



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –

23 BROCK RD S, PUSLINCH

JUNE 13, 2023

7:00 p.m.

Register in advance:

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

Or join by phone:

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

Canada: +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

or +1 778 907 2071

or +1 438 809 7799

or +1 587 328 1099

Webinar ID: 819 0558 0639

Passcode: 166886

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

AGENDA

PLANNING & DEVELOPMENT ADVISORY COMMITTEE:

≠ 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. Delegations**
 - 6.1 Specific Interest (Items Listed on the Meeting Agenda)**
 - 6.2 General Interest (Items Not Listed on the Meeting Agenda)**
- 7. Consent Agenda**
 - 7.1 Approval of Minutes ≠**
 - 7.1.1 May 9, 2023**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –

23 BROCK RD S, PUSLINCH

JUNE 13, 2023

7:00 p.m.

7.2 Other Consent Items

8. Notice of Public Meetings/Hearings

9. Reports

9.1 Land Division (Consents)

9.1.1 Lot line adjustment application B40-23 (D10-BED) – Mher Bedirian and Niki Symeonidou – Part Lot 5, Concession 3, municipally known as 6598 Wellington Rd 34, Township of Puslinch.

Proposed lot line adjustment is 46m fr x 90m = 0.4 hectares, vacant land to be added to abutting rural residential lot – Steven and Lisa Mai.

Retained parcel is 7.6 hectares with 381m frontage, existing and proposed rural residential use, agricultural use with existing dwelling.

9.1.2 Lot line adjustment application B35-23 (D10-MCQ) – Beverly McQuain – Part Lot 32, Concession 8, municipally known as 107 Queen Street, Township of Puslinch.

Proposed lot line adjustment is 4980 square metres with 60m frontage, existing urban residential land to be added to abutting parcel for future development – Tiffany Development Corp.

Retained parcel is 2716 square metres with 37m frontage, existing and proposed urban residential use with existing dwelling.

9.2 Zoning By-Law Amendment Applications

10. Correspondence

10.1 (Items Referred by Council for Committee Comments)

11. New Business

11.1 Planning and Development Advisory Committee Report 2023-002 - 2022-2026 Planning and Development Advisory Committee Goals and Objectives #



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
JUNE 13, 2023
7:00 p.m.

12. Adjournment #



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 9, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: May 9, 2023
MEETING: Following Committee of Adjustment

The May 9, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:19 p.m. via electronic participation and in-person at 23 Brock Rd S, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Dennis O'Connor, Acting Chair
Paul Sadhra
Jeffrey Born

ABSENT:

Councillor John Sepulis
Chris Pickard

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Courtenay Hoytfox, Municipal Clerk
Lisa Madden, Communications & Committee Coordinator
Zachary Prince, Senior Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-040:

Moved by Committee Member Paul Sadhra and



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 9, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Seconded by Committee Member Jeff Born

That the Committee approves the May 9, 2023 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 Approval of the Minutes

7.1.1 April 11, 2023

Resolution No. 2023-041:

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

That the Planning and Development Advisory Committee approves the Minutes from the meeting held April 11, 2023

CARRIED.

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (CONSENTS)



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 9, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

9.1.1 Severance application B28-23 (D10-AUG) – Susan and Jerry Auger – Part Lot 10, Concession 10, municipally known as 164 Hume Road, Township of Puslinch. Proposed severance is 1.2 hectares with 16m frontage, vacant land for proposed rural residential use.

Retained parcel is 6.4 hectares with 128m frontage, existing and proposed rural residential use with existing dwelling, septic and well.

- Hugh Handy, agent for the applicant, provided an overview of the application.
- Jeff Born noted that the entrance is narrow and asked if hydro and gas services would be difficult to get to the residence.
- Zachary Prince noted that it isn't too narrow for a driveway and would allow for hydro and gas services.
- Paul Sadhra noted that he would like to have assurance that there is safe entrance to the severed lands.

Resolution No. 2023-042:

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

That the Committee supports Severance Application B28-23 subject to the following conditions:

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 9, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

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

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

11.1 Report PDAC-2023-001 – Finance and Budget Training

- Mary Hasan, Director of Finance provided the Committee with an overview of the report.

12. ADJOURNMENT

Resolution No. 2023-043:

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

That the Planning and Development Advisory Committee hereby adjourns at 7:42 p.m.

CARRIED.

May 12, 2023

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: May 02, 2023

FILE NO. B40-23

APPLICANT
Mher Bedirian & Niki Symeonidou
6598 Wellington Rd 34
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 5
Concession 3

Proposed lot line adjustment is 46m fr x 90m = 0.4 hectares, vacant land to be added to abutting rural residential lot – Steven & Lisa Mai.

Retained parcel is 7.6 hectares with 381m frontage, existing and proposed rural residential use agricultural use with existing dwelling.

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

June 28, 2023

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

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

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

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

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

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

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

MAILED TO:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- County Engineering
- Source Water Protection
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 4860
Fee Received: May 2/23

File No. B40-23

Accepted as Complete on: May 2/23

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) or Purchaser MHER BEDIRIAN & NIKI SYMEONINDOU

Address 6498 WELLINGTON ROAD 34

CAMBRIDGE, ON N3C 2V4

Phone No. [redacted] Email: [redacted]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

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

Phone No. Email:

(c) Name and Address of Owner's/Purchasers Authorized Agent: ROD FINNIE

BOX 31, ERIN, ON N0B 1T0

Phone No. [redacted] Email: [redacted]

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [x]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [x]

(f) Number of Certificates Requested 1

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

- [x] Conveyance to effect an addition to a lot
- [] Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:
PART OF LOT 5, CONCESSION 3, TOWNSHIP OF PUSLINCH, PARTS 1 & 2, 61R-9563

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

Local Municipality: TOWNSHIP OF PUSLINCH

Concession 3 Lot No. 5

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-9563 Part No. 1 & 2

Civic Address 4480 WELLINGTON ROAD 32

(b) When was property acquired: 2018-04-13 Registered Instrument No. WC535263

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

Frontage/Width 46 AREA 0.4 HECTARES

Depth 90 Existing Use(s) VACANT, RESIDENTIAL

Existing Buildings or structures: NONE

Proposed Uses (s): RESIDENTIAL

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

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other (specify): _____

Type of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (specify): _____

6. Description of Land intended to be RETAINED: Metric ☒ Imperial ☐

Frontage/Width 381 AREA 7.6 Ha.

Depth 250 Existing Use(s) RESIDENTIAL, AGRICULTURAL

Existing Buildings or structures: HOUSE

Proposed Uses (s): RESIDENTIAL, AGRICULTURAL

Type of access (Check appropriate space)

☐ Provincial Highway

☒ County Road

☐ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other (specify) _____

Existing ☒

Proposed ☐

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well

☒ individual

☐ communal

☐ Lake

☐ Other (specify): _____

Type of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank

☒ individual

☐ communal

☐ Pit Privy

☐ Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES ☒

NO ☐

*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

YES ☐

NO ☒
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES ☐

NO ☒
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES ☐

NO ☒
11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES ☐

NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES ☐

NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES ☐

NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES ☒

NO ☒
15. Is there a noxious industrial use within 500 meters [1640']?

YES ☐

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

YES ☐

NO ☒

Name of Rail Line Company: _____
17. Is there an airport or aircraft landing strip nearby?

YES ☐

NO ☒
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands?

YES ☐

NO ☒
19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site?

YES ☐

NO ☒

UNKNOWN ☐

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

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

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

YES [] NO [☒] UNKNOWN []

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

YES [] NO [☒] UNKNOWN []

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

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

YES [] NO [☒]

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

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

YES [☒] NO []

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

Transfer in process, will be transferred to existing owners.

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

YES [] NO [☒] UNKNOWN []

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

YES [] NO [☒]

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

THIS IS JUST A LOT LINE ADJUSTMENT AND NO NEW DEVELOPMENT IS PROPOSED, CONSISTENT WITH

"2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons." OF THE PPS

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

The lands are not within the Greenbelt. The proposal is only to change the boundary, no development is proposed.

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

Secondary Agriculture with a Greenlands overlay. This is a minor lot line adjustment and is permitted consistent with

s 10.2.1 b) of the County Plan

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

No local Official Plan

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

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

27. What is the **zoning** of the subject lands? AGRICULTURAL WITH EP OVERLAY

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

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

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

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

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages, provide complete name and address of Mortgagee Canadian Imperial Bank of Commerce
100 University Ave., 3rd floor, Toronto, ON M5J 2X4

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

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

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐
CASH CROP

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

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

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

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

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

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

34. **Source Water Protection Plan**

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

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

J. R. Finnie O.L.S.~~~~~

Box 31,
Erin, ON N0B 1T0



02 May 2023

Land Division Committee
County of Wellington

Re: Application for Lot Line Adjustment, Part of Lot 5, Concession 3, Township of Puslinch

Honourable Chair and Committee Members;

Our clients had originally intended to apply for a severance in the area where the lot line adjustment is now proposed. An EIS was conducted and it was determined that a severance with the proposed construction of a new house and associated services would not be beneficial to the natural features (hardwood bush) on the site, so the severance was moved to an open field on the property. The owners of the adjacent property to the north, when they heard about the severance, expressed an interest in acquiring it in its original location.

Now that the severance has taken place the neighbours have expressed an interest in acquiring some of those adjacent lands by a lot line adjustment. You will note that their home is only approximately 10 metres from the side property line, so acquiring the additional lands would enhance their privacy. At the same time, because no development is proposed, there will be no negative impact to the natural features on the area in question, it will just be a moving of the property line.

We believe that this minor adjustment in the boundaries will have no negative impact on the natural features present and will satisfy the desire for a more appropriate boundary.

If you have any questions, do not hesitate to contact us.

Yours truly,

Rod Finnie O.L.S.

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

YES [] NO []

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

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

NONE

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

See letter

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S/PURCHASER'S AUTHORIZATION:

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

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

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

I, (we), Mher Bedirian & Niki Symeonindou the Registered Owners/Purchasers of
Part of Lot 5, Concession 3 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Rod Finnie

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

[Redacted Signature]

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

APPLICANT'S DECLARATION
This must be completed by the Applicant for the proposed consent

I, (we) _____ of the
_____ In the County/Region of
_____ Solemnly declare that all
the statements contained in this application for consent for (property description) _____

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

DECLARED before me at the _____ of _____
The Town of _____ (Owner/Purchaser or Applicant)
Erin In the
County/Region of Wellington
This 2 day of may 20 23 _____
(Owner/Purchaser or Applicant)

[Redacted Signature]

LISA CAMPION, a Commissioner, etc.,
County of Wellington, while Clerk
for the Corporation of the Town of Erin

Commissioner of Oaths

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

[Redacted Signature]

Signature of Owner/Purchaser/Applicant/Agent(s)

APRIL 30/23
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: May 2/23

File No. B40-23

Accepted as Complete on: May 2/23

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) or Purchaser STEVEN AND LISA MAI

Address 4480 WELLINGTON ROAD 32

PUSLINCH ON N0B 2J0

Phone No. _____

Email: _____

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

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

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: ROD FINNIE

BOX 31, ERIN ON N0B 1T0

Phone No. _____

Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT []

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT []

(f) Number of Certificates Requested 1 (Please see information pages)

3. Location of Land in the County of Wellington:

Local Municipality: TOWNSHIP OF PUSLINCH

Concession 3

Lot No. 5

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 6598 WELLINGTON ROAD 34

(b) When was property acquired: 2013-11-08

Registered Instrument No. WC389244

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Friday, May 5, 2023 9:17 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B40-23 - Screening Form
Attachments: WHPA_Map_Wellington34_6598.pdf

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

Good morning Jana,

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

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

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

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

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

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

From: Jana Poechman <janap@wellington.ca>
Sent: May 3, 2023 11:46 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B40-23 - Screening Form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Danielle.

Here is another application for our May 11th circulation.

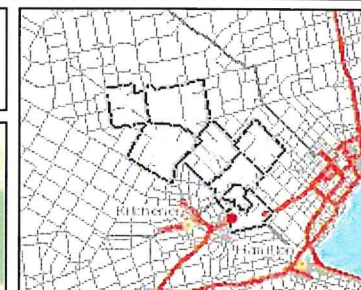
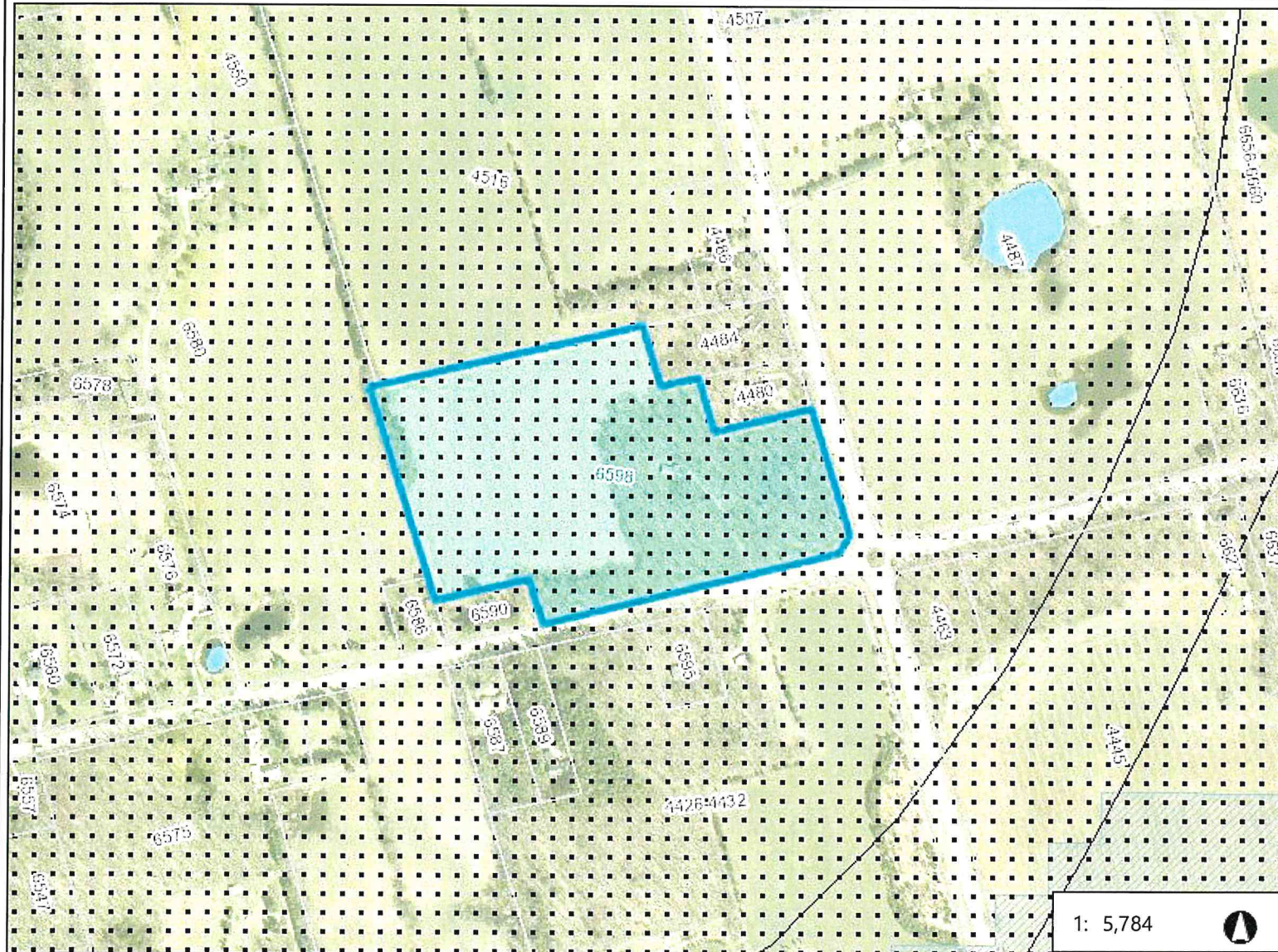
Thanks.
Jana

Jana Poechman
Development and Administration Coordinator
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Explore
Wellington

6598 Wellington Road 34



Legend

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

1: 5,784



0.3 0 0.15 0.3 Kilometers

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

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

Notes

NTS DENOTES NOT TO SCALE

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



J. R. FINNIE O.L.S.
SCALE 1:1500 METRIC
0 15 30 45 60 METRES



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

An aerial photograph showing a road intersection. A road labeled 'WR 34' runs diagonally from the top left towards the center. Another road labeled 'WR 32' runs diagonally from the top right towards the center. A third road labeled '401' runs diagonally from the bottom right towards the center. A fourth road labeled 'TOWNLINE RD' runs diagonally from the bottom left towards the center. A small, light-colored rectangular area is highlighted on the road labeled 'WR 34' near the intersection with 'WR 32'.

SUBJECT
PROPERTY

8

AGRICULTURAL

CLIENTS: M. BEDIRIAN & N. SYMEONINDOU

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON NOB 1T0

PH (519) 833-2380 FAX (519) 833-0208
EMAIL : rfinnie@jrfinnie.com
www.jrfinnie.com

DRAWN BY: jrf

PROJECT: 23-2105SKT

© J. R. FINNIE O.L.S. — 2023

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

May 12, 2023

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: May 03, 2023

FILE NO. B35-23

APPLICANT	LOCATION OF SUBJECT LANDS
Beverly McQuain 107 Queen Street Morrison N0B 2C0	Township of Puslinch (Morrison) Part Lot 32 Concession 8

Proposed lot line adjustment is 4980 square metres with 60m frontage, existing urban residential land to be added to abutting parcel for future development – Tiffany Development Corp.

Retained parcel is 2716 square metres with 37m frontage, existing and proposed urban residential use with existing dwelling.

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

June 28, 2023

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

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

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

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

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

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

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

MAILED TO:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority – Conservation Halton
- Ministry of Transportation
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 4960
Fee Received: Apr 6/23

File No. B3523

Accepted as Complete on: May 4/23

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) or Purchaser Beverly McQuain

Address 107 Queen Street, Morriston, Township of Puslinch

Phone No. _____

Email: _____

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

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

Phone No. _____

Email: _____

(c) Name and Address of Owner's/Purchasers Authorized Agent:

GSP Group Inc. c/o Brandon Flewwelling

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9

Phone No. _____

Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT [x]

AGENT []

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [x]

(f) Number of Certificates Requested 2

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

☒ **Conveyance to effect an addition to a lot**

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

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

Part 1, Plan 61R-22253, Part Lot 32, Concession 8

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

Local Municipality: Township of Puslinch

Concession 8 Lot No. Part Lot 32

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-22253 Part No. Part 1

Civic Address 103 Queen Street, Morriston, Township of Puslinch

(b) When was property acquired: _____ Registered Instrument No. _____

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

Frontage/Width 60m AREA 4980 sq. m

Depth 79m Existing Use(s) Residential

Existing Buildings or structures: N/A

Proposed Uses (s): Residential lot addition for future development consideration

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other (specify): _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (specify): _____

6. Description of Land intended to be RETAINED: Metric [] Imperial []

Frontage/Width 37m AREA 2716 sq. m

Depth 74m Existing Use(s) Residential

Existing Buildings or structures: 1 - Two storey residential dwelling

Proposed Uses (s): No change, ZBA to request office use permissions submitted concurrently

Type of access (Check appropriate space)

Existing []

Proposed []

☒ Provincial Highway

☐ County Road

☐ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other (specify) _____

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other (specify): _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO []
*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES [] NO ☒

9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO ☒

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☒ NO []

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO ☒

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO ☒

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO ☒

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO ☒

15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO ☒

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO ☒
Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO ☒

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO ☒

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site? YES [] NO ☒ UNKNOWN []

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

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

If YES, what was the nature and type of the commercial use(s)
former kennel and dog training business - no longer in operation

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

YES [] NO [x] UNKNOWN []

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

YES [] NO [] UNKNOWN [x]

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

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

YES [] NO [x]

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

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

YES [] NO [x]

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

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

YES [] NO [] UNKNOWN [x]

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

YES [] NO [x]

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

Please see memo prepared by GSP Group

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

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

Residential

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

N/A

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

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

27. What is the zoning of the subject lands? Agricultural (A - SP1)

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

If NO, a) has an application been made for re-zoning?

YES [x] NO [] File Number submitted concurrently

b) has an application been made for a minor variance?

YES [] NO [x] File Number

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

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

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

30. Type of Farm Operation conducted on these subject lands: NOT APPLICABLE

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

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

Severed

Width Length Area Use

Width Length Area Use

Retained

Width Length Area Use

Width Length Area Use

32. Manure Storage Facilities on these lands:

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

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

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

34. Source Water Protection Plan

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

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

Planning Justification Report

107 Queen Street Morriston

Broos Properties

Township of Puslinch

Zoning By-law Amendment &
Consent Application

February 2023



Planning Justification Report

107 Queen Street, Morriston

Zoning By-law Amendment &
Consent Application

Township of Puslinch

February 2023

Prepared for:

Broos Properties
855 Springbank Avenue
Woodstock, ON
N4T 1T5

Prepared by:

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



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1. Introduction

1.1 Background

GSP Group has been retained by Broos Properties and Mr. Beverly McQuain (the "Owner") to prepare a Planning Justification Report in support of applications for Zoning By-law Amendment and Consent for the property located at 107 Queen Street in Morriston, Township of Puslinch (the "Site").

The Owner is proposing to subdivide the existing property into two lots (one lot addition to the west and a retained lot). The lot addition will be added to additional lands owned by the applicant noted as Part 1, Plan 61R-22253. The retained lot will maintain the existing dwelling, with a request to allow for Business Professional Office as a permitted use and to permit a smaller lot size than is permitted in the zoning by-law. The retained lot will maintain existing access to Queen Street.

The Site is currently designated "Residential" under Schedule A7-2 in the Wellington County Official Plan. The "Country Residential Area" policies (section 9.9.2) permits single detached dwellings at low densities. The retained lot is privately serviced.

The Site is currently zoned Agricultural "A – SP1)" Zone in the Township of Puslinch Zoning By-law. A zoning by-law amendment is required to rezone the Site to a site-specific UR (Urban Residential) Zone to permit the proposed lot sizes and to permit a professional office as an additional permitted use.

A consent application is required to sever the lot addition and to define the retained lot.

1.2 Purpose and Scope

This report has been prepared in support of the Zoning By-law Amendment and Consent Applications required to facilitate the Proposed Development. The objectives of this report are as follows:

- To provide a description of the Site's existing conditions and its context within Morriston and the immediately surrounding neighbourhood (Section 2);
- To describe the Proposed Development (Section 3)
- To outline the proposed planning applications for the Proposed Development (Section 4);
- To provide an overview and analysis of the relevant Provincial and Municipal planning policy and regulatory context relevant to the proposed application (Section 5);

- To provide a Public Consultation Strategy (Section 6); and,
- To provide a planning opinion and justification supporting the proposed applications based on site suitability and land use policy and regulatory considerations (Section 7).

2. Site Context

2.1 Site Description and Surrounding Land Uses

The Site is 7687.3 sq. m in size and is located at the south end of Morriston along the north side of Queen Street. (Figure 1). Surrounding the Site are existing residential uses along Queen Street, agricultural uses to the southeast and southwest and a new residential subdivision - Stewart's Landing to the northwest. Immediately north of the Site is vacant land within the settlement limits of Morriston intended for future residential development.

The Site is within the Morriston Settlement Area and is currently occupied by a single detached dwelling and former kennel. Direct driveway access to Queen Street is provided.

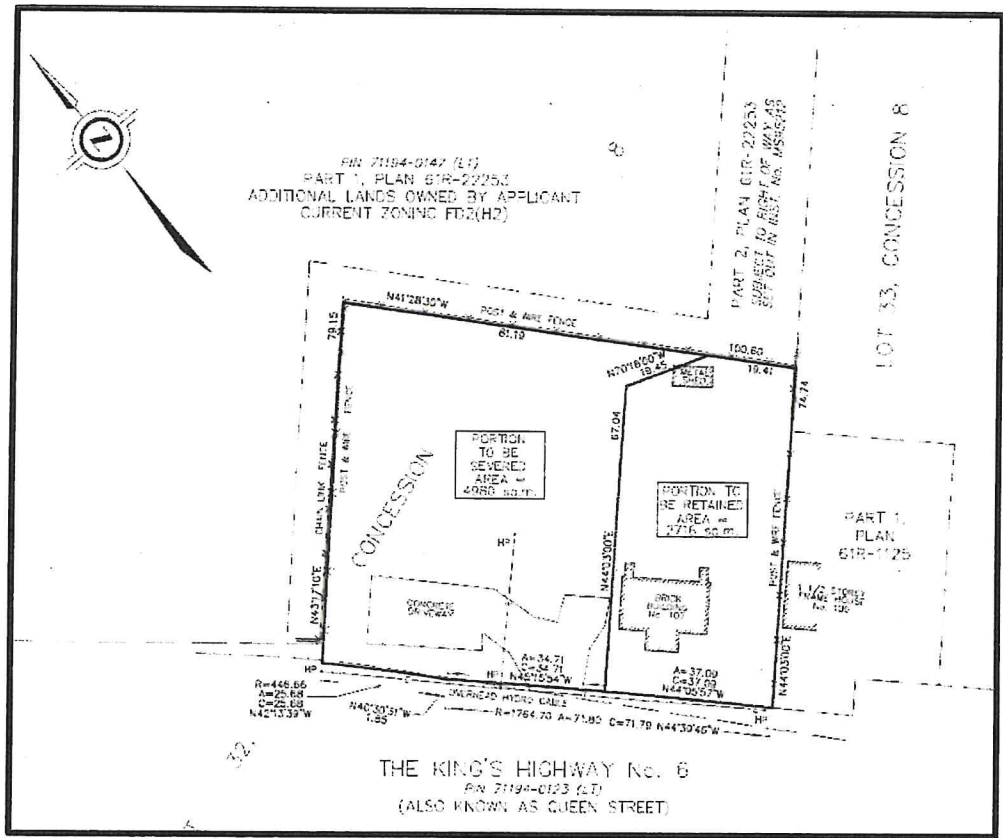
The site is not regulated by Conservation Halton.



3. Proposed Development

3.1 Land Use

A Consent application is proposed to create one new lot (retained) and a lot addition to be added to the land to the northwest. The existing house on the retained lot will remain for the time being with site specific zoning permissions requested to allow a professional office as an additional permitted use. (Figure 2).



Lot	Frontage	Area
Retained	37 m	2716 sq. m
Lot Addition	60.3m	4980 sq. m

3.2 Access

The retained lot will have direct driveway access to Queen Street (Highway 6), the existing concrete driveway on the lot addition will be removed.

3.3 Site Servicing

The retained lot will continue to be serviced with private sanitary and water services. Details of the proposed service locations will be provided with future building permit applications.

4. Proposed Applications

4.1 Zoning By-law Amendment

The Site is currently zoned “Agricultural” (A-SP1) Zone in the Township of Puslinch Zoning By-law. A Zoning By-law Amendment is required to site specifically permit the proposed retained lot size and to permit the Professional Office permissions on the retained lot. The lot addition will remain zoned Future Development (FD2). The site-specific Zoning By-law Amendment will permit a minimum lot area of 2716 sq. m. for the retained lot. Specifically, the requested zoning is outlined as follows:

Regulation	Required in Zoning By-law	Proposed
Lot Frontage	18 m	Retained Lot: 37 m Lot Addition: 60 m
Lot Area	4000 sq. m (min)	Retained Lot: 2716 sq. m Lot Addition: 4980 sq. m
Permitted Uses	Residential Uses	Retained Lot: All Uses permitted in UR Zone and a Professional Office.

4.2 Consent Application

As outlined in Section 3.1 a consent application will subdivide the existing lot into one new lot (retained) inclusive of the existing red brick building and a lot addition to be added to the land to the northwest.

5. Planning Policy Framework

5.1 Planning Act

The *Planning Act* R.S.O. 1990, c. P.13 ("*Planning Act*") establishes the policy-led land use planning system for Ontario that outlines matters of provincial interest as part of municipal planning decisions and provides for statutory planning processes in Ontario.

Section 2 of the *Planning Act* identifies the breadth of matters considered as being provincial interest which a municipality must "have regard to" in carrying out its responsibility under the *Planning Act*. These matters are general in nature and broad in range. These matters are captured in more detail through the policy statements and provincial plans issued under the Section 3 of the *Planning Act* and through the County of Wellington Official Plan which are reflected in subsequent sections of this Planning Justification Report.

Section 3(5) of the *Planning Act* requires that the decisions of municipal councils regarding the exercise of authority concerning planning matters, including decisions on *Planning Act* applications:

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.

The 2020 Provincial Policy Statement was issued under Section 3(5) and is applicable and relevant to the consideration of the proposed application. The 2020 Growth Plan for the Greater Golden Horseshoe, 2017 Greenbelt Plan, 2017 Oak Ridges Moraine Conservation Plan, and 2017 Niagara Escarpment Plan were also issued under Section 3(5).

Section 51 of the *Planning Act* sets out the requirements for the legal division of land and/or property, such as an application for Consent (Section 53). Specifically, Section 51(24) outlines the criteria which the approval authority "shall have regard to" when making decisions on the legal division of land and/or property. The applicable criteria and the justification are outlined in the table below.

5.2 Provincial Policy Statement

The Provincial Policy Statement ("PPS") provides land use planning policy on matters of Provincial interest. The 2020 PPS received royal assent and is in effect as of May 1, 2020. The overriding vision of the PPS states that "*the long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for*

people of all ages, a clean and healthy environment, and a strong and competitive economy”.

The 2020 PPS continues to direct the majority of development to existing serviced settlements and has imposed boundaries around settlement areas to limit sprawl, protect farmland, increase servicing efficiency, and reduce greenhouse gas emissions.

The below PPS policies are a summary of policies relevant to the Site and the Proposed Applications:

Community Design

Section 1.1.1 of the PPS seeks the establishment of “healthy, livable, and safe communities” through:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

Section 1.1.3 directs development to settlement areas and promote intensification.

Consistency: The proposed application is consistent with Sections 1.1.1 and 1.1.3 of the PPS in that the Proposed Development would assist in establishing a healthy, livable and safe community as part of the Community of Morriston. In respect to the above policies, the proposed development:

- Severs an oversized, underutilized parcel of land for potential future development.
- Has an efficient layout and can be efficiently serviced with private services.
- Contributes to meeting long-term residential needs for residents of Morriston.
- Protects the environment, public health, and safety.

Housing

Section 1.4 of the PPS requires planning authorities to provide for a range and mix of housing options and densities to meet projected requirements of current and future residents.

Planning authorities are to permit all housing options required to meet the well-being of current and future residents and to promote densities for new housing which efficiently uses land, resources, infrastructure, and public service facilities. Development standards for new development are required to minimize the cost of housing and facilitate compact form which maintaining appropriate levels of public health and safety.

Consistency: The Proposed Development is consistent with the Housing policies of the PPS. The severance takes an oversized and underutilized lot and makes it available for potential future developments that can provide additional housing options to residents. The Proposed Development is efficient and compact, retaining one single detached dwelling and adding a lot addition that could facilitate additional development opportunities in the future.

Sewage, Water and Stormwater

Section 1.6.6.4 of the PPS permits development of individual on-site sewage services and individual on-site water services where conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

Consistency: The development is consistent with the servicing policies of the PPS. The retained lot will maintain the existing private services.

Protecting Public Health and Safety

Section 3.0 of the PPS directs development away from natural or human-made hazard lands, including floodplains, areas of steep slope, areas subject to erosion or dynamic beach hazards, mine hazards, oil, gas, and salt hazards, former resource extraction use, and contaminated areas.

Consistency: The Subject Property is not within any identified floodline areas and does not contain any other natural hazards.

5.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") is the Province's growth strategy for the Greater Golden Horseshoe region. The 2019 Growth Plan came into effect on May 16, 2019 and was most recently amended in August 2020. The Growth Plan builds on the PPS with more specific land use planning policies as "*a framework for*

implementing the Government of Ontario's vision for building stronger, more prosperous communities by managing growth in the region to 2031". Section 3(5) of the Planning Act specifically requires that municipal council decisions regarding the exercise of authority concerning planning matters "shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be".

Managing Growth

Section 2.2.1 of the Growth Plan directs development to serviced settlement areas to promote the achievement of complete communities. A diverse mix of land uses is encouraged, as is a mix of housing options that includes affordable housing. Proximity to transit, active transportation, parks, and food options is promoted.

Conformity: The Proposed Development conforms to Section 2.2.1 of the Growth Plan. The Site is within a settlement area and severs an oversized and underutilized lot that can be used in future development to provide additional housing options proximate to the core area of Morriston and existing residential areas.

Housing

Section 2.2.6 of the Growth Plan directs municipalities to support housing choice and intensification targets, with affordable housing specifically identified.

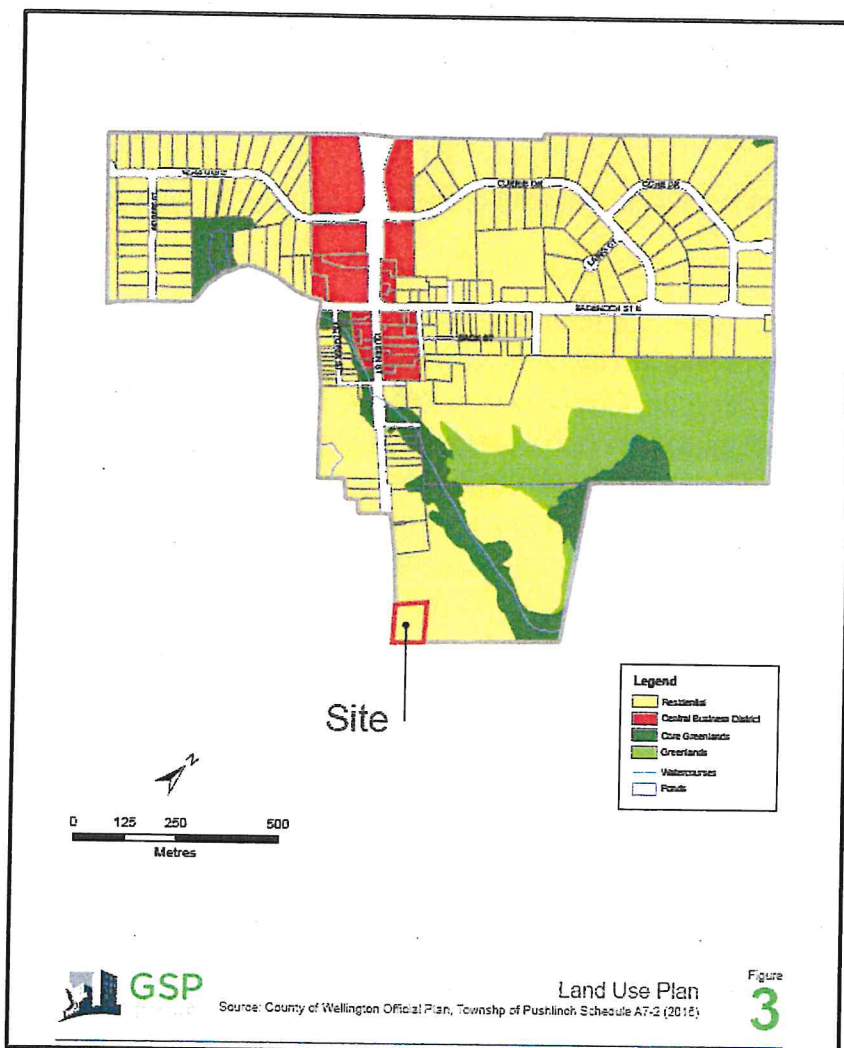
Conformity: The Proposed Development conforms to the Housing policies of the Growth Plan as it proposes intensification on an existing oversized and underutilized parcel of land.

5.4 Wellington County Official Plan

The County of Wellington Official Plan was adopted by the Wellington County in September 1998 and received final approval from the Ontario Municipal Board in April 1999. The County Official Plan provides direction for the physical development of the County and the local municipalities and for the long-term protection of County resources. The overall purpose of the Official Plan is to "ensure that existing and future residents have access to an adequate supply and variety of: jobs, homes, shopping services, leisure activities, educational opportunities, cultural facilities; and that the people of the County enjoy: clean air, clean water, healthy communities, natural heritage, cultural heritage, public health and public safety."

Residential Area

The Site is within the "Residential" area on Schedule A7-2 of the County Official Plan.



The Built-Up Area is intended to accommodate a minimum of 20 percent of all residential development (Policy 3.3.1). Wellington County's objectives for residential development are outlined in Section 8.3.2.:

- a) to ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;
- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;
- c) to manage the rate of growth and the amount of residential development within the urban centre in order to maintain and enhance the small town character;
- d) to support the development, at appropriate locations and densities, of

- residential facilities that meet the housing needs of persons requiring specialized care;
- e) to ensure that adequate infrastructure will be available to all residential areas;
- f) to minimize potential compatibility issues between residential and other land uses;
- g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;
- h) to support the establishment of certain non-residential uses in appropriate locations of the municipality
- i) to encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment;
- j) to monitor the housing supply by reviewing new development, demolitions, intensification, and the number of affordable housing units brought on stream.

Response: The Proposed Development conforms to the Residential area policies of the Wellington County Official Plan.

The Proposed Development is not anticipated to cause any negative impacts to surrounding natural areas.

A range and mix of housing types are promoted by the County Official Plan. Policy 8.3.1. states that single-detached homes are the dominant housing type in urban centres and that this situation is expected to continue. Objective g) in Policy 8.3.2. also states that the County wants to encourage intensification provided development proposals maintain the character and stability of existing neighbourhoods, with objective h) supporting the establishment of non-residential uses in appropriate locations in the municipality. Wellington may also permit residential conversions or home occupations that do not substantially alter the appearance of the existing residences.

Response: The retained lot containing a single detached dwelling and an office and the lot addition on underutilized land conforms to the Housing policies of the Wellington County Official Plan. The Proposed Development is an appropriate density and maintains the character of the surrounding neighbourhood, and the lot addition can be incorporated into future residential developments.

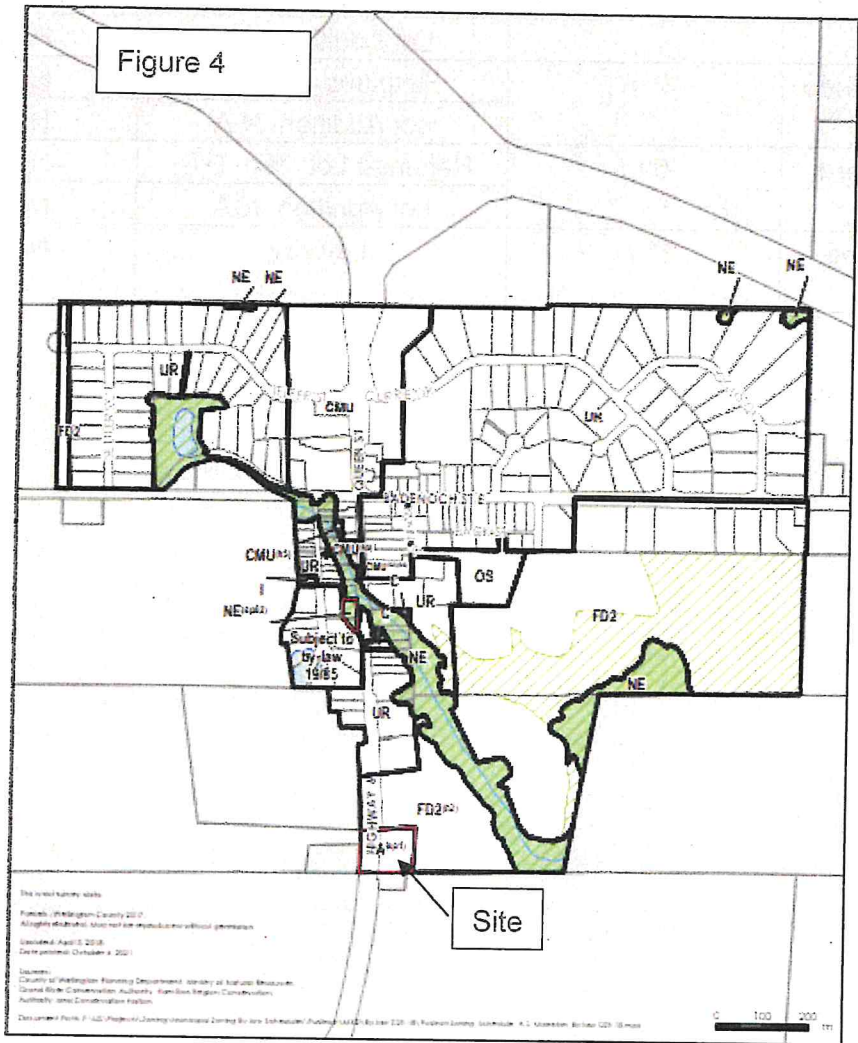
Wellington County Official Plan Conclusions

The Proposed Development is consistent with the policy framework provided by the Wellington County Official Plan. The Proposed Development is located within an existing settlement area and proposes development that intensifies and underutilized piece of land and provides a mix of uses on the site that are permitted under the Official Plan.

6.5 Township of Puslinch Zoning By-law

The Site is currently zoned "Agricultural – SP-1)" (A) Zone in the Township of Puslinch Zoning By-law (Figure 4). A site-specific zoning by-law amendment is requested to rezone the property to a Site Specific Urban Residential (UR) Zone to permit the proposed development (lot size and additional permissions for a professional office as an additional permitted use).

The existing A zone permits a single detached dwelling on site. The SP-1 Special Provision permits a Kennel on the property. A review of the requested Site- specific zoning regulations is undertaken on the following page.



The following table identifies the regulations for the UR Zone and identifies areas where site-specific permissions are requested:

Regulation	Required	Provided	Site Specific Regulation required:
Minimum Lot Area	4000 sq. m	Retained Lot: 2716 sq. m	Yes
		Lot Addition: 4980 sq. m (being added to adjacent parcel)	No
Minimum Lot Width (interior lot)	18 m	Retained Lot: 37 m	No
		Lot Addition: 61.2 m	No
Minimum Front Yard	3 m	Retained Lot: 9m	No

		Lot Addition: N/A	No
Minimum Interior Side Yard	2 m	Retained Lot: 2 m	No
		Lot Addition: N/A	No
Minimum Rear Yard	6 m	Retained Lot: 46m (+/-)	No
		Lot Addition: N/A	No
Maximum Building Height	11 m	1 storey	No

7. Public Consultation Strategy

In accordance with the *Planning Act*, the Township of Puslinch provides public notice of the Zoning By-law Amendment application and the County of Wellington Land Division Committee provides notice of the Consent Applications. Notifications of both applications are provided in the prescribed manner and Statutory Public Meetings will be held to hear the applications. Any individuals or property owners that request further notification regarding the applications would be formally notified by the municipality as to the time and location of when the applications will be considered. We will provide comments at the public meeting and will be available to answer any questions as needed.

8. Justification

The proposed applications are appropriate as they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, and conform to the County of Wellington Official Plan.

A summary of the relevant policy themes as they relate to the Proposed Development is provided below:

8.1 Proposed Use and Location are Appropriate

The use of the Site for residential development is already established. The lot adjustment will provide opportunity for modest intensification in the future on the lot addition lands and is appropriate and compatible with surrounding land uses. The development provides appropriate housing types in this area of the community in accordance with Provincial and local policies. The Site is located within the settlement boundary of Morriston.

8.2 Built Form and Density is Appropriate and Desirable

The form of the Proposed Development is consistent with Provincial and County policies.

8.3 Site-specific Zoning Provisions are Appropriate

The Zoning By-law amendment seeks to rezone the site from an existing A-SP1 Zone to a Site-Specific UR Zone. The site-specific zoning provisions are appropriate and are in keeping with the general regulations provided in the UR Zone.

9. Conclusion

GSP Group Inc. was retained by Broos Properties and Mr. Beverly McQuain to prepare a Planning Justification Report in support of a Zoning By-law Amendment and Consent Application for the property at 107 Queen Street in Morriston. The applications will facilitate the creation of a new lot addition to Plan 61R-22253 along with the retention of the existing dwelling on a retained lot.

This Planning Justification Report concludes that the applications are appropriate, in the public interest, and represent good planning for the following reasons:

- They are consistent with the policies of the Provincial Policy Statement;
- They conform to the Growth Plan for the Greater Golden Horseshoe;
- They conform to the Wellington County Official Plan;
- They comply to the intent of the Township of Puslinch Zoning Bylaw;
- The development is compatible with the surrounding neighbourhood;
- The development is appropriate within this settlement area context.

It is therefore our opinion that the proposed applications are appropriate, in the public interest, and represent good planning and should be approved.

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

YES [x] NO []

If yes, please indicate the person you have met/spoken to: Deborah Turchet / Jana Poechman

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

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

NOTES:

- 1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
- 2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
- 3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- 4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
- 5. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
- 6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
- 7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S/PURCHASER'S AUTHORIZATION:

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

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

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

I, (we), Beverly McQuain the Registered Owners/Purchasers of
107 Queen Street, Morriston Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
GSP Group Inc.

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

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

**AGENT's
APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Brandon Flewellling of the
City of Kitchener In the County/Region of
Waterloo Solemnly declare that all
the statements contained in this application for consent for (property description) 107 Queen Street, Morriston

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

DECLARED before me at the

CITY OF KITCHENER of
In the

County/Region of WATERLOO

This 3RD day of MAY 20 23

AGENT
(Owner/Purchaser or Applicant)

(Owner/Purchaser or Applicant)

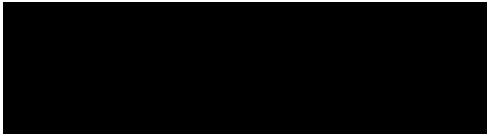
Natasha Wilson, a Commissioner, etc.,
Province of Ontario, for GSP Group Inc.
Expires August 25, 2024.

Commissioner of Oaths

Printed Commissioner's, etc. Name

AGENT's
~~APPLICANT'S~~ CONSENT (FREEDOM OF INFORMATION):

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



Signature of Owner/Purchaser/Applicant/Agent(s)

MAY 3, 2023
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Apr 6/23
File No. B35-23
Accepted as Complete on: May 4/23

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) or Purchaser Tiffany Development Corp.
Address 855 Springbank Ave. Woodstock, ON N4T 1T5

Phone No. [REDACTED] Email: [REDACTED]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

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

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: GSP Group Inc. c/o Brandon Flewwelling
72 Victoria St. S. Suite 201, Kitchener, ON N2G 4Y9

Phone No. [REDACTED] Email: [REDACTED]

(d) All Communication to be directed to:
REGISTERED OWNER/PURCHASER [] APPLICANT [☒] AGENT []

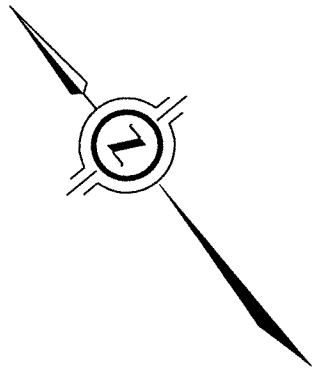
(e) Notice Cards Posted by:
REGISTERED OWNER/PURCHASER [] APPLICANT [☐] AGENT [☐]

(f) Number of Certificates Requested 2 (Please see information pages)

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch
Concession 8 Lot No. 32
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 107 Queen Street, Morriston

(b) When was property acquired: 1969 Registered Instrument No. _____

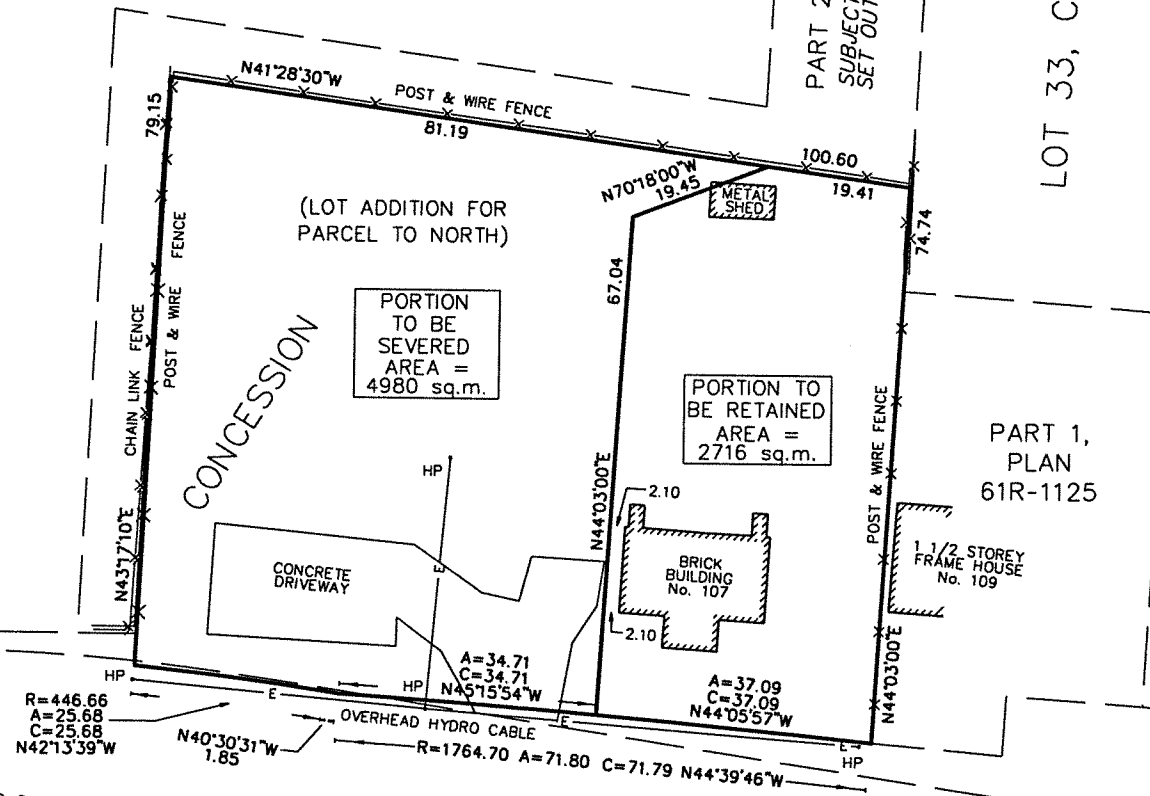


PIN 71194-0147 (LT)
PART 1, PLAN 61R-22253
ADDITIONAL LANDS OWNED BY APPLICANT
CURRENT ZONING FD2(H2)

8

PART 2, PLAN 61R-22253
SUBJECT TO RIGHT OF WAY AS
SET OUT IN INST. No. M595212

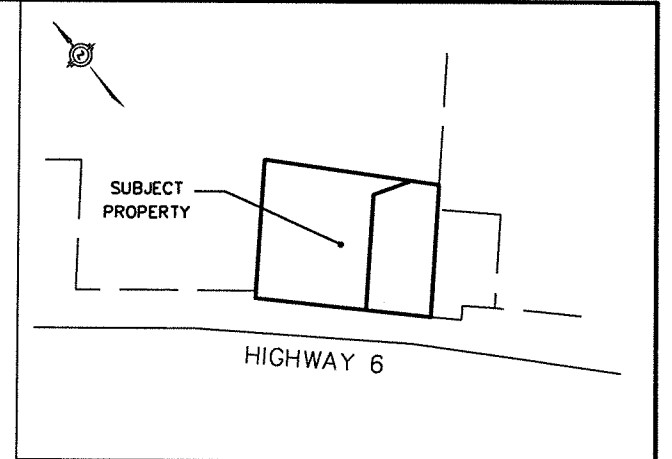
LOT 33, CONCESSION 8



32,

THE KING'S HIGHWAY No. 6
PIN 71194-0123 (LT)
(ALSO KNOWN AS QUEEN STREET)

LOT

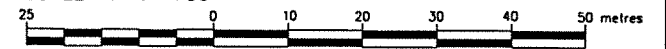


KEY PLAN (NOT TO SCALE)

SKETCH FOR SEVERANCE APPLICATION

PART OF LOT 32
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 750



J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

	J.D. BARNES LIMITED		SURVEYING MAPPING GIS
	LAND INFORMATION SPECIALISTS 4373 KING ST. E., #100, KITCHENER, ON, N2P 2E9 T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com		
	DH JE	DRAWN CHECKED	
	DATED: 11/4/2022		Ref. No. 21-40-036-02



REPORT PDAC-2023-002

TO: Planning and Development Advisory Committee

PREPARED BY: Lynne Banks, Development and Legislative Coordinator

PRESENTED BY: Lynne Banks, Development and Legislative Coordinator

MEETING DATE: June 13, 2023

SUBJECT: 2022-2026 Planning and Development Advisory Committee Goals and Objectives

RECOMMENDATIONS

That staff report PDAC-2023-002 regarding the 2022-2026 Planning and Development Advisory Committee Goals and Objectives be received for information; and,

That the 2022-2026 Planning and Development Advisory Committee Goals and Objectives be approved as presented/amended; and further,

That the Planning and Development Advisory Committee's Goals and Objectives be forwarded to Council for approval and endorsement at a future Council meeting.

Purpose

The purpose of this report is to review the Planning and Development Advisory Committee's proposed 2022-2026 Goals and Objectives for the 2022-2026 term.

Background

At the beginning of each term, the Planning and Development Advisory Committee sets its Goals and Objectives for approval and endorsement by Council. Goals and Objectives are Committee led initiatives that should require minimal additional budgetary or staff resources. Council must approve the Committee's Goals and Objectives prior to the commencement of any Committee Goals and Objectives.

Comments

In response to the Budget Training provided at the May 9, 2023 Committee of Adjustment meeting, staff received the following goals from the Committee:

Goal 1: The Planning and Development Advisory Committee shall make decisions that are consistent with the Planning Act, Municipal Act, and new emerging Provincial Legislation, as well as the County of Wellington's Official Plan, Township of Puslinch Zoning By-law and any applicable guides/policies.

Goal 2: The Planning and Development Advisory Committee shall encourage economic development by recommending applications that support job creation, investment and growth and that balance the interests of individual property owners with the broader interests of the community.

Goal 3: The Planning and Development Advisory Committee shall provide expert advice to the Township of Puslinch on planning and development matters, relying on the knowledge and expertise of its members and knowledge gained from attending courses.

Goal 4: The Planning and Development Advisory Committee shall make recommendations to Council for amendments to any by-laws and guidance documents that would improve decision making for the Planning and Development Advisory Committee.

In support of these broad goals the following Goal/Objectives have been proposed below as the 2022-2026 Goals and Objectives for consideration by the Committee to be sent to Council for approval and endorsement.

Goal/Objective	Sub-Committee	Budget	Person(s) Responsible	2022-2026 Status/Timeline Update
Annual By-law and Legislation Training/Review	N	N	Secretary of the Committee	Staff to draft a training/review schedule for all applicable By-laws and Legislation and Legislative Amendments.

Development of key considerations	Y	N	Sub-Committee	Sub-committee to work with staff to develop list of key considerations to consider while reviewing applications.
Training Opportunities	Y	N	Secretary of the Committee	Staff to identify training opportunities for the Committee Members.
Housekeeping Recommendations	Y	N	Sub-Committee	Sub-Committee to work with staff to review applications received the previous year and make recommendations for housekeeping amendments annually.

Financial Implications

None

Applicable Legislation and Requirements

None

Attachments

None