARK SLADE

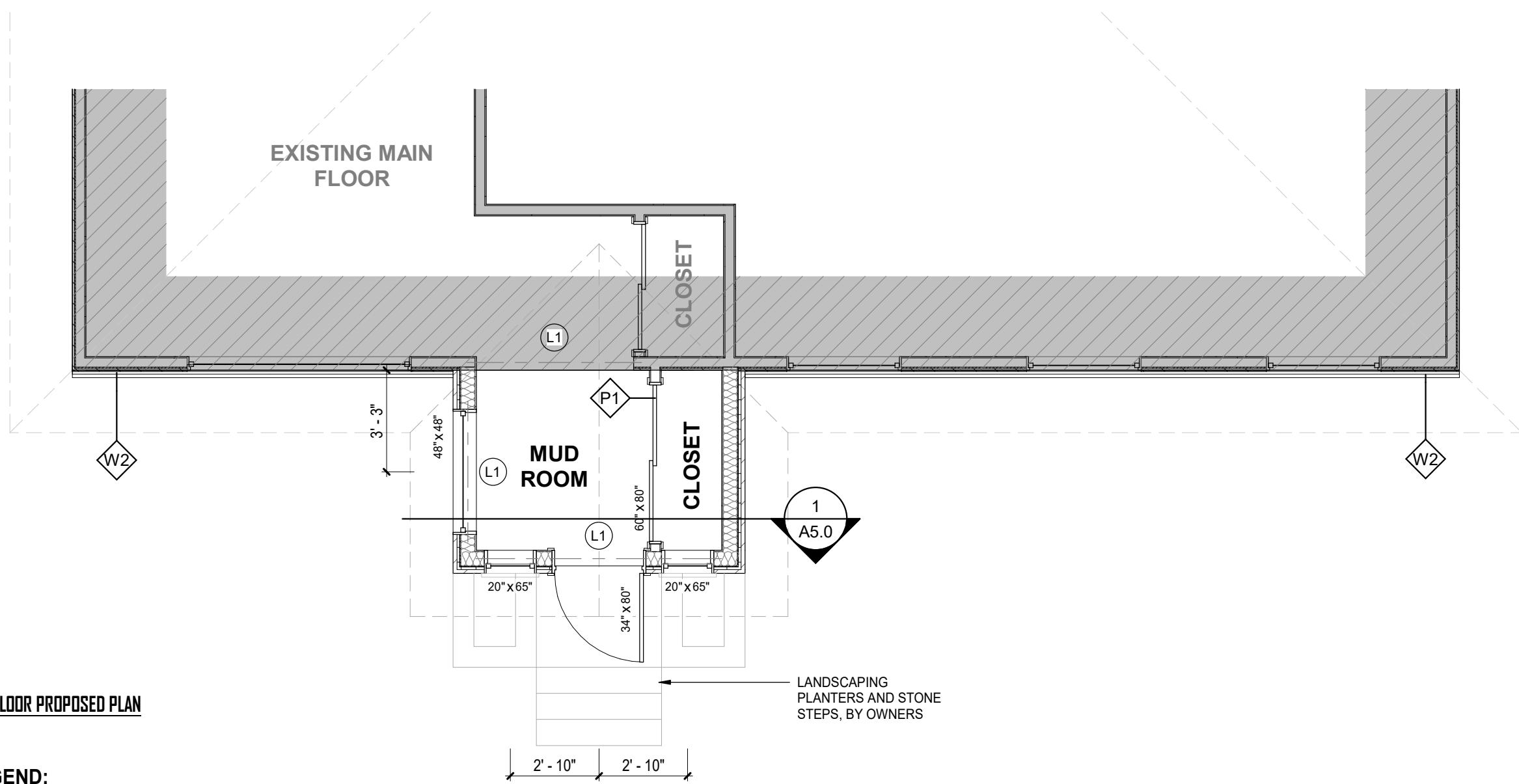
PROPOSED FRONT ADDITION

17 CALFASS ROAD
MORRISTON, ON. N0B 2C0

MAIN FLOOR PROPOSED PLAN

DRAWN BY: J.KELLY PROJECT No.: 23TC055

A2.1



MAIN FLOOR PROPOSED PLAN

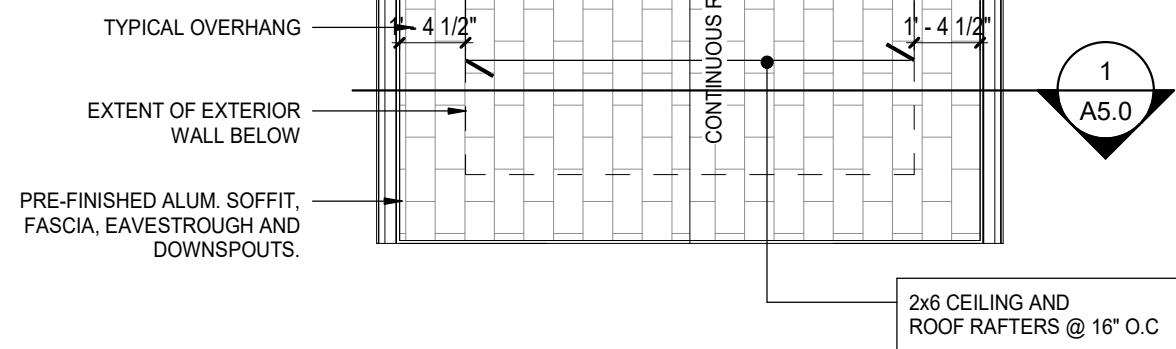
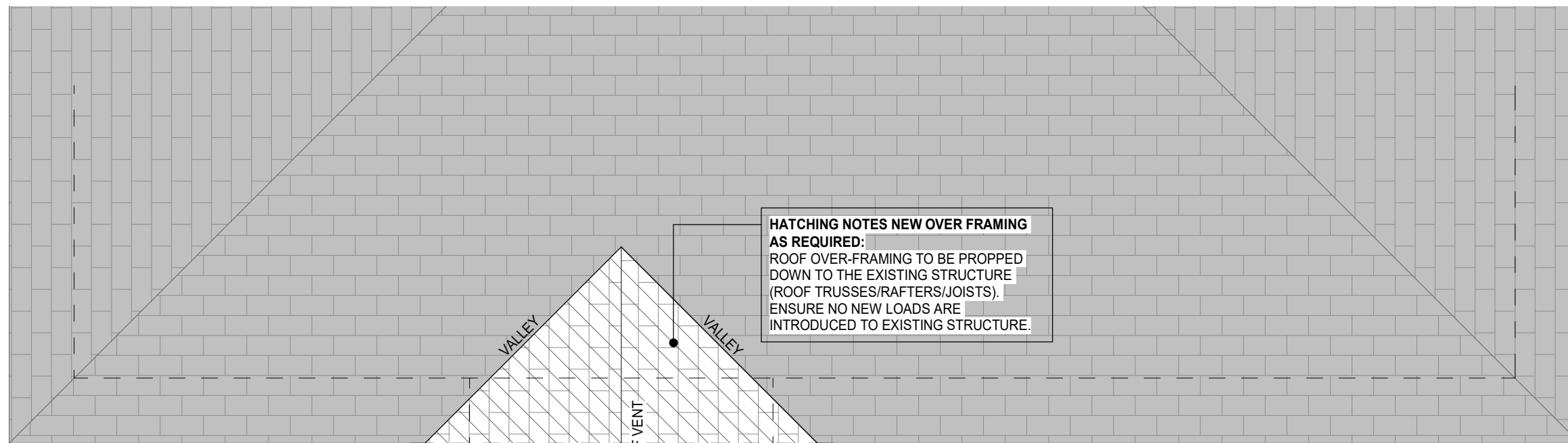
1/4" = 1'-0"

LEGEND:

- WALL TYPE, REFER TO SCHEDULE
- EXISTING WALL TO REMAIN, SHOWN SHADED
- EXISTING DOOR TO REMAIN, SHOWN AT 45°



No.	DATE	REVISION
1	23.07.04	ISSUED FOR CLIENT REVIEW
2	23.07.19	ISSUED FOR PERMIT



TACOMA
ENGINEERS

Firm BCIN: 29604

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- Building Structural
- Complex Building
- Large Building
- Small Building



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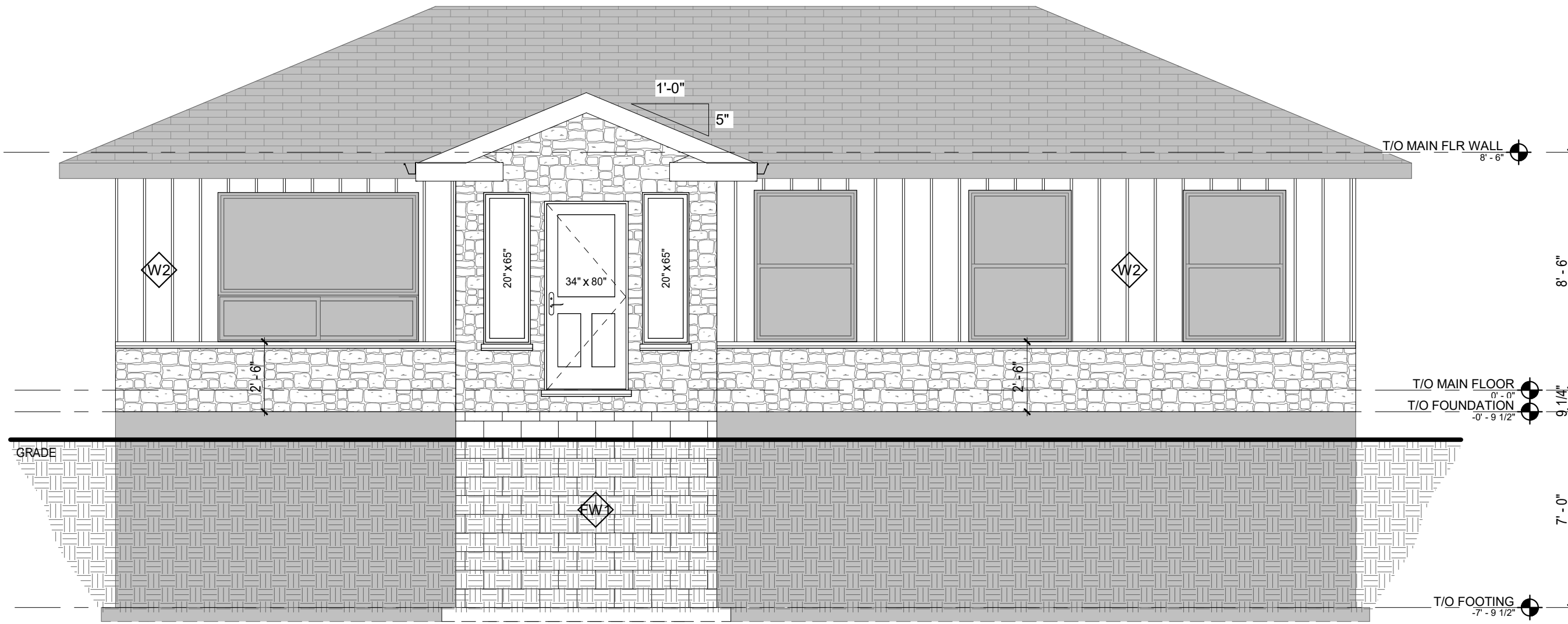
MARK SLADE
PROPOSED FRONT ADDITION
17 CALFASS ROAD
MORRISTON, ON. N0B 2C0

ROOF PLAN

DRAWN BY: J.KELLY PROJECT No.: 23TC055

A3.0

PROPOSED ROOF PLAN
1/4" = 1'-0"



No.	DATE	REVISION
1	23.07.04	ISSUED FOR CLIENT REVIEW
2	23.07.19	ISSUED FOR PERMIT

TACOMA
ENGINEERS

Firm BCIN: 29604
The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C 3.2.4, the designer is qualified and the firm is registered in the categories checked below.

- Building Structural
- Complex Building
- Large Building
- Small Building



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FRONT BUILDING ELEVATION
1/4" = 1'-0"

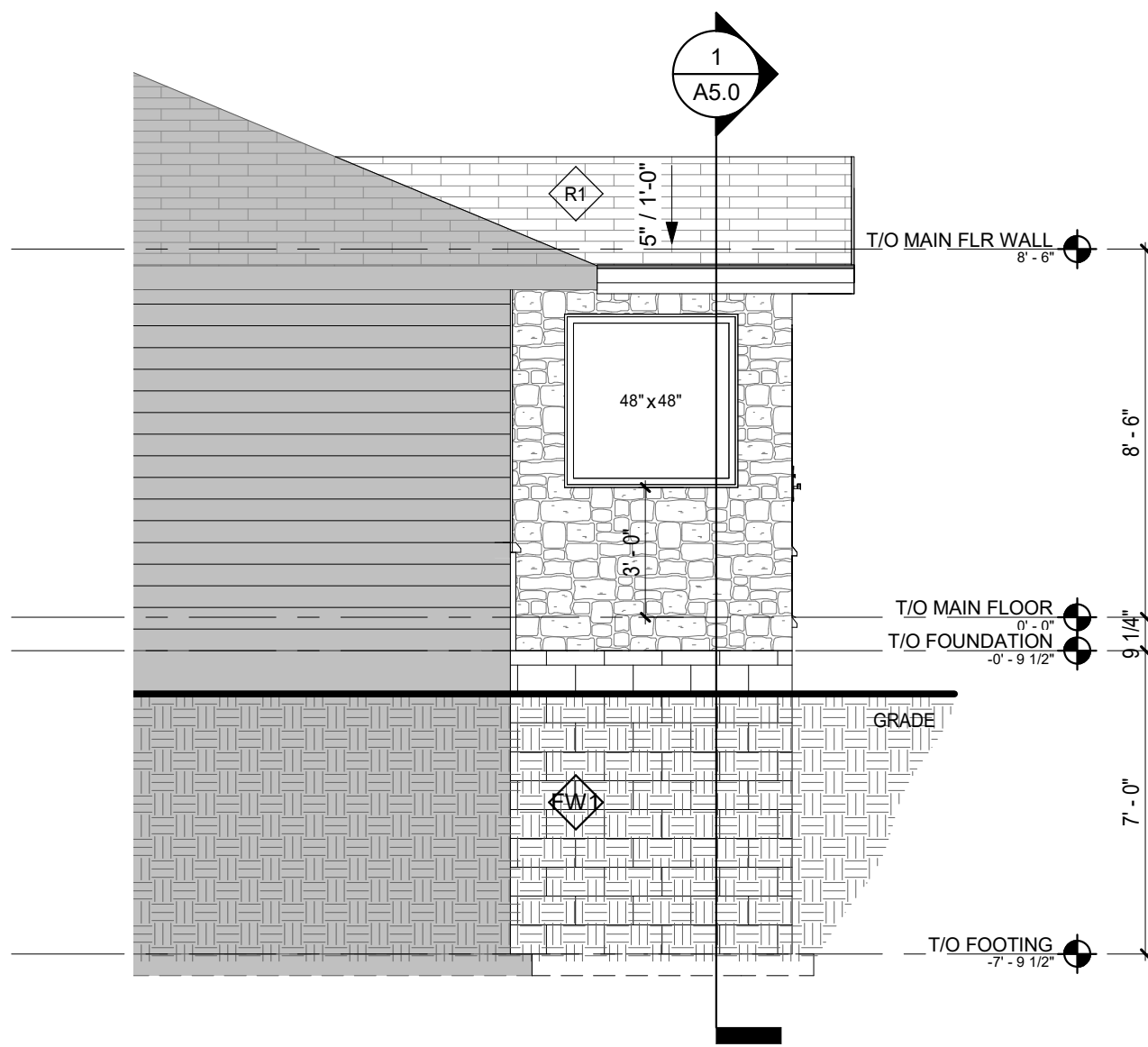
MARK SLADE
PROPOSED FRONT
ADDITION
17 CALFASS ROAD
MORRISTON, ON. N0B 2C0

PROPOSED BUILDING
ELEVATION

DRAWN BY: J.KELLY	PROJECT No.: 23TC055
----------------------	-------------------------

A4.0

No.	DATE	REVISION
1	23.07.04	ISSUED FOR CLIENT REVIEW
2	23.07.19	ISSUED FOR PERMIT



LEFT BUILDING ELEVATION
1/4" = 1'-0"

TACOMA
ENGINEERS

Firm BCIN: 29604

The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C 3.2.4, the designer is qualified and the firm is registered in the categories checked below.

- Building Structural
- Complex Building
- Large Building
- Small Building



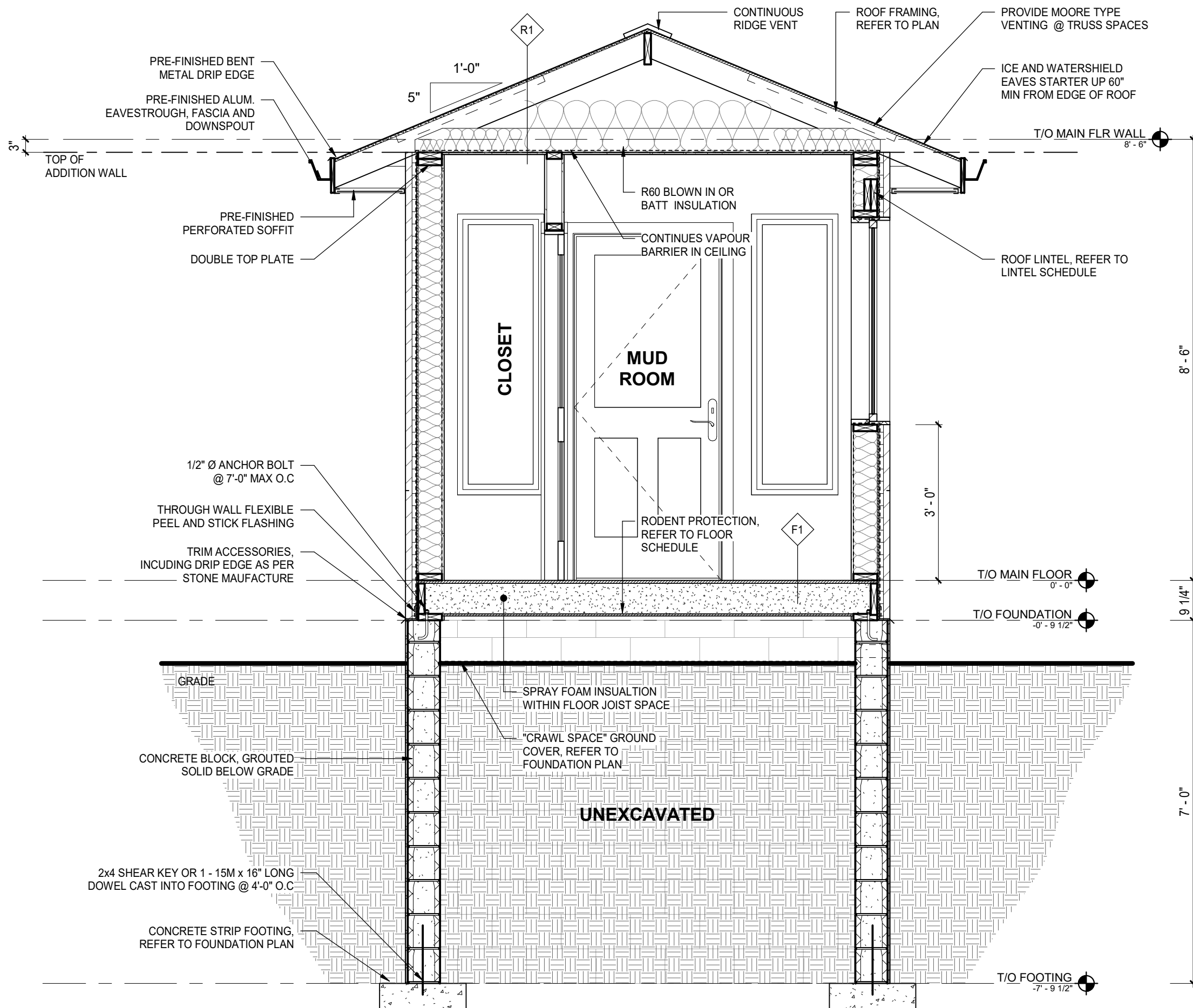
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MARK SLADE
PROPOSED FRONT ADDITION
17 CALFASS ROAD
MORRISTON, ON. N0B 2C0

PROPOSED BUILDING ELEVATION

DRAWN BY: J.KELLY PROJECT No.: 23TC055

A4.1



No.	DATE	REVISION
1	23.07.04	ISSUED FOR CLIENT REVIEW
2	23.07.19	ISSUED FOR PERMIT

TACOMA
ENGINEERS

Firm BCIN: 29604

The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C 3.2.4, the designer is qualified and the firm is registered in the categories checked below.

- Building Structural
- Complex Building
- Large Building
- Small Building



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MARK SLADE

PROPOSED FRONT
ADDITION

17 CALFASS ROAD
MORRISTON, ON. N0B 2C0

BUILDING SECTIONS

DRAWN BY: J.KELLY PROJECT No.: 23TC055

1
A5.0 BUILDING SECTION #1
1/2" = 1'-0"

A5.0

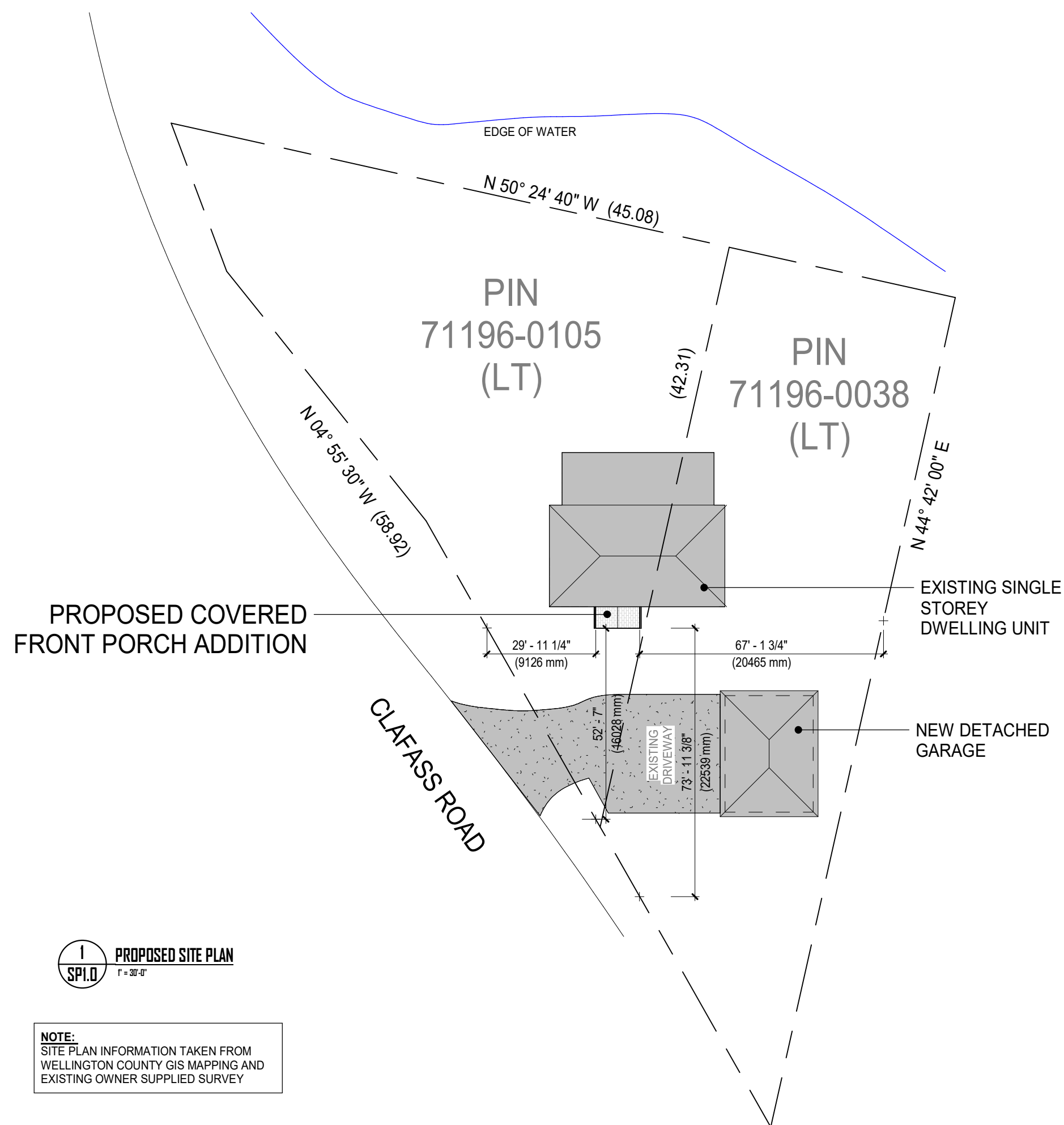


PROJECT



TRUE

No.	DATE	REVISION
1	23.07.04	ISSUED FOR CLIENT REVIEW
2	23.07.19	ISSUED FOR PERMIT



TACOMA
ENGINEERS

Firm BCIN: 29604

The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C 3.2.4, the designer is qualified and the firm is registered in the categories checked below.

- Building Structural
- Complex Building
- Large Building
- Small Building



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MARK SLADE
PROPOSED FRONT
ADDITION

17 CALFASS ROAD
MORRISTON, ON. N0B 2C0

SITE PLAN

DRAWN BY: J.KELLY PROJECT No.: 23TC055

SP1.0

1
PROPOSED SITE PLAN
S.P.I.D.
1" = 30'-0"

NOTE:
SITE PLAN INFORMATION TAKEN FROM
WELLINGTON COUNTY GIS MAPPING AND
EXISTING OWNER SUPPLIED SURVEY

From: [Andrew Hartholt](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Hearing - 17 Calfass Rd.
Date: Thursday, November 30, 2023 12:26:44 PM
Attachments: [image002.jpg](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Hey Lynne,

The building department has no concerns or comments about the proposed variance for 17 Calfass Road.

We've received the building permit application for this project for the above-noted property and will provide our technical review under that permit review process.

Andrew Email Signature



My work hours may not match yours, and I do not expect you to respond outside your working hours

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, November 30, 2023 9:30 AM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: Notice of Public Hearing - 17 Calfass Rd.
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to the above property. Please provide comments by December 8, 2023.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0

From: [Jacob Normore](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Hearing - 17 Calfass Rd.
Date: Friday, December 1, 2023 9:51:39 AM
Attachments: [image002.jpg](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Hi Lynne,

By-law has no comments or concerns at this time.

Kind Regards,

Email Signature - Jacob Normore



From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, November 30, 2023 9:30 AM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: Notice of Public Hearing - 17 Calfass Rd.
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to the above property. Please provide comments by December 8, 2023.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON NOB 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Brent Smith](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Hearing - 17 Calfass Rd.
Date: Friday, December 1, 2023 8:42:08 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Services have no concerns with the proposal for 17 Calfass Rd.
Thanks
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, November 30, 2023 9:30 AM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: Notice of Public Hearing - 17 Calfass Rd.
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to the above property. Please provide comments by December 8, 2023.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Ashley Gallagher](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Hearing - 17 Calfass Rd.
Date: Thursday, November 30, 2023 10:54:28 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
Sensitivity: Confidential

Good Morning Lynne,

Thank you for passing along this circulation. In looking at our jurisdictional mapping, it appears that this property is outside of GRCA jurisdiction so we will not be providing comments.

Have a great day!

Ashley Gallagher
Engineering & Planning Services Technical Assistant
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2320
Toll-free: 1-866-900-4722
Email: agallauger@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, November 30, 2023 9:30 AM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: Notice of Public Hearing - 17 Calfass Rd.
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to the above property. Please provide comments by December 8, 2023.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca



**PLANNING REPORT
for the TOWNSHIP OF PUSLINCH**

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

MEETING DATE: December 12, 2023
TO: Lynne Banks, Development and Legislative Coordinator
 Township of Puslinch
FROM: Asavari Jadhav, Planner
 Zach Prince, Senior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/SAL (Mark & Karen Slade)**
17 Calfass Road
Concession 7, Rear Part Lot 30, Part Old Road Allowance Calfass Road west of Highway 6
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 applicant is proposing to replace the existing open-air porch of 7.65 m² (82.4 ft²) with a new enclosed front porch of 5.62 m² (60.5 ft²) of an existing dwelling on the subject property. The variance requested would provide relief from Section 4.17.1 and Section 12.4 of the Zoning By-law in order to permit expansion to an existing dwelling. The property is zoned Natural Environment (NE), expansions of existing structures are permitted in cases 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 minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law and is desirable and appropriate for the development of the subject property provided any concerns of the Halton Region Conservation Authority Building and Township Public Works and building Departments are addressed. We consider the request minor and have no concerns with the application.

Section of the By-law	Required	Proposed
Section 4.17.1 Legal Non-Conformity and Legal Non-Compliance & Section 12.4 Natural Environment	The existing development has legal non-conforming status as per Section 4.17. However, Section 4.17.1 requires that proposed development shall comply with existing yards and will not increase height, size, volume of a non-complying building and all other provisions of this By-law are met. The subject property is zoned Natural Environment and as per Section 12.4 no person shall, within any NE zone, alter or use any lot or erect, alter or use any building or structure.	To facilitate addition of a front porch of 5.62 m ² (60.5 ft ²) to an existing single detached dwelling in 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 minor in nature	<ul style="list-style-type: none"> • The relief requested is to facilitate the construction of an enclosed front porch of 5.62 m² (60.5 ft²) by replacing an existing open-air porch of 7.65 m² (82.4 ft²) of an existing dwelling on the subject property. • The subject property is approximately 0.21 ha (0.51 ac). • The subject lands contain an existing dwelling and a garage.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is located entirely within Natural Environment (NE) Zone. • The applicant is proposing to enhance the entrance of an existing dwelling. • The applicant has indicated that the existing dwelling is of size 155.70 m² (1676 ft²) and was constructed in 1954 and is generally considered to be a legal non-conforming within the zoning by-law. • Section 4.17.1 of the by-law provides criteria for the building or structure subject to legal non-conforming status shall comply with existing yards and will not increase height, size, volume of a non-complying building and all other provisions of this by-law are met. • Further, Section 12.4 does not permit to alter or use any lot or erect, alter or use any building or structure within NE Zone.

	<ul style="list-style-type: none"> • As the property is located in an environmental feature, the comments from the Conservation Authority should be considered. • The subject property was subject to a Minor variance application D13/SLA in 2021 to expand an existing accessory building with reduced rear yard setback on the subject property.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject lands are designated as Greenlands, Core Greenlands and Secondary Agricultural in the County Official Plan. Identified environmental features include Halton Region Conservation Authority regulated wetland, provincially significant wetlands, and stable top of bank hazard. • The property is also located within the Paris-Galt Moraine policy area. • Existing uses are permitted in Section 13.8.3 of the Official Plan.
That the variance is desirable and appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The proposed addition would enlarge the existing dwelling. • The proposed location of the addition is farther from the identified feature. • The Committee should consider comments received from the Halton Region Conservation Authority, and Township Public Works and Building Department.

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act* provided that the Halton Region Conservation Authority and Township Public Works and Building Department have no concerns. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee’s decision with respect to this application.

Respectfully submitted,
County of Wellington Planning and Development Department

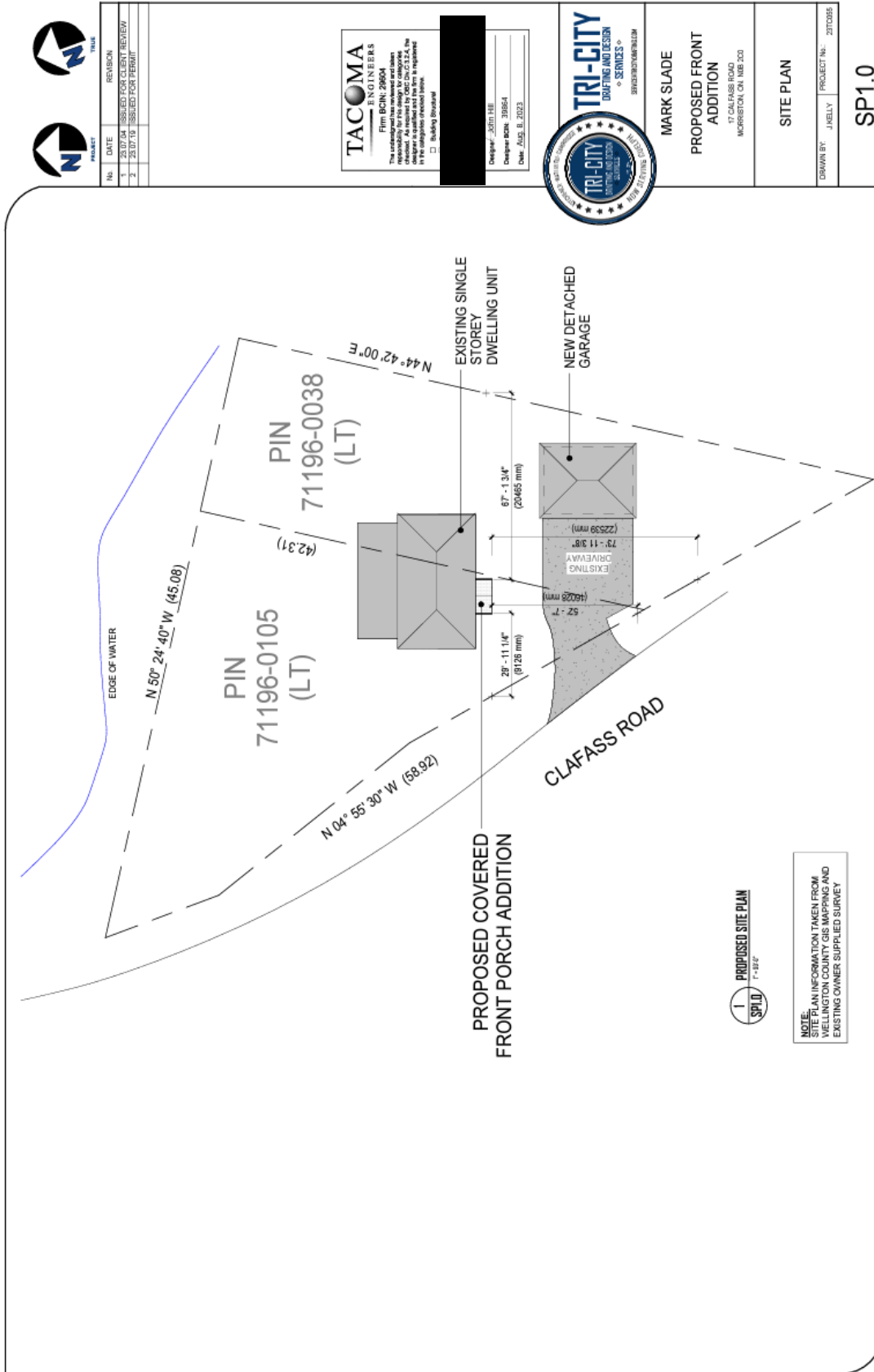


Asavari Jadhav
Planner



Zach Prince, MCIP RPP
Senior Planner

ATTACHMENT 1: Submitted Site Plan





TOWNSHIP OF
PUSLINCH
EST. 1850

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

Minor Variance or Permission Application

General Information:

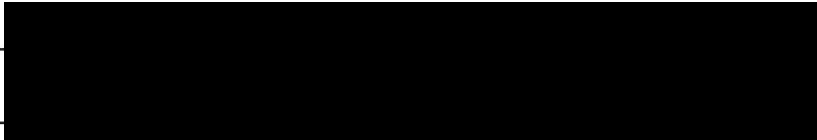
1. Applicant Information:

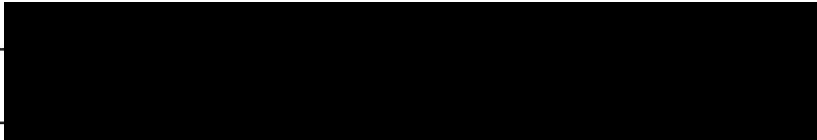
Registered Owner's Name(s): DONNY CORREIA

Address: 6840 GORE Rd.

City: PUSLINCH.

Postal Code: N0B 2J0

E-mail Address: 

Telephone Number: 

Fax: N/A.

Applicant (Agent) Name(s): Michael Barton c/o MB1 Development Consulting Inc.

Address: 1489 Abbeywood Drive

City: Oakville

Postal Code: L6M 2M6

E-mail Address: michael@mb1consulting.com

Telephone Number: 905-599-9973

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: 6840 Gore Road

Concession: Gore Lot: 14

Registered Plan Number: _____

Area: 0.5439 ha Depth: 60.96 m Frontage: 87.72 m
1.344 ac 200 ft 284.51 ft

Width of road allowance (if known): _____

Reason for Application:

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

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

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

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

1. To permit lot coverage of 266.67 m² for an accessory building while 200 m² is permitted on a lot less than 1 ha in area; and
2. To permit maximum height of 7.67 metres while 5 metres is permitted for an accessory building on a lot less than 1 ha in area.

Please refer to the Planning Justification Report for more details.

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

Please refer to the Planning Justification Report submitted with this application for details.

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

Official Plan Designation: Prime Agricultural

Zoning Designation: Agricultural (A)

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?

Gore Road

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other means: (explain below)

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

12. What is the existing use of:

The subject property? Agricultural land

The abutting properties? Agricultural land

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	Single detached dwelling (existing)		Proposed accessory structure	
Main Building height	m	ft.	7.67 m	25.16 ft.
*Percentage lot coverage	4.2% m	ft.	5% m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors		1		2
Total floor area	225.94 m ²	2432 ft ²	301.1 m ²	3241 ft ²
Ground floor area (exclude basement)	225.94 m ²	2432 ft ²	266.67 m ²	2870 ft ²

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

	Single detached dwelling (existing)		Proposed accessory structure	
Front Yard	28.83 m	94.59 ft.	40.4 m	132.55 ft.
Rear Yard	12.63 m	41.44 ft.	6 m	19.7 ft.
Side Yards	15.26 m	50.1 ft.	3.0/66.43 m	9.84/218 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 checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

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

I (we) DONNY CORREIA of the
TOWN of PUSLINCH County/Region of
Wellington County do hereby authorize
Michael Barton c/o MB1 Development Consulting Inc.
to act as my agent in this application.


Signature of Owner(s)

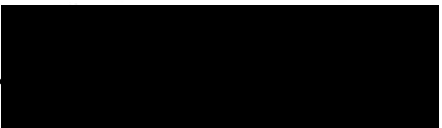
NOV. 6/2023
Date

Affidavit:

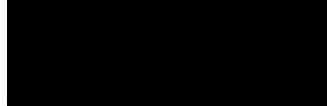
I (we) Michael Barton c/o MB1 Development Consulting Inc. of the
Town of Oakville County/Region of
Halton solemnly declare that all the statements

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 Quebec in the
~~County/Region of~~ (single tier) this 14 day of
November, 2023.


Signature of Owner or authorized
solicitor or agent

November 13, 2023
Date


Signature of Commissioner
LSO 741075

Nov 14 / 2023
Date

Agreement to Post Sign and Permit Site Visits:

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

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

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

For Administrative Purposes Only:

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Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

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Planning Justification Report

Proposed Accessory Building – Application for Minor Variance
6840 Gore Road
Township of Puslinch

November 2023

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A. Introduction

I (Michael Barton) am a Registered Professional Planner (RPP) and full member of the Ontario Professional Planners Institute (OPPI). I am the President and Founder of MB1 Development Consulting Inc. (“MB1”) and a highly qualified land use planning and real estate development professional with extensive and diverse experience in all aspects of commercial and residential real estate development. I have practiced land use planning for over 20 years in communities across Ontario and Canada. I have been qualified as an expert in land use planning by the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal (LPAT) and Ontario Municipal Board (OMB)), as well as the Toronto Local Appeal Body (TLAB).

I have been retained as an Expert in Land Use Planning to prepare this Planning Justification Report for the development proposal and application for minor variance at 6840 Gore Road in the Township of Puslinch (the “Subject Property”). It is my opinion that the proposal is appropriate for the Subject Property and the requested minor variances satisfy the applicable Planning Act tests.

B. Existing Context

B.1 Subject Property

The Subject Property is located at 6840 Gore Road in the Township of Puslinch as illustrated in **Figure 1**. The Subject Property has frontage of 87.72 metres on Gore Road and lot area of 5,348.98 m² (0.53 ha). The existing property configuration and aerial view are included in **Figure 2**. This property is currently occupied by a one-storey single detached dwelling with an attached garage, as illustrated in **Figure 3**. There are also three detached accessory sheds to the west of the dwelling. The existing dwelling has floor area of 172.45 m² and lot coverage of 3.2%. The existing accessory structures have a total floor area of 53.5 m² (1% lot coverage).



Figure 1 – Site Location



Figure 2 – Existing Conditions on Subject Property (Aerial)



Figure 3 – Existing Dwelling on Subject Property– Street View

B.2 Surrounding Properties

As illustrated in **Figure 4**, The Subject Property is generally located within a rural/agricultural area and is surrounded on all sides by lands actively used for agricultural purposes. There are no existing dwellings or other primary or accessory structures in proximity to the Subject Property or existing dwelling. However, it is common in this area for properties to have primary dwellings and/or agricultural buildings in conjunction with accessory buildings and structures.



Figure 4 – Aerial View of Properties Surrounding the Subject Property

C. Planned Context

C.1 County of Wellington Official Plan

The Subject Property is part of the Rural System and designated “Prime Agricultural” on Schedule B7 of the County of Wellington Official Plan.

Part 4 of the Plan includes the general County policies, including Section 4.3 (Farmland Protection). Section 4.3.1 indicates that Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting development.

Part 6 includes policies for the Rural System, including Prime Agricultural Areas, which are to be protected for farming uses. Section 6.4 includes the following policies for Prime Agricultural Areas:

- **6.4.2 Agriculture First:** In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards. As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged.
- **6.4.3 Permitted Uses:** Permitted uses and activities in Prime Agricultural Areas may include:
 - a) agricultural uses
 - b) secondary uses including home businesses and farm businesses
 - c) agriculture-related uses
 - d) existing uses
 - e) single detached homes
 - f) Additional Residential Units subject to Sections 4.4.6
 - g) garden suites subject to Section 4.4.7
 - h) accessory residence
 - i) forestry uses
 - j) wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts
 - k) licensed aggregate operations
 - l) community service facilities
 - m) group homes on existing lots of records
 - n) kennels on existing lots of record

All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.

- **6.4.4 Home Businesses and Farm Businesses:** Home businesses are home occupations and home industries that are secondary to the principal use of the property and may be allowed, subject to zoning provisions, as a means of supplementing farm incomes and providing services in agricultural areas and may include:
 - small home occupations conducted from the main residence with employment normally limited to the occupants of the property – examples include bed and breakfast, day care, hairdresser, and professional services;

- home industries which are small in scale with a limited number of employees, and minimal off-site impacts – examples include minor equipment repair, woodworking, crafts, and welding;
- Farm businesses are small scale businesses that provide value-added products from the farm and may be allowed subject to zoning provisions – examples include:
 - farm vacation enterprises;
 - cottage wineries;
 - value-added processing or packing;
 - sales outlets for agricultural products produced on the farm;
 - seed cleaning
 - pick-your-own, catch-your-own operations
- **6.4.5 Agriculture-related Uses:** Small scale agriculture-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms – examples include:
 - livestock assembly;
 - grain drying;
 - cold storage;
 - custom spraying;
 - animal husbandry.

C.2 Township of Puslinch Comprehensive Zoning By-Law No. 023-18

The Subject Property is zoned “Agricultural (A)” under Township of Puslinch Zoning By-Law 023-18 as illustrated in **Figure 5**.



Figure 5 – Existing Zoning By-Law Designations

Section 11.0 of the Zoning By-Law includes the regulations for the Agricultural zone. The permitted uses from Table 11.1 are included in **Figure 6**. The Agricultural zone standards from Table 11.2 are included in **Figure 7**. As noted in section 11.4, reduced agricultural lot requirements apply to lots contained within a plan of subdivision which was registered after the 27th day of March, 1946 or a parcel of land created by a consent pursuant to the provisions of the Planning Act. The reduced standards are provided in Table 11.3 and included in **Figure 8**. The Subject Property is a reduced lot with area of 0.53 hectares and the existing dwelling complies with the applicable standards.

Table 11.1 Agricultural **Zone** Permitted Uses

USE	A
Accessory apartment	✓
Agricultural use	✓
Agriculture-related uses	✓ (2)
Animal clinic, agricultural	✓
Bed and breakfast	✓
Community garden	✓
Conservation use	✓
Daycare centre	✓
Dwelling, single detached	✓
Group home	✓
Farm related business	✓ (3)
Farm greenhouse	✓
Farm products sales outlet	✓
Farmer's market	✓
Home business	✓
Home industry	✓
Institutional use (1)	✓
Private home day care	✓

Use-Specific Special Provisions:

- (1) Permitted only where the use legally existed on the effective date of this By-law.
- (2) **Agriculture-related uses** shall be subject to the Commercial **Zone** Standards established for the **AC Zone**, provided in Section 8.3 of this By-law.
- (3) **Farm related businesses** shall be subject to the use-specific special provisions in Section 11.5 of this By-law.

Figure 6 – Permitted Uses in the Agricultural Zone

Table 11.2 Agricultural **Zone** Standards

STANDARD	A
Minimum Required Lot Area	4.0 ha
Minimum Required Lot Frontage	120 m
Minimum Required Front Yard	10 m
Minimum Required Interior Side Yard	3 m
Minimum Required Exterior Side Yard	6 m
Minimum Required Rear Yard	7.5 m
Maximum Permitted Lot Coverage	30%

Figure 7 – Agricultural Zone Performance Standards

Table 11.3 Reduced **lot** Agricultural **Zone** Standards

STANDARD	REDUCED LOTS IN THE A ZONE
Minimum Required Lot Area	0.4 ha
Minimum Required Lot Frontage	25 m
Minimum Required Front Yard	7.5 m
Minimum Required Interior Side Yard	3 m
Minimum Required Exterior Side Yard	7.5 m
Minimum Required Rear Yard	7.5 m
Maximum Permitted Lot Coverage	30%

Figure 8 – Reduced Lot Agricultural Zone Standards

Section 3 includes the following definition of “Accessory building or structure”: a detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building on the same lot. Section 4.4 includes the regulations for Accessory Uses, Buildings and Structures, including Section 4.4.1, which confirms that accessory uses are permitted in all zones unless otherwise prohibited or restricted in the By-law.

Section 4.4.2 provides the following regulations for Accessory Buildings and Structures:

- a. No accessory building or structure shall be erected on a lot prior to the erection of the principal building on the lot.
- b. No accessory building or structure shall be used for human habitation or as a home business, unless expressly permitted by this By-law.

- c. No accessory building or structure or part thereof shall be located within:
- (i) an easement that is in favour of a public authority;
 - (ii) a sight triangle; or
 - (iii) One (1) metre from the principal building on the lot.
- d. Nothing in this By-Law shall apply to prevent the erection of a:
- (i) gatehouse, anywhere in a front yard or exterior side yard in an Industrial Zone;
 - (ii) boat house or boat dock at the edge of a watercourse; or
 - (iii) a partially enclosed shelter for use by children while waiting for a school bus, anywhere in a front yard or exterior side yard in an Agricultural (A) Zone.
- e. No more than three accessory buildings or structures shall be permitted on a lot in any Residential Zone, unless otherwise permitted by this By-law.
- f. Regulations in Table 4.1 shall also apply to accessory buildings and structures (included in **Figure 8**).

Table 4.1 Additional Regulations – **Accessory Buildings and Structures**

STANDARD	
Maximum Permitted Lot Coverage – Residential Zones	10% to a max. total floor area of 200 m ²
Maximum Permitted Lot Coverage – All Other Zones	
Lot area less than 1 ha	200 m ²
Lot area between 1 and 4 ha	500 m ²
Lot area greater than 4 ha	1,400 m ² plus 1% of lot area If greater than 4 ha
Maximum Permitted Height	
Agricultural (A) Zone – lot area greater than 1 ha	7 m
All other lot sizes and zones	5 m
Minimum Required Front Yard	Equal to the minimum front yard requirement for the principal building
Minimum Required Interior Side Yard	2 m
Minimum Required Exterior Side Yard	Equal to the minimum exterior side yard requirement for the principal building
Minimum Required Rear Yard	2 m

Figure 8 – Regulations for Accessory Buildings and Structures

D. Development Proposal

The development proposed for the Subject Property involves the following:

- Removal of the existing accessory structures (sheds) to the west of the single detached dwelling;

- Construction of a new accessory structure in the northwest corner of the property, west of the existing dwelling as illustrated in the site plans in **Figure 9** and **Figure 10**; and
- Construction of a new driveway to access the new accessory structure.

The proposed structure includes ground floor area of 266.7 m² in conjunction with a mezzanine level of 34.31 m². The ground floor is accessed via large overhead doors on the front (south) and east sides of the structure. These areas represent lot coverage of just under 5%. The proposal also includes removal existing sheds with 53.5 m² of floor area, which represents net new accessory structure lot coverage of 213.12 m². The structure will be 7.67 metres at its maximum height before tapering down in height towards the side elevations. A limited number of windows are proposed on the mezzanine level on the rear and west side elevations, as illustrated on the architectural drawings included in **Appendix A**.

The proposed accessory structure is set back 30.31 metres from the existing dwelling at its closest point and incorporates the following setbacks:

- Front yard: 40.4 m;
- Rear yard: 6.0 m;
- West interior side yard: 3.0 m; and
- East interior side yard: 66.43 m.

On this basis, the following minor variances are requested to facilitate the development proposal for the Subject Property and complies with all other zoning performance standards:

- To permit lot coverage of 266.67 m² for an accessory building while 200 m² is permitted on a lot less than 1 ha in area; and
- To permit maximum height of 7.67 metres while 5 metres is permitted for an accessory building on a lot less than 1 ha in area.

The following points are relevant to these requested variances:

- The proposed accessory building location maximizes the setbacks to the existing dwelling and Gore Road while exceeding the minimum required front, rear and side yard setbacks;
- The total lot coverage on the property will be 9.21% when the existing dwelling, proposed accessory structure and removal of existing structures is taken into account, which is considerably less than the 30% permitted;
- The proposed lot coverage of 266.67 m² is balanced against the removal of 53.5 m² of existing accessory building lot coverage;
- There are no structures adjacent to the Subject Property that would be impacted by the floor area, lot coverage or height of the proposed structure and the only uses are active farming and agricultural purposes;

- The proposed structure is intended to be used accessory to the existing dwelling and complementary to the surrounding agricultural land use character; and
- The Subject Property is an existing residential lot used for single detached purposes and the proposed accessory structure will be located in a cleared area on the property that does not require removal of natural heritage features or agricultural land.

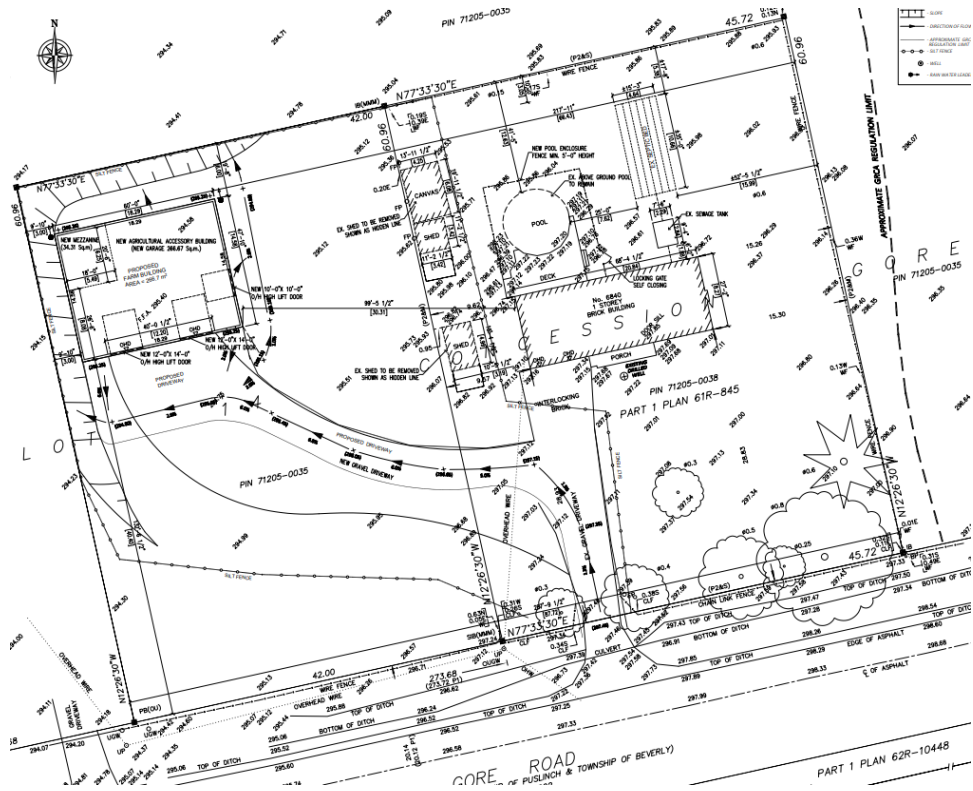


Figure 9 – Proposed Site Plan

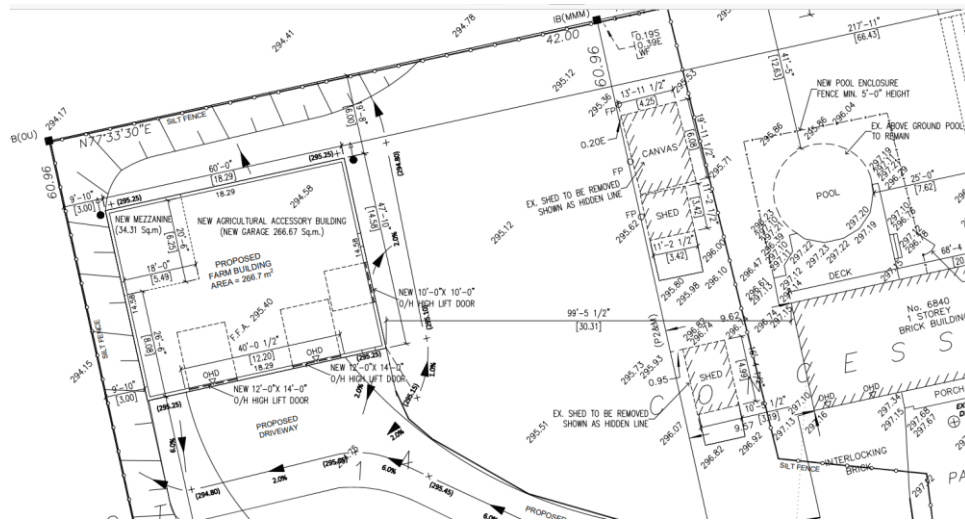


Figure 10 – Proposed Site Plan (Expanded View of Proposed Accessory Building)

E. Land Use Planning Analysis

E.1 Provincial Policy

E.1.1 Matters of Provincial Interest

Section 2 of the Planning Act provides that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest including those identified in this section of the Act. It is my opinion that the proposal has appropriate regard to these matters, specifically the following:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province;
- (c) the conservation and management of natural resources and the mineral resource base;
- (h) the orderly development of safe and healthy communities;
- (p) the appropriate location of growth and development;
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposal represents the addition of an accessory structure on an existing residential lot with a single detached dwelling in conjunction with removal of a number of existing accessory structures (sheds). The

proposed structure will not impact the existing natural heritage and agricultural features on the surrounding properties and will maintain the rural character of the Subject Property and surrounding area. The proposed structure is located a considerable distance from the existing dwelling and provides setbacks to the front, rear and side lot lines that meet or exceed the minimum zoning standards. There are no structures on the surrounding lands in close proximity to the proposed structure that would be impacted in any way by the requested minor variances for maximum height and floor area. Moreover, only a small portion of the floor area in the building will be located above the ground floor with a limited number of windows provided on the west and south side elevations.

The requested minor variances will allow for construction of a structure that is accessory to the existing single detached dwelling and will not be used or serve any function independently of the dwelling and residential uses on the Subject Property. The proposed structure is also consistent and compatible with the agricultural and rural character of the surrounding area.

E.1.2 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS 2020) is issued under the authority of section 3 of the Planning Act and came into effect on May 1, 2020. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.

Part V contains the policies of PPS 2020, including Section 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns). Section 1.1.1 indicates that healthy, liveable and safe communities are sustained by:

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity.

Section 1.1.4 contains the policies for Rural Areas in Municipalities. 1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
- e) using rural infrastructure and public service facilities efficiently;

- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in prime agricultural areas.

Section 1.1.5 contains the policies for Rural Lands in Municipalities, including the following:

- 1.1.5.2 On rural lands located in municipalities, permitted uses are:
 - a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings);
 - c) residential development, including lot creation, that is locally appropriate;
 - d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
 - e) home occupations and home industries;
 - f) cemeteries; and
 - g) other rural land uses.
- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

It is my opinion that the proposal and requested minor variances are consistent with the applicable policies of PPS 2020 on the following basis:

- The proposed structure is accessory to and supports the existing single detached dwelling on the property and will replace a number of existing detached accessory structures;
- The proposed structure is located in an existing cleared area of the Subject Property not occupied by active cropping lands or natural heritage features;
- The proposal will not require new services or infrastructure, including water and septic services; and
- The proposed accessory structure is consistent and compatible with the agricultural/rural character of the area and will be set back a significant difference from Gore Road and any other structures on surrounding properties.

E.1.3 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under the Places to Grow Act, 2005 to take effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved by the Lieutenant Governor in Council, Order in Council No 1244/2020 to take effect on August 28, 2020. As set out in Section 1.2.2 of this Plan, all decisions in respect of the

exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.

The Growth Plan is intended to build upon the policies of PPS 2020 and provide more detailed land use planning policies for specific regions and municipalities. The policies of the Growth Plan take precedence over the policies of PPS 2020 to the extent of any conflict, except where the relevant legislation provides otherwise. In other words, the Growth Plan provides more detailed policies and targets to achieve the broader level objectives of PPS 2020.

The Guiding Principles in Section 1.2.1 include the following:

- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions; and
- Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network.

Section 2.2.9 contains the policies for Rural Areas, including 2.2.9.3 c) that permits development outside of settlement areas for uses that are not appropriate in settlement areas provided they: i. are compatible with the rural landscape and surrounding local land uses; ii. will be sustained by rural service levels; and iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.

It is my opinion that the development proposal and requested minor variances conform to the applicable policies of the Growth Plan for the following reasons:

- The proposal represents enhancement of the use of the Subject Property for an existing single detached dwelling and the built form that are consistent and compatible with the character of the surrounding community;
- There will be no impacts to existing agricultural, natural heritage, hydrologic, and landform systems, features, and functions in the immediate neighbourhood context or broader community;
- The Subject Property will continue to rely on existing private services and no upgrades or extensions are required to accommodate the proposal;
- The proposed structure will be spatially separated from Gore Road, the existing dwelling on the Subject Property and existing primary and accessory structures on surrounding properties; and
- The lot coverage and height of the proposed accessory structure will be compatible with, and respectful of, the existing structures in the surrounding area in terms of building type, height, massing, scale and density.

E.2 Municipal Policy

E.2.1 County of Wellington Official Plan

It is my opinion that the development proposal and the requested minor variances will maintain the general purpose and intent of the County of Wellington Official Plan on the following basis:

- The proposed accessory structure and the requested increases in height and lot coverage will not adversely impact the rural character of the Subject Property and the existing agricultural uses and operations on the surrounding lands;
- The proposed structure will replace a number of existing accessory structures and will be accessory and secondary to the continued use of the Subject Property for a single detached dwelling;
- The location of the proposed structure provides significant spatial separation and buffering to Gore Road and the adjoining properties and there are no nearby structures that will be affected by the proposed building height and lot coverage;
- Only a small portion on the mezzanine level of the proposed structure will be located above the ground floor with most activity occurring at the ground level;
- The requested height is at the peak towards the centre of the structure and tapers down in height towards the side elevations; and
- The Subject Property will provide an overall lot coverage that is significantly less than the maximum permitted for all structures and net new accessory structure lot coverage of 213.12 m².

E.2.2 Township of Puslinch Comprehensive Zoning By-Law No. 023-18

The general purpose and intent of the Zoning By-Law is to implement the policies of the Official Plan through specific permissions and regulations. The Zoning By-law provides specific direction on location, orientation and form of buildings, as well as density, height, parking requirements and coverage, among other considerations. The Subject Property is currently zoned "Agricultural (A)". The applicable regulations are intended to ensure any use or structure results in appropriate use of the Subject Property that is compatible with surrounding properties and the overall agricultural character and functions of the community.

It is my opinion that the development proposal and requested minor variances maintain the general purpose and intent of the applicable policies of the Zoning By-Law for the following reasons:

- The requested minor variance for construction of an accessory structure of 266.67 m² while 200 m² is permitted. When the removal of the existing accessory structures on the property is taken into consideration, the net new accessory structure lot coverage is 213.12 m². When combined with the lot coverage of the existing dwelling, the total coverage is 9.21%, which is significantly less than the 30% maximum permitted. It is my opinion that the purpose and intent of this regulation is to control the footprint and scale of an accessory structure to ensure it is consistent and compatible with the uses on the Subject Property and in the surrounding area. The removal of 3 existing accessory structures in conjunction with the proposed new structure will better manage the accessory uses on the Subject Property and separate them spatially from the dwelling. The structure will also be setback

considerable distance from Gore Road and not be located in proximity to any primary or accessory structures on abutting lands.

- The requested minor variance for the maximum height of the proposed accessory structure is only for a portion of the structure and tapers down in height towards the side elevations. Significant spatial separation is provided to the existing dwelling and large setbacks are provided on all side of the accessory structure to mitigate any impacts of the requested height to the dwelling, public realm or surrounding properties. There are also no structures or sensitive land uses on the abutting lands that would be impacted by the additional height requested through this minor variance.

E.3 Minor Variance Tests (Section 45(1) of the Planning Act)

Section 45(1) of the Planning Act provides the authority to the Committee of Adjustment to authorize minor variances and is as follows: The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained.

In general, this section of the Planning Act is recognized as establishing the following four tests:

- The general intent and purpose of the Official Plan is maintained;
- The general intent and purpose of the Zoning By-law is maintained;
- The variances are considered desirable for the appropriate development of the land; and
- The variances are minor.

E.3.1 General Intent and Purpose of Official Plan

As outlined in Section E.2.1 of this document, it is my opinion that the requested minor variances maintain the general purpose and intent of the County of Wellington Official Plan.

E.3.2 General Intent and Purpose of the Zoning By-Law

As outlined in Section E.2.2 of this report, it is my opinion that the requested minor variances maintain the general purpose and intent of the Township of Puslinch Zoning By-Law.

E.3.3 Minor in Nature

It is my opinion that each of the requested minor variances will facilitate construction of an accessory structure on the Subject Property that is appropriate in height, lot coverage and scale for the Subject Property and within its existing rural and agricultural context. The increase in lot coverage relative to the as-of-right permissions allows for removal of 3 existing accessory structures in addition to providing additional floor area. On this basis, the net new accessory lot coverage of 213.12 m² is 6.5% greater than would be permitted through construction of a new accessory structure. Moreover, a new structure of 200 m² could be constructed with the existing 53.5 m² of lot coverage maintained. On this basis it is my opinion that the requested lot coverage is minor when compared to the as-of-right permissions of the Zoning By-Law and the site-specific context considerations.

The requested maximum height of 7.67 metres is only for a portion of the proposed accessory structure, with a considerable portion of the structure being significantly lower in height. Moreover, only 34.31 m² (13% of the footprint) of the floor area will be located above the ground level and a limited number of windows provided on the rear and west side elevations. Given the significant setbacks to Gore Road, the existing dwelling and the surrounding properties, as well as the absence of any primary or accessory structures on abutting lands within proximity of the proposed structure, it is my opinion that the requested minor variance to the maximum height is minor.

E.3.4 Desirable for the Appropriate Development of the Subject Property

For the reasons outlined throughout this document, it is my opinion that the requested minor variances are desirable for the appropriate use and development of the Subject Property. The proposal will facilitate more orderly accessory uses on the Subject Property while increasing the floor area for these uses in a manner that provides overall lot coverage and setbacks that exceed the minimum requirements. The proposed structure will be of scale and character that is consistent and compatible with the rural and agricultural character of the area and the existing single detached dwelling on the Subject Property.

F. Conclusions and Recommendations

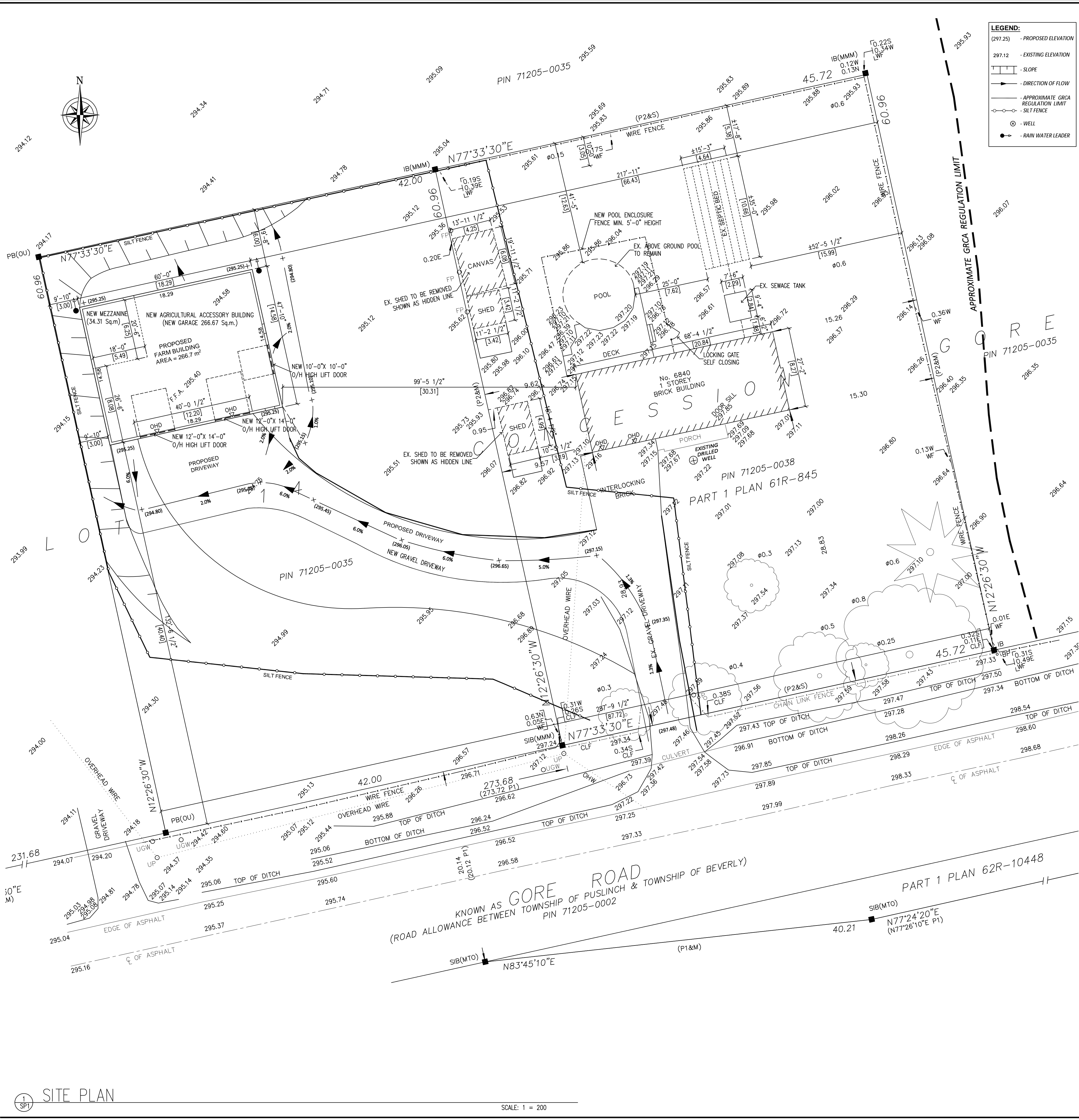
It is my opinion that the requested minor variances satisfy the tests set out in section 45(1) of the Planning Act, specifically that: i) The variances maintain the general purpose and intent of the Official Plan; ii) The variances maintain the general purpose and intent of the Zoning By-Law; iii) The variances are minor in nature; and iv) The variances are desirable for the appropriate development of the Subject Property

Regards,



Michael Barton, MCIP, RPP

Appendix A – Architectural Drawings



LEGEND:

- (297.25) - PROPOSED ELEVATION
- 297.12 - EXISTING ELEVATION
- - - SLOPE
- DIRECTION OF FLOW
- - - APPROXIMATE GRCA REGULATION LIMIT
- SILT FENCE
- WELL
- RAIN WATER LEADER

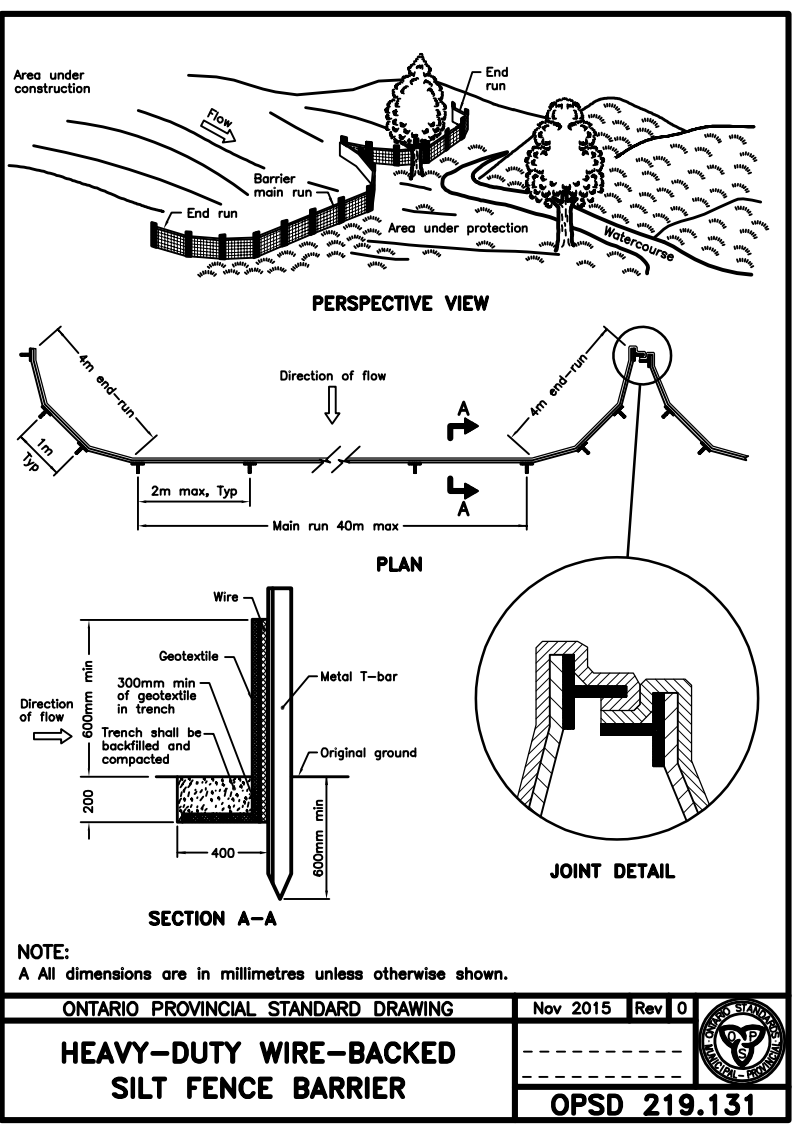
SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY OF LOT 14, CONCESSION GORE
 GEOGRAPHIC TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

PLEASE NOTE THAT INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM A SURVEY PLAN BY
 MMP MacKay, MacKay & Peters Limited (Prepared on August 24 2021)

SITE DATA

ZONING	LOT AREA	ESTABLISHED (AVERAGE) GRADE = 294.38 m	
Agricultural Zone (A)	5348.98 m ²		
DESCRIPTION	EXISTING	ADDITION	TOTAL
LOT COVERAGE (includes ex. house coverage + ex. sheds)	225.94 (m ²)	266.67 (m ²) Prop. Accessory Farm Building	492.61 (m ²) ex. house coverage+ ex. sheds, prop. accessory farm building
GROSS FLOOR AREA (includes)	172.45 (m ²) ex. house one storey	0.0 (m ²) N/A	172.45 (m ²) ex. main floor
ACCESSORY BLDG. (includes Sheds)	53.50 (m ²) ex. to be removed	266.67 (m ²) New Farm Bldg.	266.67 (m ²)
ACCESSORY BUILDING SETBACKS (REDUCED AGRICULTURAL LOT REQ)	BY-LAW	PROPOSED	DESCRIPTION
YARD			
FRONT YARD	7.5 (m)	40.0 (m)	
REAR YARD	2.0 (m)	6.0 (m)	
INT. SIDE (W)	2.0 (m)	3.0 (m)	
INT. SIDE (E)	2.0 (m)	66.43 (m)	
MAX. HEIGHT	5.0 (m)*	7.67 (m)	* Permitted as per 4.10.iii (General Provision)
LOT COVERAGE	5.0 %	4.98 %	* Permitted as per Table 4.1 (Accessory Bldg.)

AVERAGE EX. GRADE: (294.17+294.41+294.15+294.58+294.23+294.75)/6 = 294.38 m
 MAX. HEIGHT (ROOF MIDPOINT) = 7.67 m



- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
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- SIGNATURE _____ DATE _____

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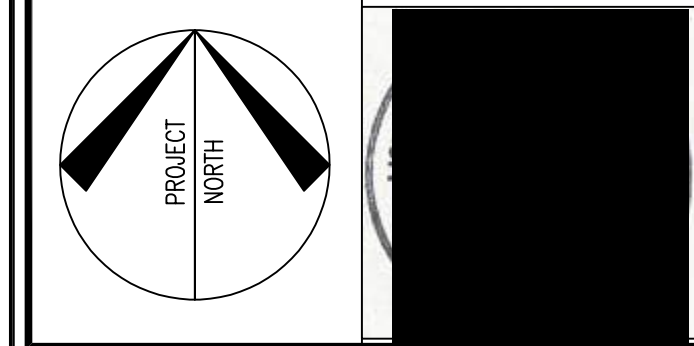
DESIGN LOADS
 From Table 2.5.1.1.(1) O.B.C.
 Design Data For Selected Locations
 (Cambridge, Ontario)

Snow = 1.6 KPa
 Rain = 0.4 KPa
 Hourly Wind Pressures
 1/50 = 0.36 KPa

LIVE LOAD (ROOF) = 1.68 KPa
 DEAD LOAD (ROOF) = 0.58KPa
 LIVE LOAD (FLOOR) = 4.80 KPa

NO.	DESCRIPTION	DATE	BY
2	REVISED FOR PERMIT	JUN 20 2023	
1	ISSUED FOR PERMIT	APR 04 2023	
0	ISSUED FOR REVIEW	MAR 09 2022	

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CARE ENGINEERING & DESIGN SERVICES INC.
 603 Argus Rd. Suite 207, Oakville, ON L6J 6G6
 Tel: 905-825-1173 info@careengineering.com

PROJECT NAME
 NEW ACCESSORY FARM BUILDING ADDITION
 60'-0"X47'-10"

6840 GORE RD.

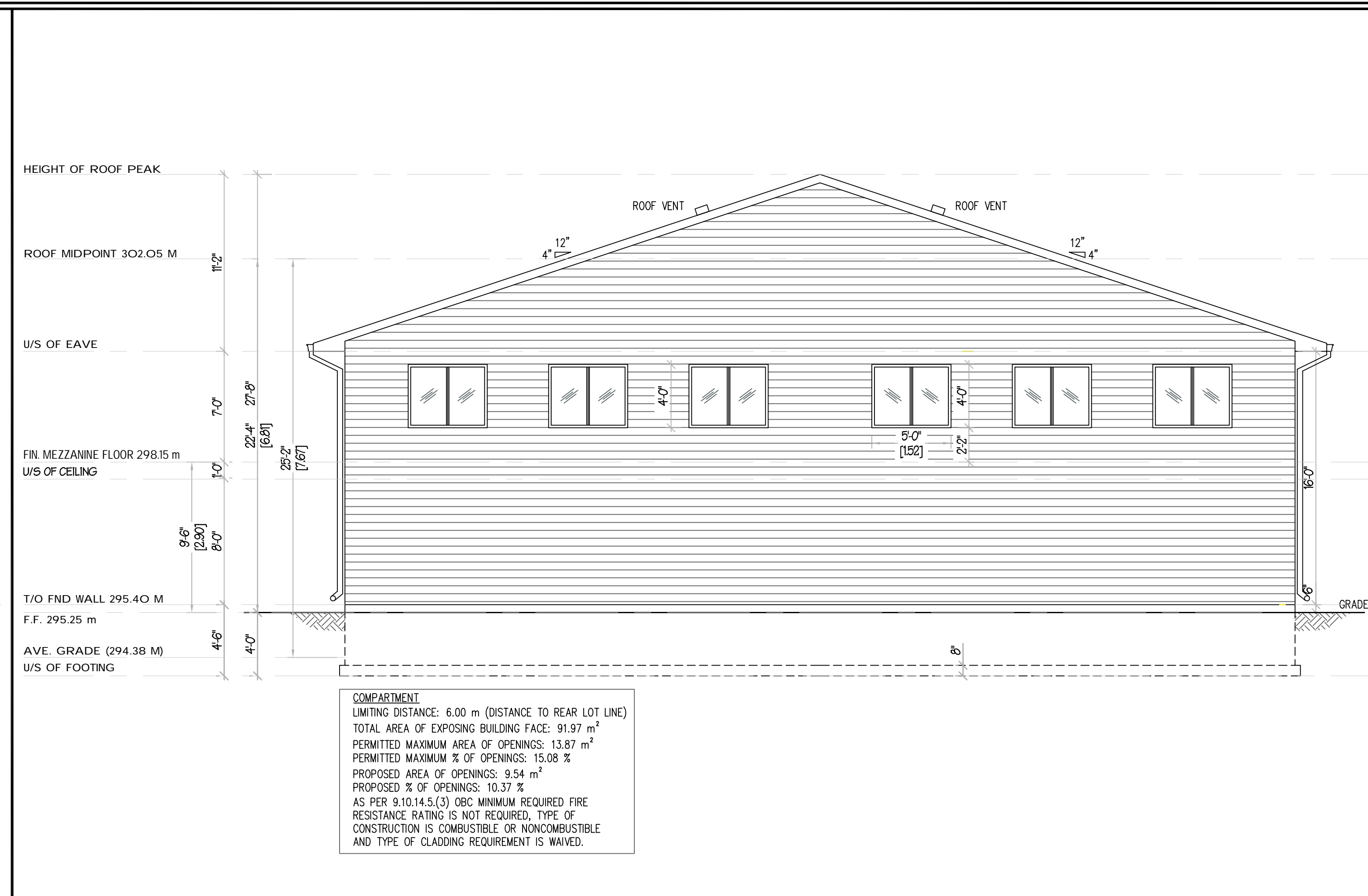
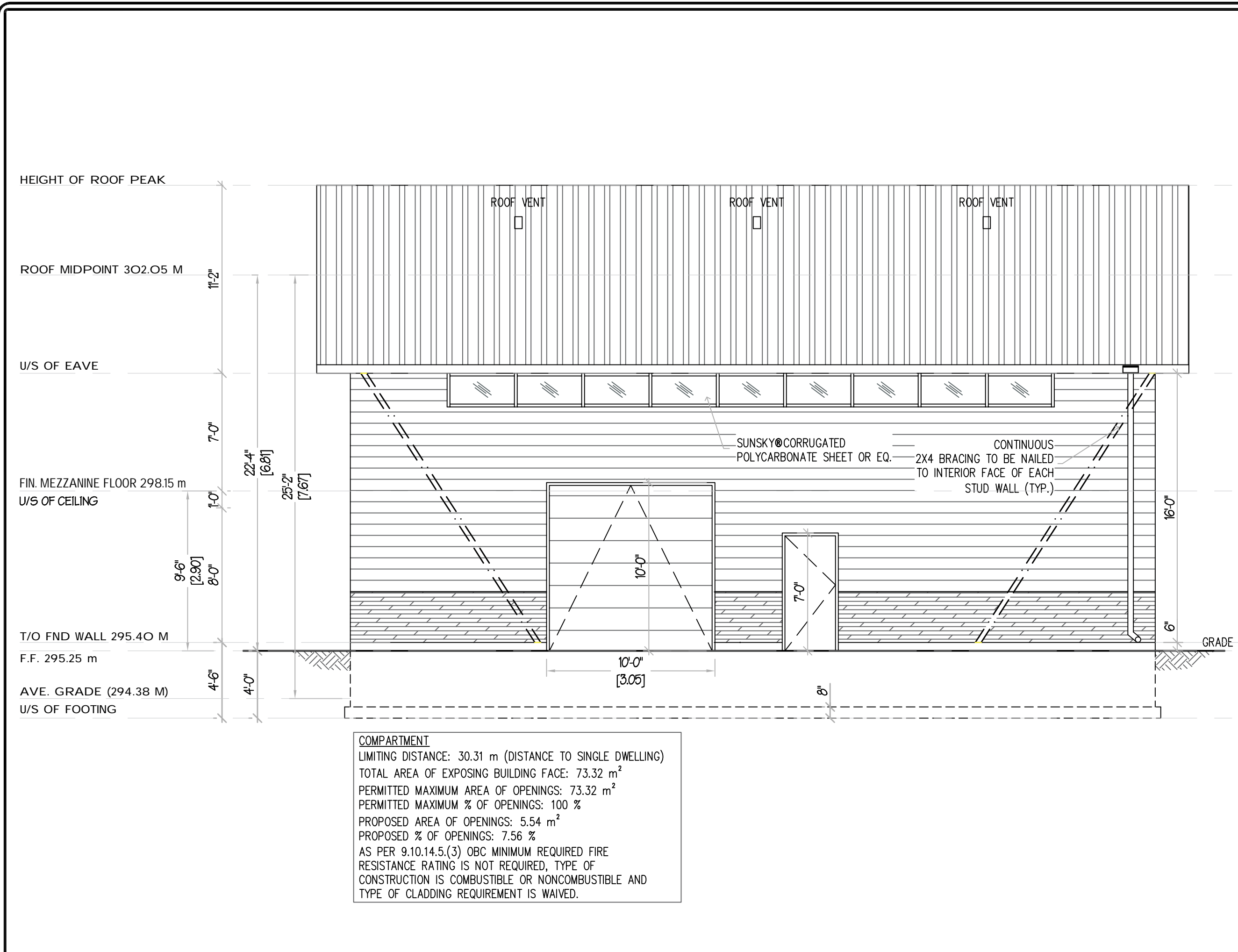
PUSLINCH, ONTARIO

SHEET TITLE SITE PLAN AND SITE DATA

SCALE	AS SHOWN	PROJECT NO.
DRAWN BY	A.H.	21-981
CHECKED BY	A.K.	DWG. NO.
DATE	MAR 2022	REV. NO.
FILE NAME	21-981.DWG	SP1 2

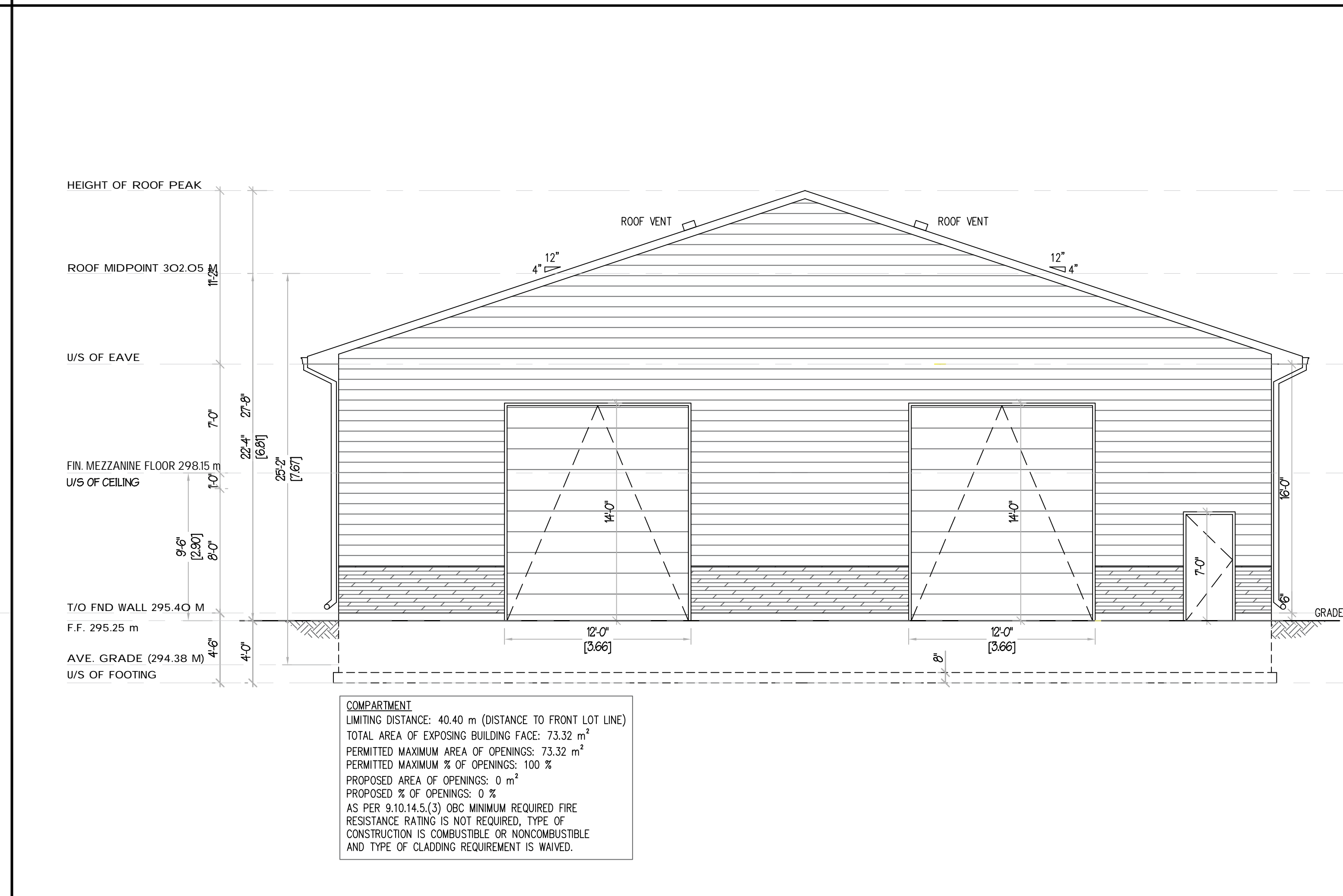
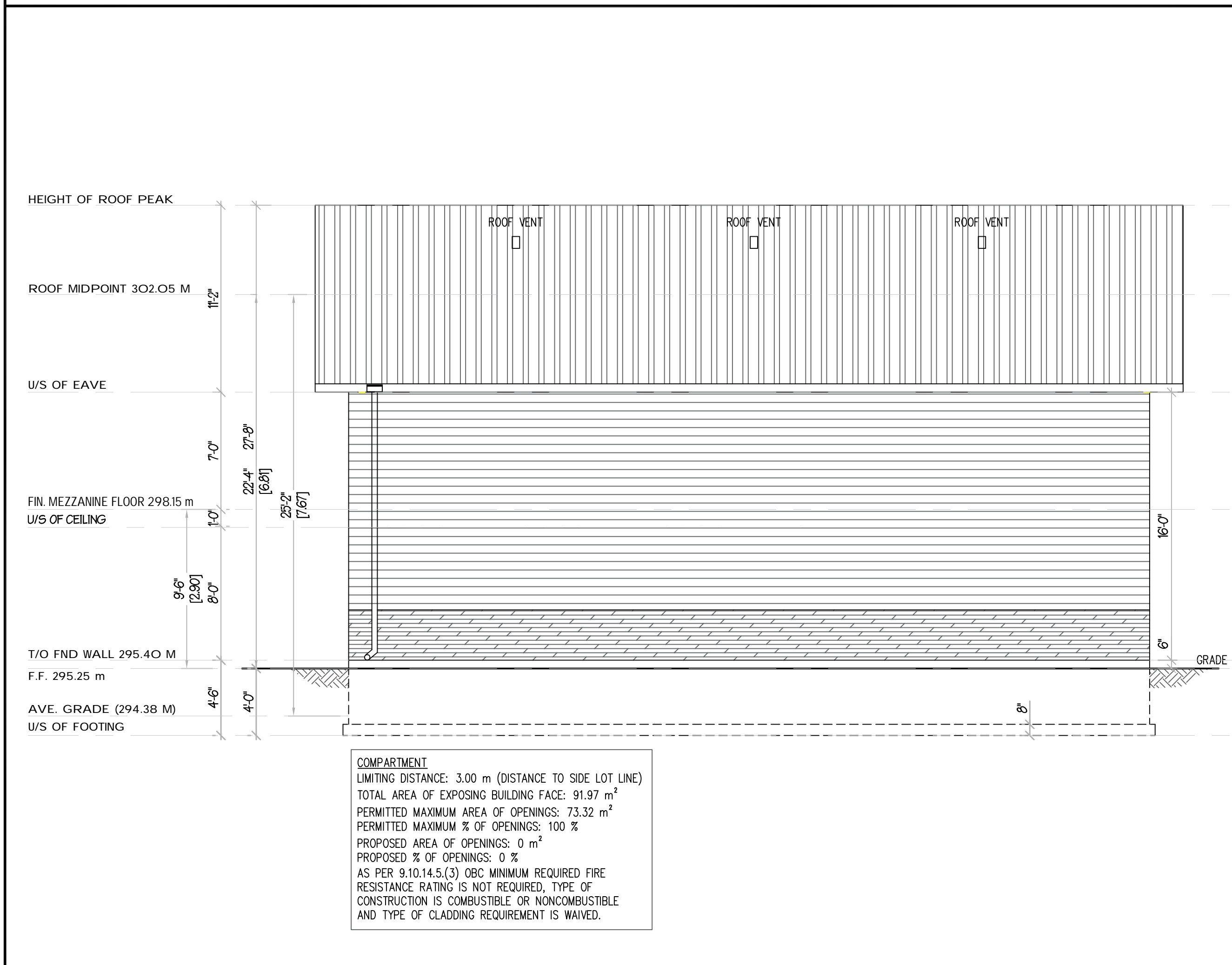
SITE PLAN
 SP1

SCALE: 1 = 200



1 SIDE ELEVATION SCALE: 3/16" = 1'-0"

2 REAR ELEVATION SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION SCALE: 3/16" = 1'-0"

4 FRONT ELEVATION SCALE: 3/16" = 1'-0"

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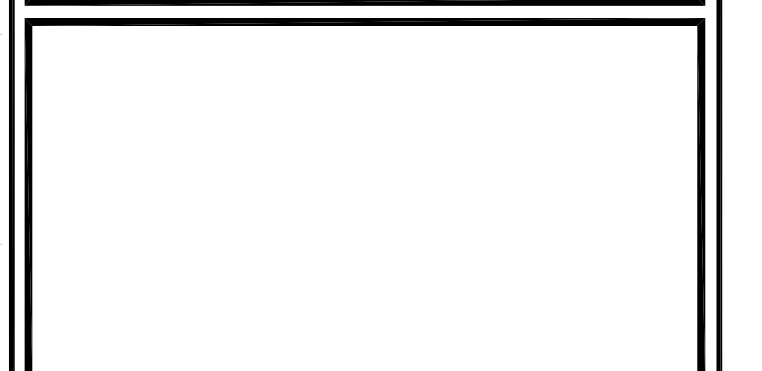
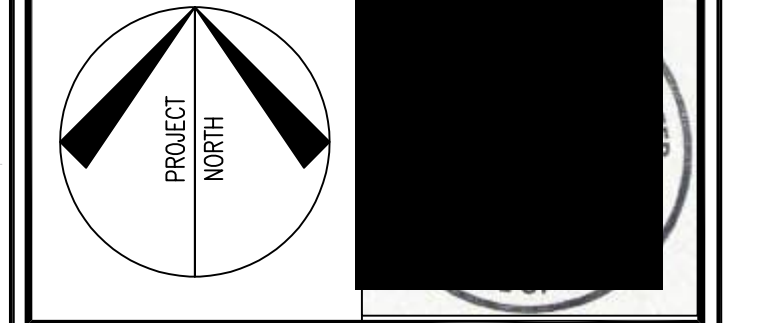
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ISSUED FOR TENDER
ISSUED FOR PERMIT
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SIGNATURE _____ DATE _____

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1	ISSUED FOR PERMIT	APR 04 2023	
0	ISSUED FOR REVIEW	MAR 09 2022	
NO. REVISION	DESCRIPTION	DATE	BY

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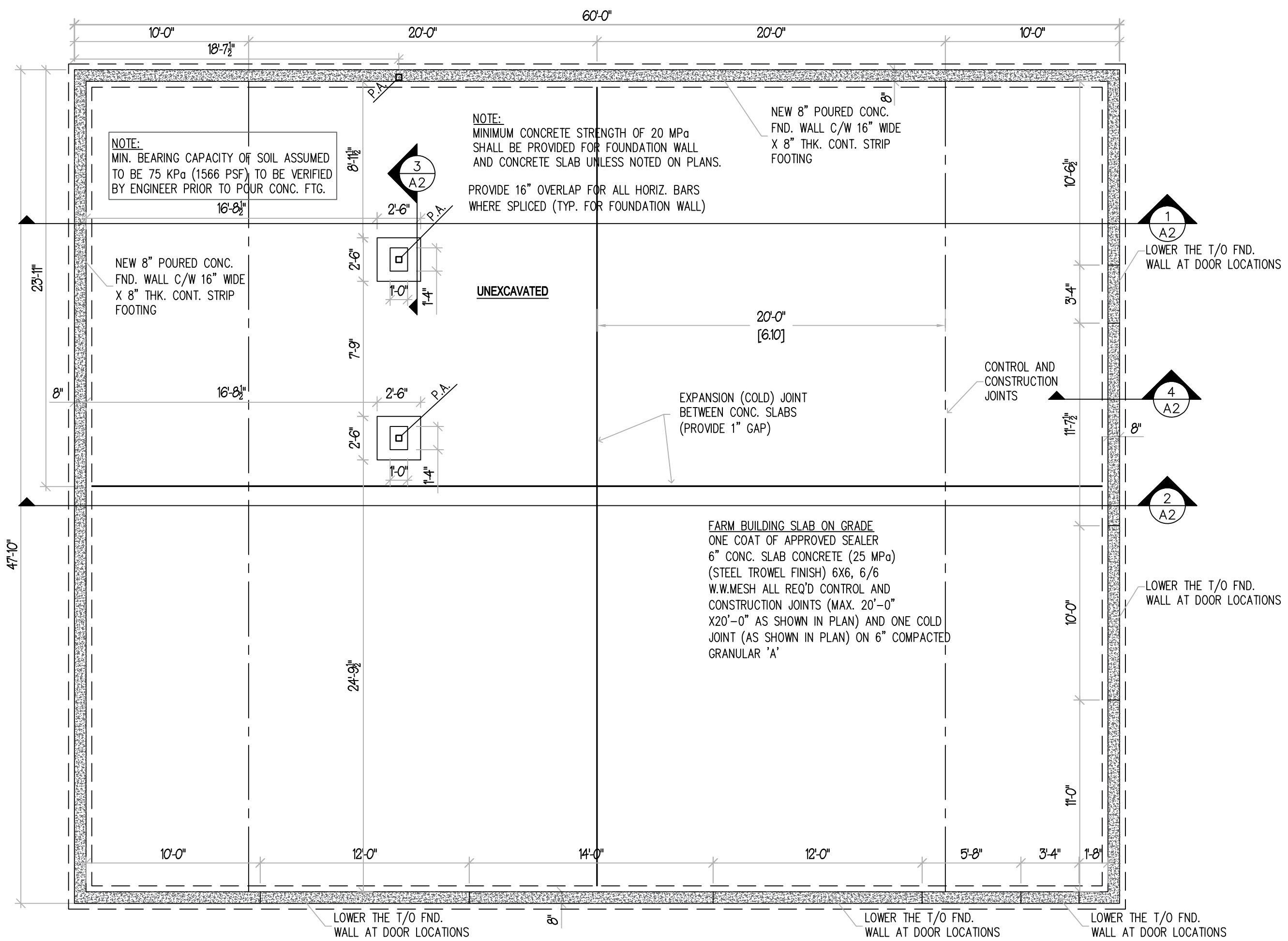
603 Argus Rd. Suite 207, Oakville, ON L6J 6G6
Tel: 905-825-1173 info@careengineering.com

PROJECT NAME
NEW ACCESSORY FARM BUILDING ADDITION
60'-0" X 47'-10"

6840 GORE RD.

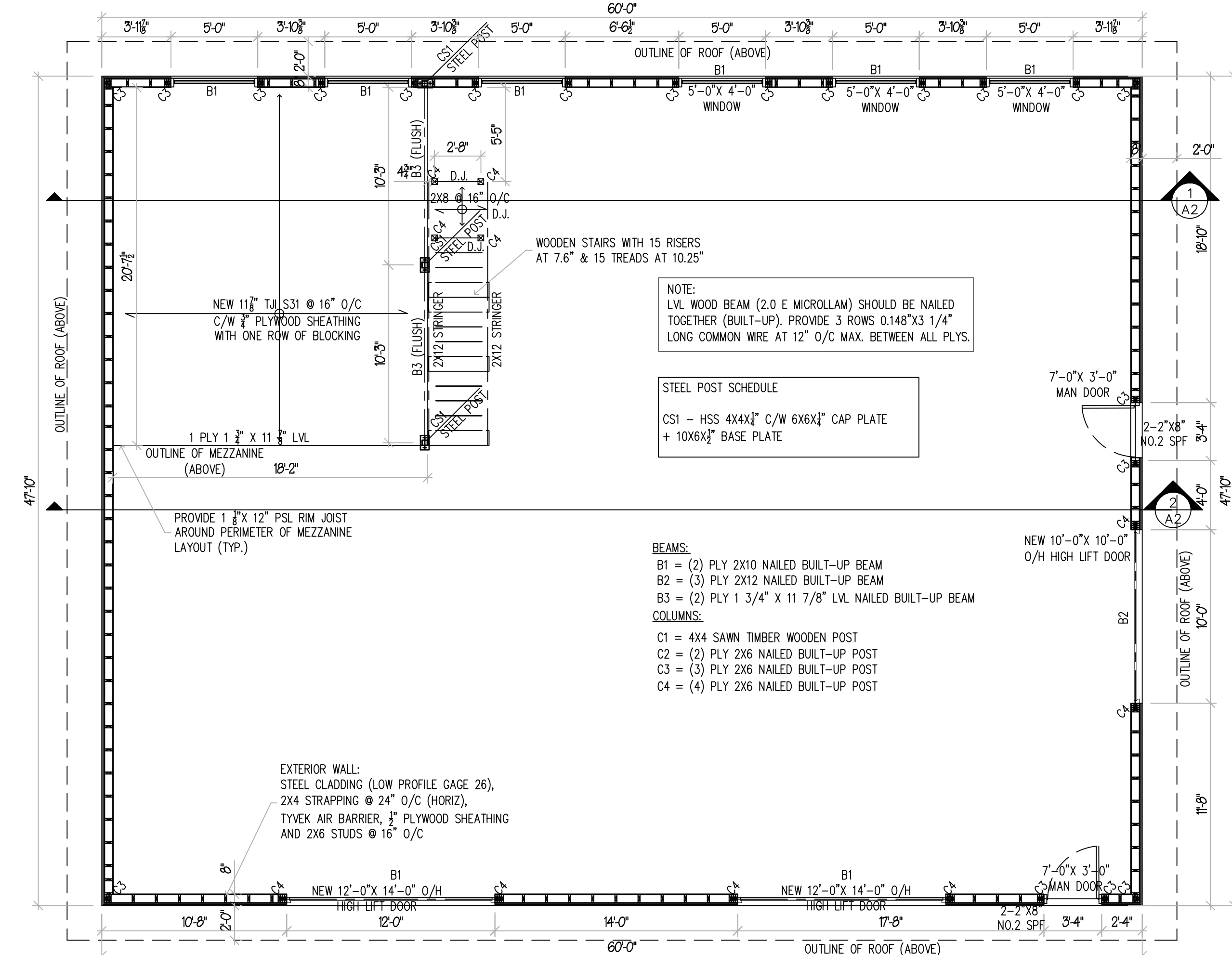
PUSLINC, ONTARIO

SHEET TITLE ELEVATIONS	
SCALE AS SHOWN	PROJECT NO. 21-896
DRAWN BY A.H.	DWG. NO. A3
CHECKED BY A.K.	REV. NO. 2
DATE MAR 2021	
FILE NAME 21-896.DWG	



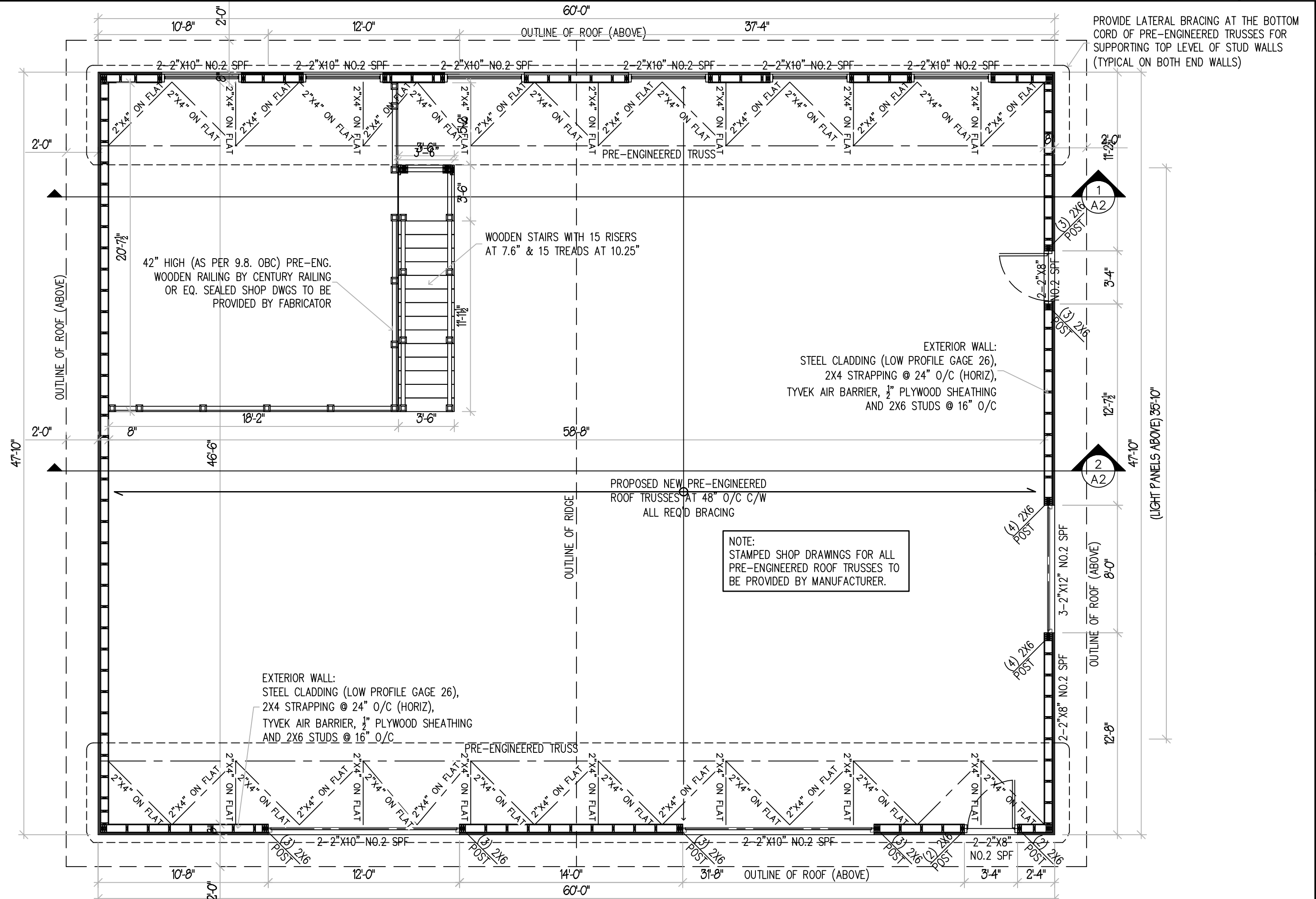
1 FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



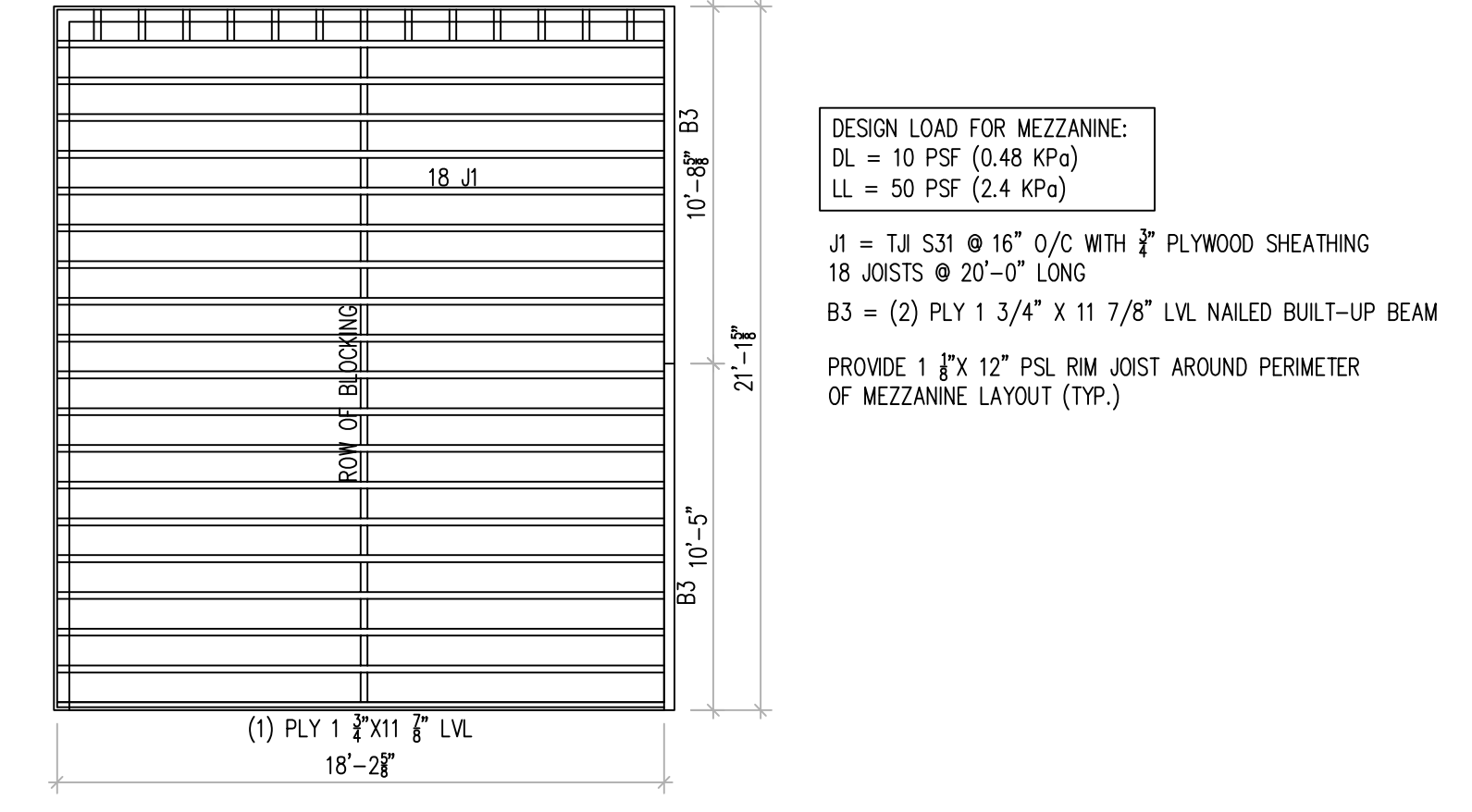
2 MAIN FLOOR PLAN (MEZZANINE FRAMING)

SCALE: 3/16" = 1'-0"



3 MEZZANINE PLAN (ROOF FRAMING PLAN)

SCALE: 3/16" = 1'-0"



4 TJI FLOOR JOIST LAYOUT

SCALE: 3/16" = 1'-0"

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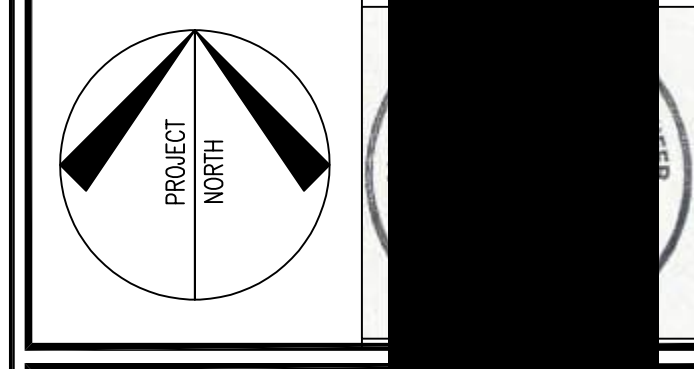
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CE CARE ENGINEERING & DESIGN SERVICES INC.

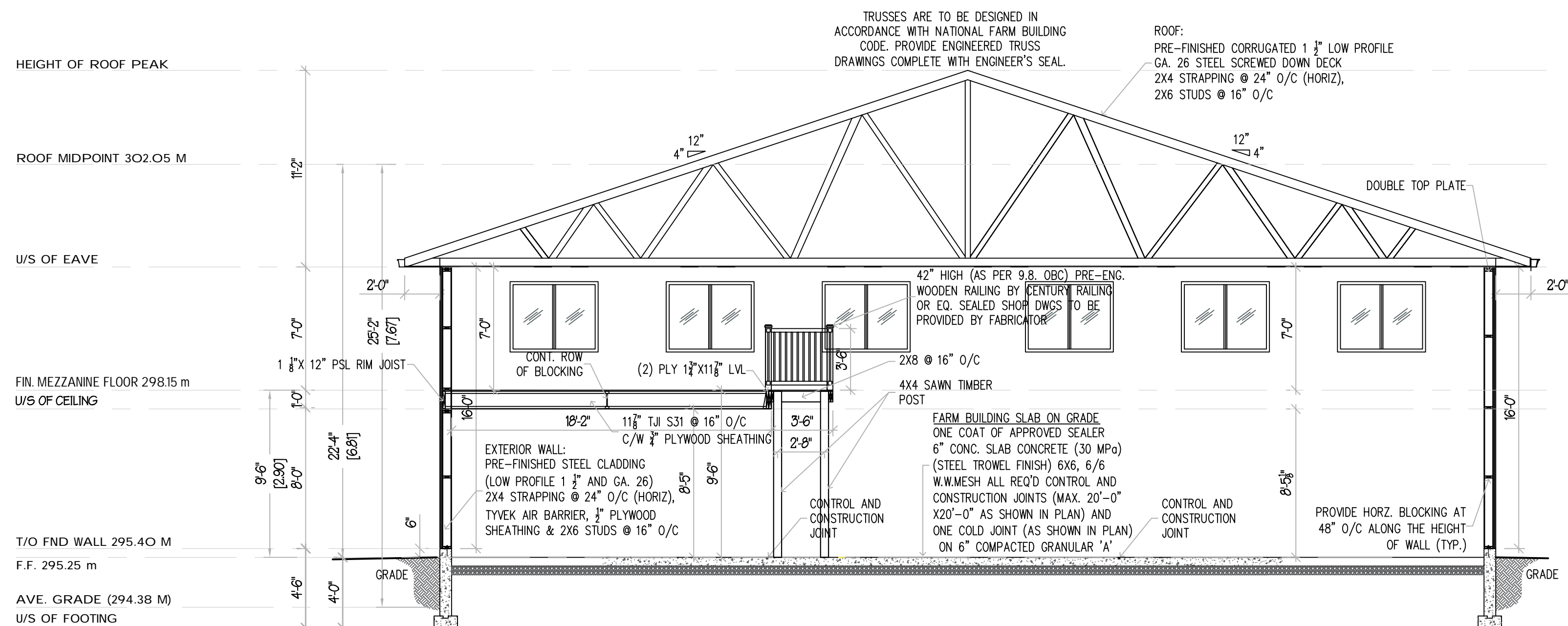
803 Argus Rd. Suite 207, Oakville, ON L6J 6G6
Tel: 905-825-1173 info@careengineering.com

PROJECT NAME
NEW ACCESSORY FARM BUILDING ADDITION
60'-0" X 47'-10"

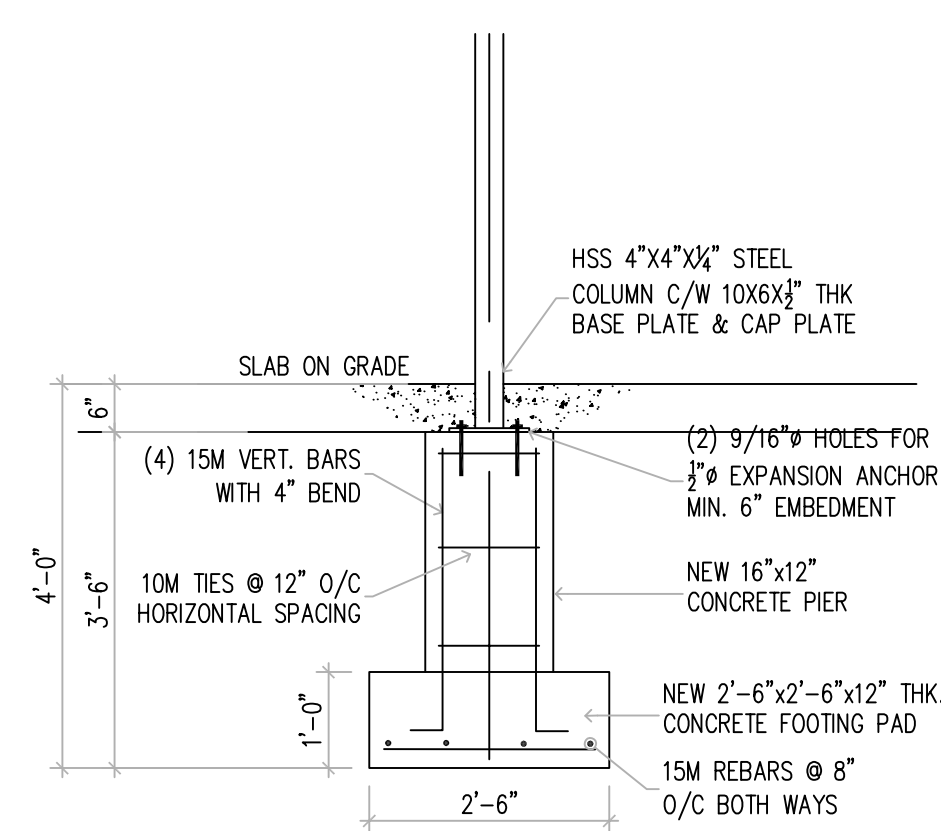
6840 GORE RD.
PUSLINC, ONTARIO

SHEET TITLE PROPOSED FLOOR PLANS

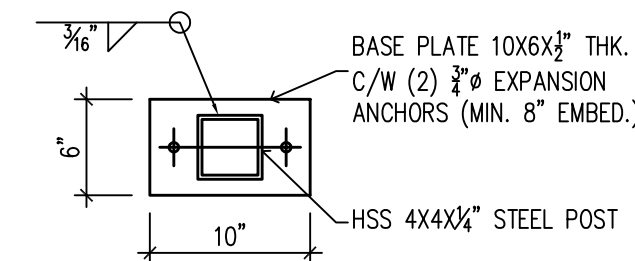
SCALE AS SHOWN	PROJECT NO. 21-896
DRAWN BY A.H.	DWG. NO. A1
CHECKED BY A.K.	REV. NO. 2
DATE MAR 2021	
FILE NAME 21-896.DWG	



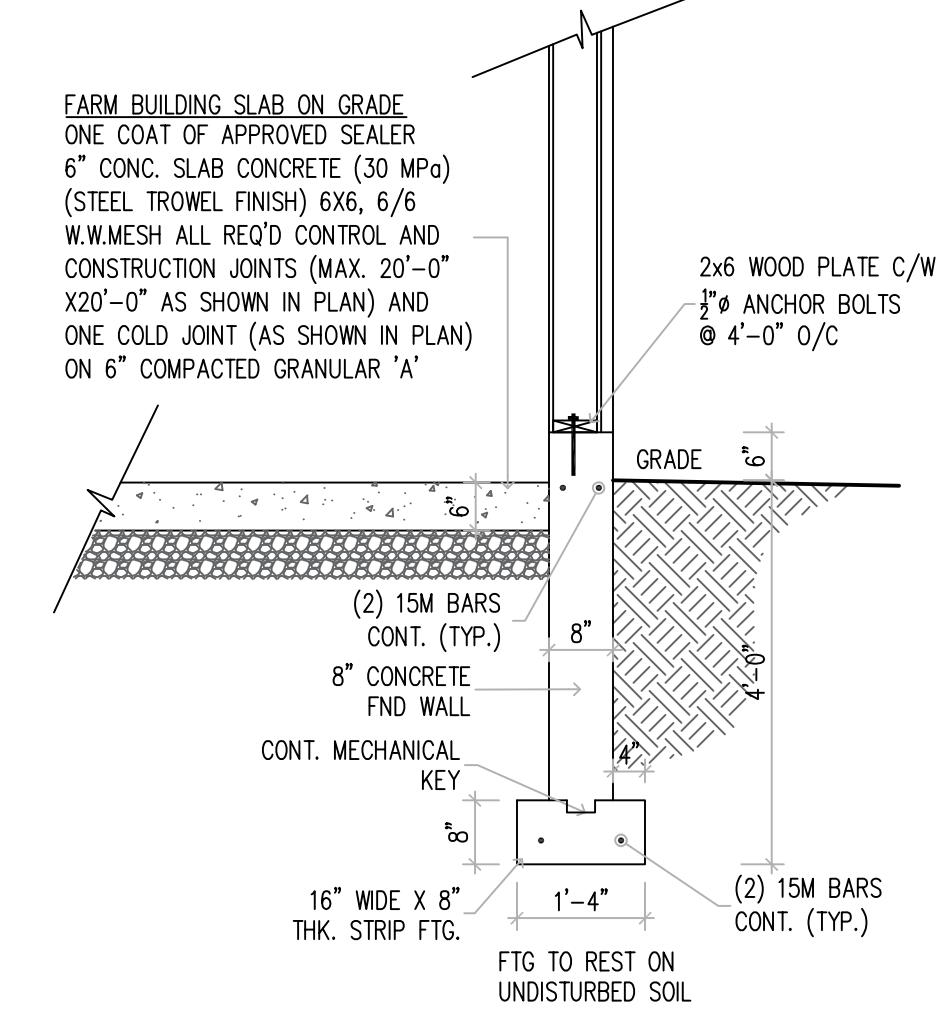
SECTION 1 SCALE: 3/16" = 1'-0"



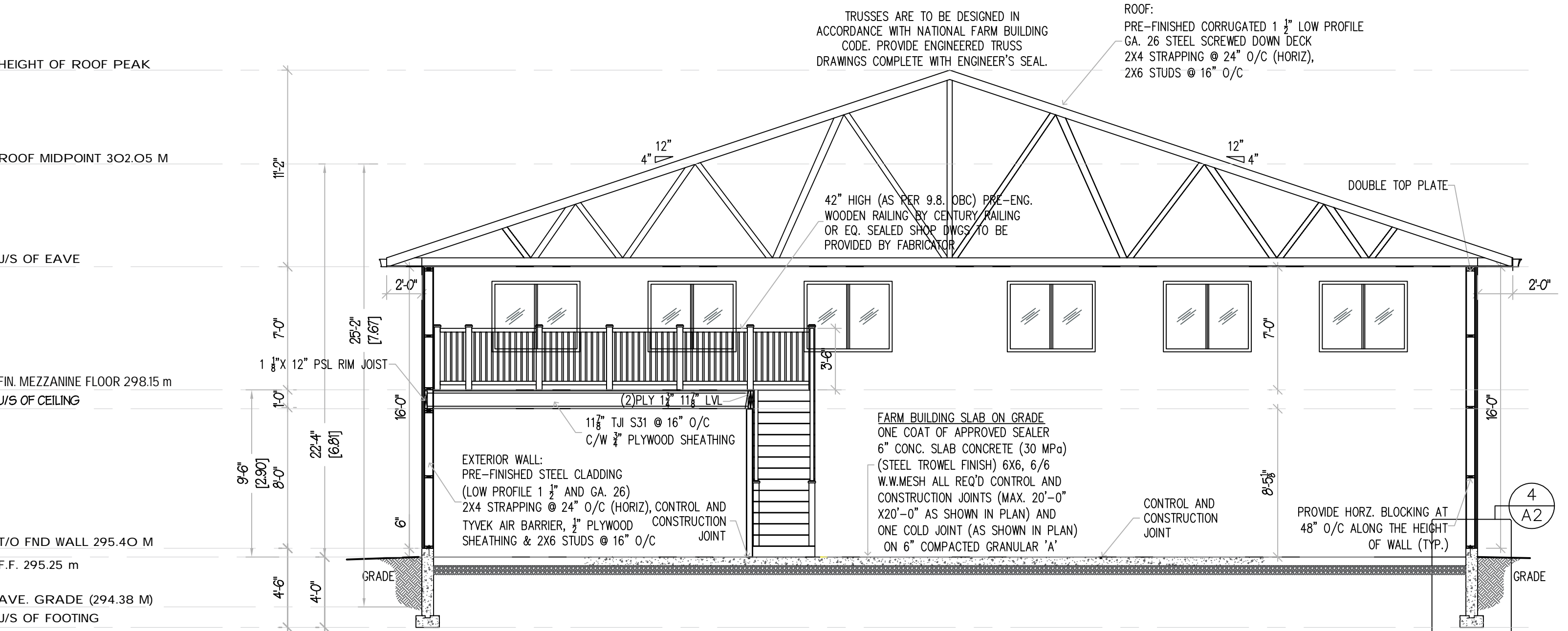
SECTION 3 SCALE: 1/2" = 1'-0"



SECTION 5 SCALE: 1" = 1'-0"



SECTION 4 SCALE: 1/2" = 1'-0"



SECTION 2 SCALE: 3/16" = 1'-0"

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ISSUED FOR PERMIT _____

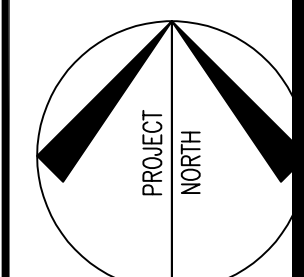
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 803 Argus Rd. Suite 207, Oakville, ON L6J 6G6
 Tel: 905-825-1173 info@careengineering.com

PROJECT NAME
 NEW ACCESSORY FARM BUILDING ADDITION
 60'-0" X 47'-10"

6840 GORE RD.
 PUSLINC, ONTARIO

SHEET TITLE ROOF FRAMING PLAN, SECTION & DETAILS

SCALE AS SHOWN	PROJECT NO. 21-896
DRAWN BY A.H.	DWG. NO. A2
CHECKED BY A.K.	REV. NO. 2
DATE MAR 2021	
FILE NAME 21-896.DWG	

From: [Jacob Normore](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Hearing - 6840 Gore Rd
Date: Friday, December 1, 2023 9:52:13 AM
Attachments: [image002.jpg](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Hi Lynne,

By-law has no comments or concerns at this time.

Kind Regards,

Email Signature - Jacob Normore



From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, November 30, 2023 9:30 AM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: Notice of Public Hearing - 6840 Gore Rd
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to the above property. Please provide comments by December 8, 2023.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Karen Reis](#)
To: [Lynne Banks](#)
Subject: RE: [EXTERNAL]Notice of Public Hearing - 6840 Gore Rd
Date: Friday, December 1, 2023 9:48:26 AM
Attachments: [image001.jpg](#)
[image003.jpg](#)
Sensitivity: Confidential

Good morning,

Conservation Halton (CH) has received the Notice of Public Hearing for 6840 Gore Road. Based on available information, the subject property is not in an area regulated by CH, pursuant to Ontario Regulation 162/06. As such, CH does not have comments and does not require circulation on the application.

Thank you,



Karen Reis

Planning & Regulations Analyst

2596 Britannia Road West, Burlington, ON L7P 0G3
905.336.1158 ext.2267 | kreis@hrca.on.ca
conservationhalton.ca



RECOGNIZED AS ONE OF HAMILTON-NIAGARA'S TOP EMPLOYERS
Find out more about our 2024 award [here!](#)

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From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, November 30, 2023 9:30 AM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: [EXTERNAL]Notice of Public Hearing - 6840 Gore Rd
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to the above property. Please provide comments by December 8, 2023.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

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From: [Brent Smith](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Hearing - 6840 Gore Rd
Date: Friday, December 1, 2023 8:47:12 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
Sensitivity: Confidential

Hi Lynne,
Puslinch fire and Rescue Services have no concerns with the proposal for 6840 Gore Road.
Thanks
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, November 30, 2023 9:30 AM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: Notice of Public Hearing - 6840 Gore Rd
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to the above property. Please provide comments by December 8, 2023.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Source Water](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Hearing - 6840 Gore Rd
Date: Thursday, November 30, 2023 10:47:50 AM
Attachments: [image001.jpg](#)
[image003.jpg](#)
[WHPA_Map_Gore_6840.pdf](#)
Sensitivity: Confidential

Hello Lynne,

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.

Thanks,

Kim

Kim Funk | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0
519.846.9691 x283 | kfunk@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, November 30, 2023 9:30 AM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: Notice of Public Hearing - 6840 Gore Rd
Sensitivity: Confidential

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Good Morning –

Attached please find a Notice of Public Hearing with respect to the above property. Please provide comments by December 8, 2023.

Thanks –



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

MEETING DATE: December 12, 2023
TO: Lynne Banks, Secretary-Treasurer
 Township of Puslinch
FROM: Asavari Jadhav, Planner
 Zach Prince, Senior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/COR (Donny Correia)**
6840 Gore Road
Puslinch Concession Gore Part Lot 14; RP61R845 Part 1 RP61R22028; Part 1
ATTACHMENTS Site Plan Submitted by Applicant

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 variance requested would provide relief from Section 4.4 Table 4.1 of the Zoning By-law requesting permission to permit an accessory structure of size 266.67 m² (2870.4 ft²) with a height of 7.67 m (25.2 ft) whereas the By-law permits an accessory structure to be a maximum of 200 m² in size and 5 m in height for the properties less than 1 ha in size. The applicant has indicated that the proposed accessory structure will be used as a personal space to store recreational vehicles.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law and is desirable and appropriate for the development of the subject property provided any concerns of the Building and Public Works Departments are addressed including adequate servicing, as well as drainage and grading. We consider the request minor and have no concerns with the application.

Proposal:

Section of the By-law	Required	Proposed	Relief Requested
Section 4.4.2 Table 4.1 Additional Regulations – Accessory Buildings and Structures	Lot area less than 1 ha, maximum permitted lot coverage is 200 m ²	266.67 m ² (2870.4 ft ²)	66.67 m ² (717.62 ft ²)
	Lot area less than 1 ha, maximum permitted height is 5 m	7.67 m (25.2 ft)	2.67 m (8.75 ft)



Figure 1 - Subject Property


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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> • The proposed application is requesting relief to the maximum permitted lot coverage of 266.67 m² (2870.4 ft²) and maximum height of 7.67 m (25.2 ft) for an accessory structure (garage) on lots less than 1 ha. • The subject property is approximately 0.53 ha (1.3 ac) • The subject lands contain an existing dwelling, pool and sheds. • The applicant has indicated that the existing sheds will be demolished prior to the construction of a new garage.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is zoned Agricultural (A). • A singled detached dwelling and accessory buildings are a permitted use within the Agricultural (A) zone. • Section 4.4.2 Table 4.1 of the Zoning By-law permits an accessory structure to be a maximum of 200 m² on lots less than 1 ha. • The applicant has indicated that the existing shed will be demolished and a new shed of 266.67 m² and the existing sheds on the subject property will be demolished.

	<ul style="list-style-type: none"> • The proposed accessory structure has a height of 7.67 m whereas the maximum permitted height for an accessory building on lots less than 1 ha is 5 m. The intent of having a maximum height is to ensure that the accessory structure is subordinate to the principal dwelling. • The accessory building is located to the rear of the property and setback approximately 40 m (131 ft) from Gore Road. • The applicant has indicated that a mezzanine floor within the garage will be used as a personal space. However, no plumbing is proposed for the garage. • The proposed accessory building meets the other setback requirements for an accessory building within the A Zone. • The subject property has a total lot coverage of 9.2%. The A zone allows for a maximum of 30% lot coverage. • All other zoning requirements for the subject property has been met.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural • The subject lands are identified as being within the Paris Galt Moraine Policy Area. • A single detached dwelling is a permitted use in the Secondary Agricultural designation. • It is noted that the property was subject to a lot line adjustment application (B08-21) in 2021 to make the undersized lot useable given the requirement for appropriate sewer and water systems.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject property is surrounded by agricultural uses. • The proposed variance would facilitate construction of a garage on the subject property with increased area and height to be used to store recreational vehicles and as personal space. • The proposed accessory building meets the required setbacks. • Planning staff are satisfied that the minor variance is desirable, and appropriate for the development and use of the land.

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act* provided that the Building and Public Works Departments have no concerns regarding servicing, as well as grading and drainage. We trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee’s decision with respect to this application.

Respectfully submitted,
County of Wellington Planning and Development Department

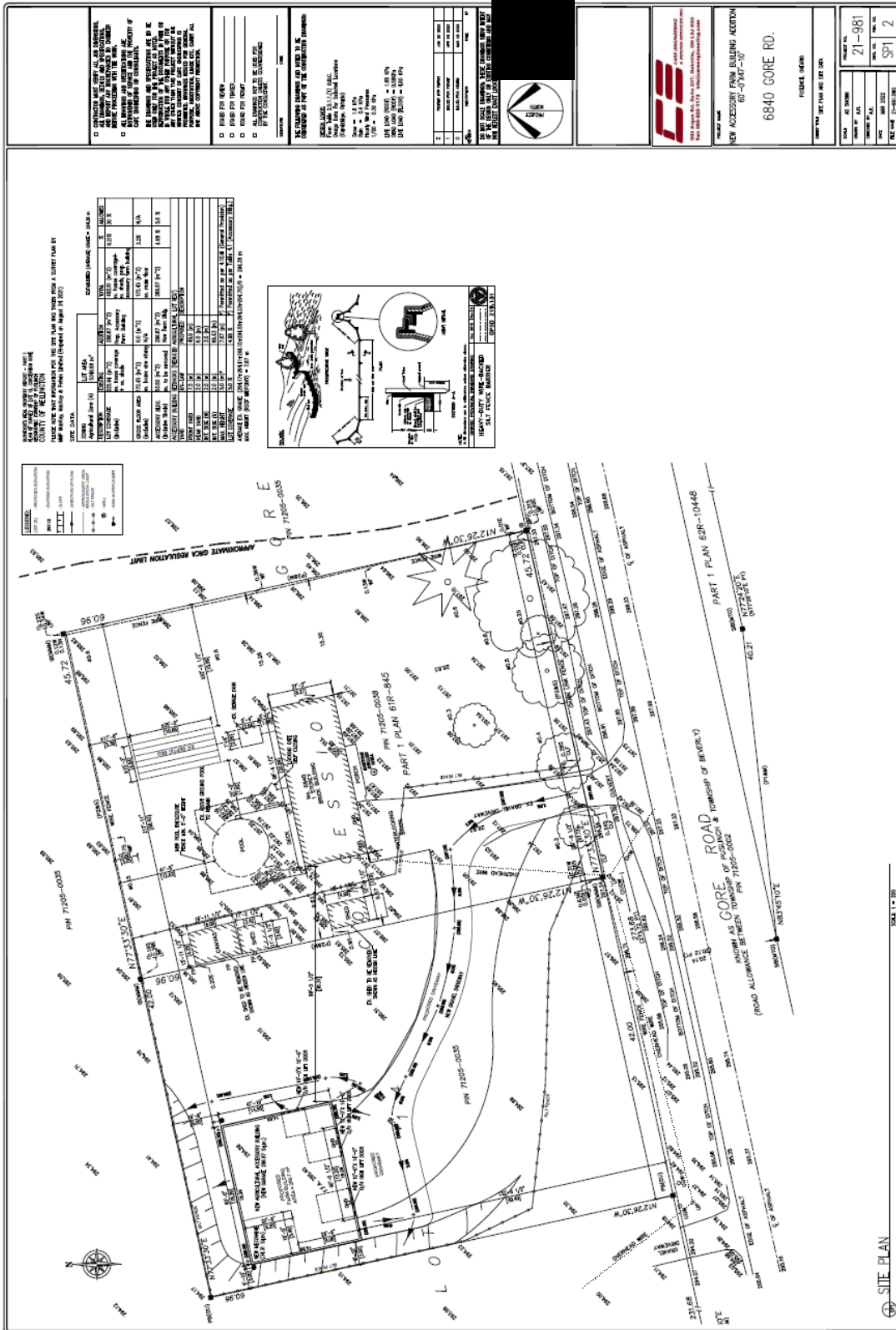


Asavari Jadhav
Planner



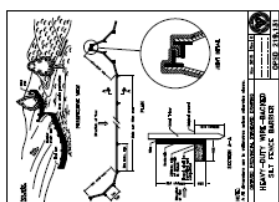
Zach Prince, MCIP RPP
Senior Planner

ATTACHMENT : Site Plan Submitted by Applicant



PROPOSED CALCULATED DISTANCE - METERS

TYPE	DESCRIPTION	MINIMUM DISTANCE	ACTUAL DISTANCE
1	TO ADJACENT LOT	1.5 M	3.5 M
2	TO EXISTING BUILDING	3.0 M	4.5 M
3	TO EXISTING DRIVEWAY	1.5 M	2.5 M
4	TO EXISTING DRIVEWAY	1.5 M	2.5 M
5	TO EXISTING DRIVEWAY	1.5 M	2.5 M
6	TO EXISTING DRIVEWAY	1.5 M	2.5 M
7	TO EXISTING DRIVEWAY	1.5 M	2.5 M
8	TO EXISTING DRIVEWAY	1.5 M	2.5 M
9	TO EXISTING DRIVEWAY	1.5 M	2.5 M
10	TO EXISTING DRIVEWAY	1.5 M	2.5 M
11	TO EXISTING DRIVEWAY	1.5 M	2.5 M
12	TO EXISTING DRIVEWAY	1.5 M	2.5 M
13	TO EXISTING DRIVEWAY	1.5 M	2.5 M
14	TO EXISTING DRIVEWAY	1.5 M	2.5 M
15	TO EXISTING DRIVEWAY	1.5 M	2.5 M
16	TO EXISTING DRIVEWAY	1.5 M	2.5 M
17	TO EXISTING DRIVEWAY	1.5 M	2.5 M
18	TO EXISTING DRIVEWAY	1.5 M	2.5 M
19	TO EXISTING DRIVEWAY	1.5 M	2.5 M
20	TO EXISTING DRIVEWAY	1.5 M	2.5 M



CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING BY-LAW AND THE SUBDIVISION ACT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY AND THE PROVINCE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY AND THE PROVINCE.

PROPOSED PROJECT:

6840 CORE RD.

PIN 71225-0022

PIN 71225-0023

PIN 71225-0024

PIN 71225-0025

PIN 71225-0026

PIN 71225-0027

PIN 71225-0028

PIN 71225-0029

PIN 71225-0030

PIN 71225-0031

PIN 71225-0032

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PIN 71225-0099

PIN 71225-0100

PROJECT NAME: 6840 CORE RD.

PROJECT NUMBER: 21-981

DATE: 2023

SCALE: 1" = 20'

SHEET: 2 OF 2