



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE TOWNSHIP MUNICIPAL OFFICE –
7404 WELLINGTON ROAD 34, PUSLINCH
NOVEMBER 14, 2023
7:00 p.m.

Register in advance:

https://us02web.zoom.us/webinar/register/WN_v8fke4cMRdmEDSC5bdjxKw

Or join by phone:

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

Canada: +1 613 209 3054

+1 778 907 2071

or +1 438 809 7799

or +1 587 328 1099

or +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

Webinar ID: 895 3784 8411

Passcode: 911798

International numbers available: <https://us02web.zoom.us/j/kdZFcp4d82>

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 ≠**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE TOWNSHIP MUNICIPAL OFFICE –
7404 WELLINGTON ROAD 34, PUSLINCH
NOVEMBER 14, 2023
7:00 p.m.

October 10, 2023

7.2 Other Consent Items

8. Notice of Public Meetings/Hearings

9. Reports

9.1 Land Division (Consents)

9.1.1 Severance Application B65-23 (D10-PIC) – Picard Peanuts Ltd. – c/o James Picard – Part Lot 30, Concession 7, municipally known as 22 Queen St., Township of Puslinch. ≠

Proposed lot line adjustment is 1878.87 square meters with no frontage (Part 1 on sketch), vacant land to be added to abutting commercial property – 20 Queen St.; Pang-Yu Holding Company Inc. (Part 3 on sketch).

Retained parcel is 6256.57 square meters with 43.4 meters frontage, existing and proposed commercial use with existing retail store (Part 2 on sketch).

9.2 Zoning By-Law Amendment Applications

10. Correspondence

11. New Business

12. Adjournment ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 10, 2023 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: October 10, 2023
MEETING: Following Committee of Adjustment

The October 10, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:10 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Chris Pickard, Acting Chair
Dennis O'Connor
Paul Sadhra
Jeffrey Born

ABSENT:

Councillor John Sepulis

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications and Committee Coordinator
Zachary Prince, Senior Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2023-089:

Moved by Committee Member Jeff Born and
Seconded by Committee Member Dennis O'Connor



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 10, 2023 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

That the Committee approves the October 10, 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 September 12, 2023

Resolution No. 2023-090:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Dennis O'Connor

That the Planning and Development Advisory Committee approves the Minutes from the meeting held September 12, 2023.

CARRIED.

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (CONSENTS)

9.1.1 Severance Application B28-23 - REVISED (D10-AUG) – Susan & Jerry Auger – Part Lot 10, Concession 10, municipally known as 164 Hume Road, RR#1, Township of



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 10, 2023 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Puslinch.≠

Proposed severance is 1.18 hectares with 16 meters frontage, vacant land for proposed rural residential use.

Retained parcel is 6.49 hectares with 128 meters frontage, existing and proposed rural residential use with existing dwelling, septic and well.

Resolution No. 2023-091: Moved by Committee Member Jeff Born and
Seconded by Committee Member Paul Sadhra

That the Committee supports Severance Application B28-23 (Revised) subject to the following condition(s):

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.
4. That the Owner obtain zoning compliance for the reduced MDS setback from the severed lot; 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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 10, 2023 PLANNING AND DEVELOPMENT
ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

10. CORRESPONDENCE

None

11. NEW BUSINESS

11.1. Committee Memo – Training Opportunity – Property Standards Appeals

- Lynne Banks provided an overview of the Property Standards Appeals training course that several of the Committee Members and Township Staff attended on September 14, 2023 at Guelph Eramosa.

13. ADJOURNMENT

Resolution No. 2023-092

Moved by Committee Member Dennis O'Connor and
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee hereby adjourns at 7:34 p.m.

CARRIED.

October 6, 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: September 11, 2023

FILE NO. B65-23

APPLICANT

Picard Peanuts Ltd - c/o James Picard
1867 Windham Rd #10
Waterford Norfolk N0E 1Y0

LOCATION OF SUBJECT LANDS

Township of Puslinch (Morrison)
Part Lot 30, Concession 7
Block 54, Plan 802

Proposed lot line adjustment is 1878.87 square metres with no frontage (Part 1 on sketch), vacant land to be added to abutting commercial property – 20 Queen St. ; Pang-Yu Holding Company Inc. (Part 3 on sketch)

Retained parcel is 6256.57 square metres with 43.4m frontage, existing and proposed commercial use with existing retail store. (Part 2 on sketch)

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

November 15, 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 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: \$ 4960
Fee Received: Aug 31/23

File No. B65-23

Accepted as Complete on: Sept 11/23

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

SECTION B: Parcel from which land is being transferred 22 Queen Street - Picard Peanuts Ltd.

2(a) Name of Registered Owner(s) or Purchaser James D. Picard

Address 1867 Windham Rd #10
Waterford, Norfolk, ON N0E 1Y0

Phone No. 519-426-6700 **Email:** jbpicard01@yahoo.com

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) _____

WSP Canada Inc., c/o Natalie Boodram

100 Commerce Valley Drive West, Markham, Ontario

Phone No. 289-982-4352 **Email:** Natalie.Boodram@wsp.com

(c) Name and Address of Owner's/Purchasers Authorized Agent: Same as section b above.

Phone No. 289-982-4352 **Email:** Natalie.Boodram@wsp.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER APPLICANT AGENT

(e) Notice Cards Posted by: Picard Peanuts Ltd. (22 Queen Street)

REGISTERED OWNER/PURCHASER APPLICANT AGENT

(f) Number of Certificates Requested 1

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):

An easement (instrument no. WC540756) grants access to 20 Queen Street from a driveway located at 22 Queen Street

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

PART LOT 30, CONCESSION 7 PUSLINCH & PART BLOCK 54, PLAN 802, BEING PART 5, PLAN 61R21185;; TOGETHER WITH AN EASEMENT OVER PART LOT 30 CON 7 PART 3, 61R21185 AS IN WC540756; TOWNSHIP OF PUSLINCH - PIN 71196-0270

4. (a) Location of Land in the County of Wellington: PART LOT 30, CONCESSION 7 PUSLINCH & BLOCK 54, PLAN 802 PARTS 1, 2, 3 & 4 PLAN 61R21185; SUBJECT TO AN EASEMENT OVER PART 3, 61R21185 IN FAVOUR OF PART LOT 30 CON 7 ANI PART BLK 54, PL 802 PART 5, 61R21185 AS IN WC540756; TOWNSHIP OF PUSLINCH - PIN 71196-0269

Local Municipality: Township of Puslinch

Concession _____ Lot No. _____

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 22 Queen Street, Township of Puslinch

(b) When was property acquired: March 2005 Registered Instrument No. _____

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

Frontage/Width 33.36 m AREA 1,878.87 sq.m

Depth 58.32 m Existing Use(s) Rear yard of 20 Queen Street

Existing Buildings or structures: Vacant

Proposed Uses (s): None

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

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other (specify): On private services - septic system (North side of building) and well (Southwest side of lot just east of the driveway/easement)

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 43.40 m AREA 6,256.57 m2

Depth 132.89 m Existing Use(s) Commercial

Existing Buildings or structures: Retail store

Proposed Uses (s): No change

Type of access (Check appropriate space)	Existing [X]	Proposed []
<input checked="" type="checkbox"/> Provincial Highway	<input checked="" 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 (specify) _____	

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

<input type="checkbox"/> Municipally owned and operated piped water system	No changes proposed to water supply.
<input checked="" type="checkbox"/> Well <input type="checkbox"/> individual <input type="checkbox"/> communal	
<input type="checkbox"/> Lake	
<input type="checkbox"/> Other (specify): _____	

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

<input type="checkbox"/> Municipally owned and operated sanitary sewers	No changes proposed to sewage disposal.
<input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> individual <input type="checkbox"/> communal	
<input type="checkbox"/> Pit Privy	
<input type="checkbox"/> Other (specify): _____	

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

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

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

Retail Store - Picard Peanuts Ltd.

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [] UNKNOWN [X]
- 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 [X] 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.**

20 Queen Street is the result of a previous lot severance from 22 Queen Street. The current use is a veterinary clinic. The date of transfer is January 5, 2018. The transferee is Pang-Yu Holding Company Inc. (Anthony Yu).

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 [X] 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 [X]

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

Please refer to the enclosed cover letter with this submission.

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.

Please refer to the enclosed cover letter with this submission.

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).

Please refer to the enclosed cover letter with this submission.

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).

Please refer to the enclosed cover letter with this submission.

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). **Not applicable**

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

27. What is the **zoning** of the subject lands? Core Mixed Use (CMU)

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 _____

An easement (instrument no. WC540756) grants access to 20 Queen Street from a driveway located at 22 Queen Street

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 _____

N/A Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____

N/A Width _____ Length _____ Area _____ Use _____

32. **Manure Storage Facilities** on these lands: N/A

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.



RECEIVED

AUG 24 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

August 11, 2023

Deborah Turchet
Supervisor, Secretary-Treasurer Land Division
Development and Administration, Planning Department
County of Wellington
74 Woolwich Street, 3rd Floor
Guelph, ON N1H 3T9

Dear Ms. Turchet:

**Application for Consent – Boundary Lot Line Adjustment
22 Queen Street, Township of Puslinch (Hamlet of Morriston)**

WSP Canada Inc. (WSP) is pleased to provide the enclosed Application for Consent – Boundary Lot Line Adjustment (herein referenced as the “Lot Line Adjustment”) on behalf of our client, Picard Peanuts Limited, with respect to their property at 22 Queen Street (herein referenced as the “Subject Lands”) within the Hamlet of Morriston in the Township of Puslinch, County of Wellington. The adjacent landowner, Pang-Yu Holding Company Inc., has confirmed support for this application.

1.0 PROPOSAL

The proposed Lot Line Adjustment is shown on the enclosed Legal Severance Sketch. The Lot Line Adjustment is proposed to legally separate lands with an area of 1,878.87 m² (herein referenced as “Part 1”) from the current rear/side yard of 22 Queen Street (“the retained parcel” - 6,256.57 square metres) which includes a retail store. Part 1 is to be conveyed and transferred to 20 Queen Street, which contains an existing building at 20 Queen Street.

The existing parking lot at 20 Queen Street provides for 13 parking spaces, which was approved through Site Plan Approval (Municipal File A-101). It is currently accessed via a private driveway with an easement over 22 Queen Street to gain public road access to Queen Street. It is intended that this easement will be discontinued.

The severed lands are intended to be developed into a parking lot expansion for 20 Queen Street with private driveway access directly from Telfer Glen Road:

Unit 500
119 Spadina Avenue
Toronto, ON, Canada M5V 2L1

T: +1 416 260-0387
F: +1 416 260-3028
wsp.com



1. It is intended to provide 46 parking spaces in total.
2. A private driveway is intended to provide a direct connection to Telfer Glen Road. MTO has provided written confirmation (enclosed) that they will support this proposed driveway.
3. A pedestrian walkway is intended along the south end of the parking lot to the building at 20 Queen Street.
4. It is anticipated that Site Plan Approval will be required for 20 Queen Street.

2.0 PLANNING JUSTIFICATION

The proposed Lot Line Adjustment is subject to Section 53 of the *Planning Act*. The following planning justification provides that the Lot Line Adjustment will not impact the proper and orderly development of the municipality (Hamlet of Morriston, Township of Puslinch) so as to not require a Plan of Subdivision, as stipulated as a requirement for the approval of consents in Section 53(1) of the *Planning Act*. As such, it is WSP's that the Lot Line Adjustment should be approved for the following reasons.

2.1 Provincial Policy Statement (2020)

The Subject Lands are designated within "Settlement Areas". Part 1 is currently surplus land to Picard Peanuts Limited at 22 Queen Street. As the Lot Line Adjustment is proposed to facilitate the future expansion of the parking lot associated with the veterinarian clinic (20 Queen Street), approval of the Lot Line Adjustment will contribute to land use patterns within settlement areas which efficiently use land and resources (Policy 1.1.3.2. a)). The Lot Line Adjustment will also support the veterinarian clinic business, which promotes economic development in Morriston (Policy 1.7.1 a)).

The Subject Lands are outside of Conservation Halton Regulation Limit and do not contain features associated with the Morriston Pond Provincially Significant Wetland. Township Ecology stated that the subject properties are not anticipated to provide habitat for wildlife beyond species that have adapted to urban area (including urban woodlots) and human-made structures. However, it was noted that there is a potential for Species at Risk (SAR) to occur on the subject properties. Policy 2.1.7 states that Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. A Species at Risk (SAR) assessment will be undertaken to support the forthcoming Site Plan Application, and the appropriate approach will be taken at that time, as needed.

Accordingly, the proposed Lot Line Adjustment is consistent with the Provincial Policy Statement.



2.2 A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020 Office Consolidation)

The Provincial Growth Plan designates the Subject Lands as within “Rural Settlements”, as the Hamlet of Morriston is in the Greenbelt Plan Area (Protected Countryside). Limited growth is permitted in these areas (Policy 2.2.12.b)). The Lot Line Adjustment will facilitate a modest expansion of an existing parking lot, requiring no significant increase to water or wastewater systems.

Policy 4.2.4.4 a) states a natural heritage or hydrological evaluation will not be required for a proposal for development or site alteration on a site where the only key natural heritage feature is the habitat of endangered species and threatened species. It is noted that the Subject Lands are outside of Conservation Halton Regulation Limit and do not contain features associated with the Morriston Pond Provincially Significant Wetland. As such, it is not intended that a SAR evaluation be completed to support the Lot Line Adjustment. Although it is intended that a SAR evaluation will be conducted to support the future Site Plan Application in response to the comment from Township Ecology, any existence of SAR habitat is anticipated not to hinder any future development on the property.

Accordingly, the proposed Lot Line Adjustment conforms with the Provincial Growth Plan.

2.3 Greenbelt Plan (2017)

The Subject Lands are designated as “Town and Villages” within the Protected Countryside. The Lot Line Adjustment to facilitate the parking lot expansion conforms with Policy 1.2.2.3, which supports a strong rural economy by allowing for the economic and service functions of an existing commercial use within the existing settlement area. Furthermore, the Lot Line Adjustment does not propose to cause an expansion or extension to the Town/Village, which conforms with Policy 3.4.3.

Policy 3.2.5.6 states that a proposal for new development or site alteration within the Natural Heritage System is not subject to Policy 3.2.5.5, which requires a natural heritage evaluation or hydrological evaluation, where the only key natural heritage feature is the habitat of endangered species and threatened species. It is noted that the Subject Lands are outside of the Conservation Halton Regulation Limit and do not contain features associated with the Morriston Pond Provincially Significant Wetland. Although it is intended that a SAR evaluation will be conducted to support the future Site Plan Application in response to the comment from Township Ecology, any existence of SAR habitat is anticipated not to hinder any future development on the property or the approval of the Lot Line Adjustment.



Accordingly, the proposed Lot Line Adjustment conforms with the Greenbelt Plan.

2.4 County of Wellington Official Plan (June 2022 Office Consolidation)

The Official Plan designates the Subject Lands as “Central Business District” and identifies it within the “Hamlet” of Morriston on Schedule A7-2. Permitted uses include a wide variety of retail, office, and service uses among other commercial and institutional uses (Policy 8.4.3). The existing veterinarian clinic at 20 Queen Street and retail store at 22 Queen Street are examples of such permitted uses. Policy 8.4.5 states that adequate and well-located off-street parking facilities are required to be provided to meet the demands generated by development in the downtown. The Lot Line Adjustment is being proposed to facilitate an expansion to an existing parking lot to meet the demands generated by the veterinarian clinic. The parking lot expansion is located at the rear of 20 Queen Street, which supports maintaining the continuous building facades along Queen Street conforming with this policy.

The Subject Lands are located within the “Paris Galt Moraine Policy Area” on Schedule B7 and are identified by the County as being located within a draft Wellhead Protection Area Q (WHPA-Q) with a significant risk level. Though, it should also be noted that the Subject Lands are not located in a Wellhead Protection Area for Quality, a High Vulnerable Aquifer (HVA), a Significant Groundwater Recharge Area (SGRA), or Issue Contributing Area (ICA). The County of Wellington Source Water Protection adds that “When or if a site plan is required to be submitted, groundwater recharge policies may apply to the submission and detailed recharge studies may be required. Although not proposed in this application, if development is proposed in the future, it is recommended design measures are incorporated that will ensure recharge to the aquifer is maintained, and that the recharge is as contaminant-free as possible”. Accordingly, these materials will be provided to support the Site Plan Application.

The grouping of trees on the Subject Lands are not identified or contained within Core Greenlands, Greenlands, or Natural Heritage Systems designations in the Official Plan. Accordingly, these policies do not apply to the Subject Lands.

Furthermore, the grouping of trees on the Subject Lands are estimated to be approximately 65 metres by 90 metres (5,850 square metres or 0.6 metres) in area, which is less than one hectare. Ben Vander Veen, MLA, OALA, CLSA, ISA, Landscape Architect, WSP Canada Inc., provided an opinion that, due to the size of the grouping, a County permit will not be required to remove a portion and/or the entire treed area. Additionally, the Subject Lands are not located within 120-meters of the Morriston Marsh Provincially Significant Wetland. Accordingly, the proposed severance parcel is in



compliance with Policy 5.6.3 of the Official Plan and does not require a permit from Conservation Halton.

Accordingly, the proposed Lot Line adjustment conforms with the County of Wellington Official Plan.

2.5 Township of Puslinch Zoning By-law 023-18 (2021 Consolidation)

The Subject Lands are zoned as “Core Mixed-Use (CMU) Zone” in the Township of Puslinch Zoning By-law. The Lot Line Adjustment will facilitate a parking lot expansion that has been designed to conform with the applicable zoning.

3.0 SUBMISSION MATERIALS

The following materials have been submitted to support the Application for Consent – Lot Line Adjustment:

1. One (1) copy of the Planning Cover Letter, as prepared by WSP (dated: August 10, 2023)
2. One (1) copy of the Consent Application Form – Lot Line Adjustment
3. Property Deeds:
 - a. 20 Queen Street, Township of Morriston
 - b. 22 Queen Street, Township of Morriston
4. Legal Severance Sketch, as prepared by GeoVerra (dated: July 17, 2023)
5. Consent Letter from 20 Queen Street, Township of Morriston (dated: June 13, 2023)
6. One (1) copy of the Site Plan, as prepared by WSP (dated: August 8, 2023)
7. Pre-Consultation Comment Response Table, as prepared by WSP (dated: August 10, 2023)
8. Ministry of Transportation comments per email correspondence (dated: February 1, 2023).

4.0 NOTICE & CIRCULATION

We note that Lynne Banks, Development and Legislative Coordinator, confirmed via email correspondence (dated: August 10, 2023) that the Township of Puslinch received WSP’s ownership list request on behalf of our client and that it has been sent to Deborah Turchet at the County of Wellington.



We kindly request that you mail the Yellow "Notice Cards" directly to the Owner for posting on their property at 22 Queen Street. Please see the Owner's contact information below:

Mackenzie Picard
Picard Peanuts Ltd.
1867 Windham Road 10
Windham Centre, Ontario
NOE 2A0

We appreciate your attention to this file and look forward to the Committee of Adjustment Hearing for the above-noted Consent Application – Lot Line Adjustment. Should you have any questions, please contact me at (289) 982-4352 or by email at Natalie.Boodram@wsp.com.

Yours sincerely,

A handwritten signature in blue ink that reads "Natalie Boodram".

Natalie Boodram, MCIP, RPP, PMP
Project Manager

Planning, Landscape Architecture and Urban Design

WSP

cc: Mackenzie Picard, Picard Peanuts Limited
Anthony Pu, Pang-Yu Holding Company Inc.



Veterinary Allergy Dermatology Ear Referral Clinic (VADER)
20 Queen Street, Morriston, N0B 2C0
t: 519-821-SKIN (7546) f: 519-767-5680 www.vaderclinic.ca

2023-06-13

Mr. Zach Prince

Senior Planner, Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Dear Mr. Zach Prince:

We, Anthony Yu and Andrea Pang, are Owners of the Veterinary Allergy Dermatology & Ear Referral Clinic and co-signing of authorities for Pang-Yu Holding Company of the lands municipally known as 20 Queen Street, Township of Puslinch, in the County of Wellington. The legal description is PART OF LOT 30, CONCESSION 7, PLAN 802, PT BLK 54, PT 5, GEOGRAPHIC TOWNSHIP OF PUSLINCH. The property contains a veterinary clinic and is approximately 2418.23 m² (0.2418 hectares) in area.

The land proposed to be severed is approximately 1878.87 m² (0.187 hectares) in area and is vacant grassed lands. The land proposed to be retained is approximately 6256.57 m² (0.625 hectares) in area and includes a retail store known as "Picard Peanuts" and a garage.

I support the Severance Application by Picard Peanuts Limited to enable the purchase of the lands proposed to be severed. We provide this letter to support the associated application.

Should you have any questions, please contact the undersigned.

Yours sincerely,

Anthony Yu, BSc, DVM, MS, DACVD

Andrea Pang BSc, DVM

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: Lynne Banks, Township of Puslinch -
Pre-Consultation Comments received between
February 13 to 27, 2023

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:

Not applicable

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 refer to the cover letter enclosed with this submission.

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: This section is to be completed by the owner of 22 Queen Street (Picard Peanuts).

OWNER'S/PURCHASER'S AUTHORIZATION:

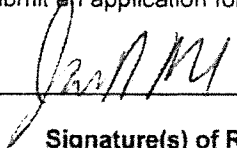
The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

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) Picard Peanuts Ltd., c/o James D. Picard the Registered Owners/Purchasers of 22 Queen Street Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that **WSP**

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



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

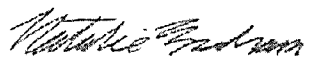
APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) WSP Canada Inc., c/o Natalie Boodram of the City of Markham In the County/Region of York Solemnly declare that all

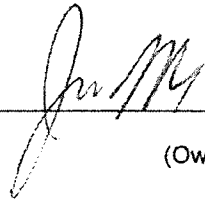
the statements contained in this application for consent for (property description) 22 Queen Street, Township of Puslinch

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

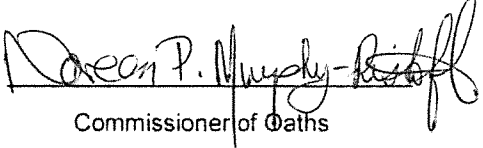


DECLARED before me at the Town of Whitby In the County/Region of Durham This 10 day of August 2023

Applicant: Natalie Boodram, MCIP, RPP (WSP)
(Owner/Purchaser or Applicant)



(Owner/Purchaser or Applicant)



Commissioner of Oaths

Noreen P. Murphy-Ristoff
Printed Commissioner's, etc. Name

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Noreen Patricia Murphy-Ristoff,
a Commissioner, etc.,
Province of Ontario, for
WSP Canada Inc.
Expires September 18, 2025

Revised August 2022

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, WSP Canada Inc., c/o Natalie Boodram, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



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

August 11, 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: Aug 31/23

File No. BLK-23

Accepted as Complete on: Sept 11/23

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

SECTION A: Parcel to which land is being added. 20 Queen Street

2. (a) Name of Registered Owner(s) or Purchaser Pang-Yu Holding Company Inc., c/o Anthony Yu
Address 1460 Gordon Street South, Guelph, Ontario, L1L 1C8

Phone No. 519-835-5546

Email: yuvetpc@gmail.com

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) _____
WSP Canada Inc., c/o Natalie Boodram

100 Commerce Valley Drive West, Markham, Ontario

Phone No. 289-982-4352

Email: Natalie.Boodram@wsp.com

(c) Name and Address of Owner's Authorized Agent: Same contact as section b above.

Phone No. 289-982-4352

Email: Natalie.Boodram@wsp.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER APPLICANT AGENT

(e) Notice Cards Posted by: Picard Peanuts Ltd. (22 Queen Street)

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 7

Lot No. 30

Registered Plan No. 802

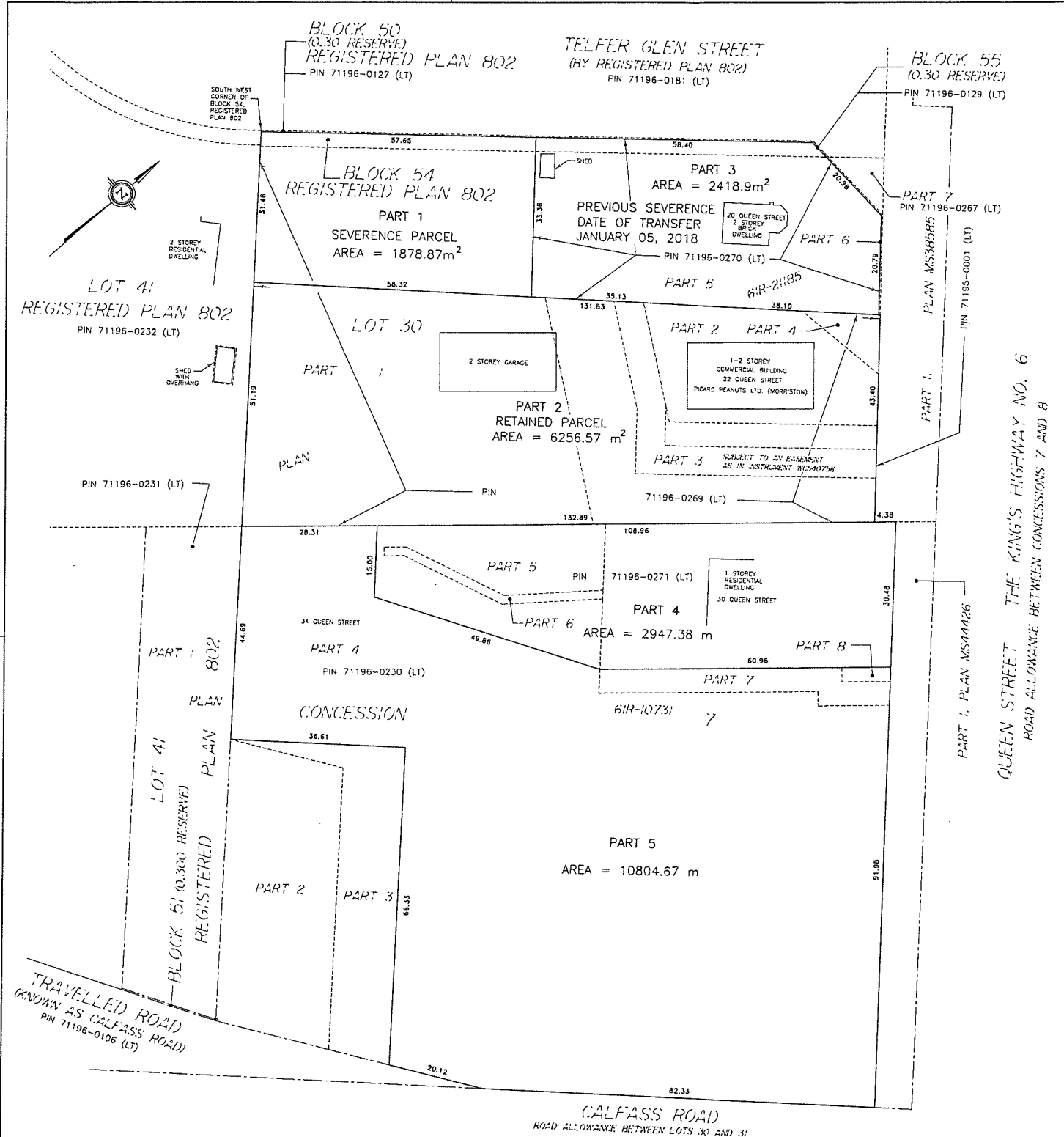
Lot No. _____

Reference Plan No. _____

Part No. PT BLK 54, PT 5

Civic Address 20 Queen Street

(b) When was property acquired: January 5, 2018 Registered Instrument No. _____



SKETCH FOR SEVERANCE APPLICATION
SOUTHWEST CORNER OF TELFER GLEN STREET AND HIGHWAY No. 6
 (ALSO KNOWN AS QUEEN STREET)
MORRISTON
 TOWNSHIP OF PUSLINCH

SCALE 1:500
 0 5 10 15 20 30 40 50 metres

GEOVERRA (ON) LTD.
 ONTARIO LAND SURVEYORS
 2023

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

CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE
 PURPOSE INDICATED IN THE TITLE BLOCK.
 THIS SKETCH IS PROTECTED BY COPYRIGHT ©

NOTE
 THE BOUNDARIES AND S/T EASEMENTS SHOWN HEREON ARE COMPILED FROM LAND
 REGISTRY OFFICE (LRO) RECORDS. NO GUARANTEE IS MADE AS TO ACCURATE OR
 COMPLETENESS OF BOUNDARY LINES OR S/T EASEMENTS.
 BOUNDARIES AND S/T EASEMENTS MUST BE CONFIRMED PRIOR TO BEING
 RELIED UPON.
 DISTANCES AND AREAS SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE
 CONFIRMED PRIOR TO BEING RELIED UPON.
 BUILDING AND SHED LOCATIONS ARE COMPILED FROM SURVEY DATED MAY 31, 2017.

THIS SKETCH IS AN ORIGIN
 ONLY IF EMBOSSED BY THE
 SURVEYOR'S SEAL
 OR
 A PDF CERTIFIED IN AN
 ELECTRONIC VERSION

SKETCH REVISED - JULY 17, 2023.
 SKETCH REVISED - FEBRUARY 25, 2021.
 DATE OF SKETCH - SEPTEMBER 03, 2020.

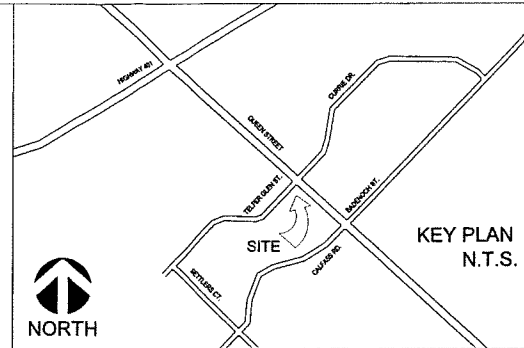
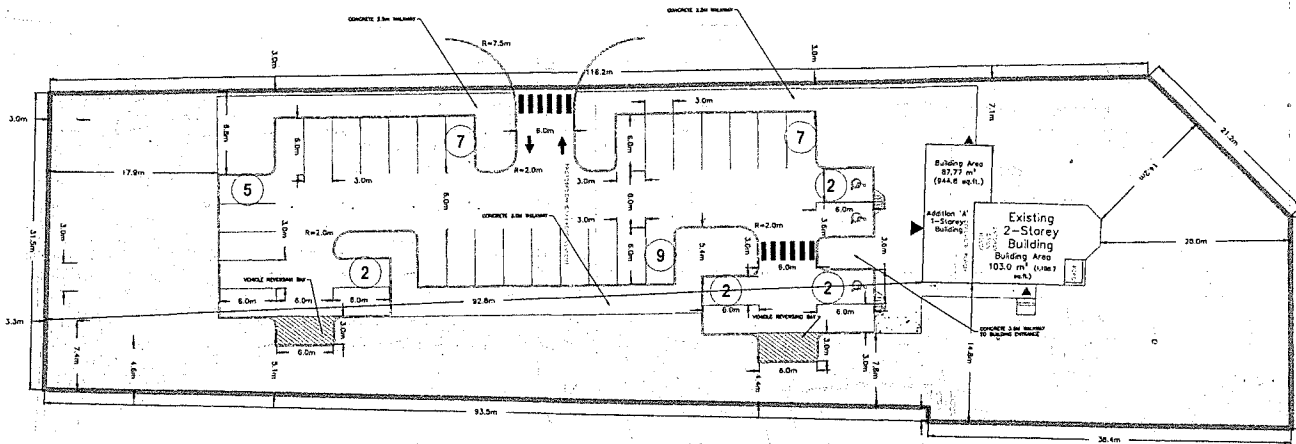
GeoVerra (ON) Ltd.		Ontario Land Surveyors	
100 COMMERCE VALLEY DRIVE W. THORNHILL, ONTARIO CANADA, L3T 0A1		DRAWING NUMBER: 20R-00359-00-SK04	
T: 905-882-1100 F: 905-882-0055		WEBSITE: WWW.GEOVERRA.COM	
P.CHIEF:	DWG. BY: D.H.C.	CHK'D BY: T.P.	TAB NAME: SKETCH
JOB NUMBER: 20R-00359-00-000-00			

DD FILE NAME: V:\2020\20-070-W0263\VP001-Working\VP001-CAD\20R-00359-00-SK04.dwg
 DATED DATE: Jul 17, 2023

21-22



LEGEND
 PROPERTY LINE



PROJECT DATA
 PROJECT ADDRESS: 20 QUEEN ST, MORRISTON, ON, N0B 2C0
 SITE AREA: 4,287.8m² (0.43 ha) / 1.05 ac
 ZONING: CMU - CORE MIXED USE (MAP A5 - MORRISTON)
 JURISDICTION: TOWNSHIP OF PUSLINCH

BUILDING	REQUIRED	PROVIDED
TOTAL BUILDING OFA	n/a	201.77m ²
SECOND FLOOR OFA	n/a	103m ²
LOT COVERAGE (MAX)	n/a	4.4%
BUILDING HEIGHT (MAX)	2 STOREYS or 11m MAX	2 STOREYS @ 37m

SITE DESIGN	REQUIRED	PROVIDED
LOT AREA (MIN)	0.4ha	4,287.77m ² / 0.43ha
LOT FRONTAGE	20m	37.4m
FRONT YARD SETBACK (MIN)	0m	20m
FRONT YARD SETBACK (MAX)	3m	20m
REAR YARD SETBACK FROM BUILDING (MIN)	3m	32.8m
REAR YARD SETBACK FROM BUILDING LOT (MIN)	3m	3.2m
EXTERIOR SIDE YARD SETBACK (NORTH MM)	0m	7.1m
INTERIOR SIDE YARD SETBACK (SOUTH MM)	0m	14.8m
PLANTING STRIP (MIN)	3m	3m
LANDSCAPE OPEN SPACE	n/a	2,244.72m ² (52%)
PAVED PARKING AREA	n/a	1,219.21m ² (28%)

PARKING DATA	REQUIRED	PROVIDED
PARKING STALLS (3.0m x 5.0m) 1 per 20m ²	15	33
ACCESSIBLE PARKING (3.0m x 5.0m) 1 + 3%	3	3
DRIVEWAY WIDTH (MIN)	6.0m	6.0m
AISLE WIDTH (MIN)	6.0m	6.0m

-	SP-1 (Issued for Lot Line Adjustment Application- August 8, 2023)	PM	-	NB
-				
-				
-				
-				
-				
-				
-				
-				
-				
	REVISIONS	BY	DATE	APPR.

SHEET TITLE **SITE PLAN**



DATE	DRAWN/DESIGNED	CHECKED
AUGUST, 2023	PM	NB



PROJECT NUMBER	DWG. NUMBER
20M-01055-00	SP-1

Lynne Banks

From: Andrew Hartholt
Sent: Friday, October 20, 2023 11:34 AM
To: Lynne Banks
Subject: RE: Consent Application B65-23 - Picard Peanuts 22 Queen Street

Sensitivity: Confidential

Lynne,

If the intent of the new access is also to provide a fire route to the existing building, the applicant should ensure that 3.2.5 of the OBC is followed. See below for design constraints of a fire route:

3.2.5.6. Access Route Design

- (1) A portion of a roadway or yard provided as a required access route for fire department use shall,
 - (a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
 - (b) have a centreline radius not less than 12 m,
 - (c) have an overhead clearance not less than 5 m,
 - (d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,
- (e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,
- (f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
- (g) be connected with a public thoroughfare.

Other than the comment above, I have no concerns from the Building Department's perspective.



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

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: Friday, October 6, 2023 1:01 PM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Subject: Consent Application B65-23 - Picard Peanuts 22 Queen Street
Sensitivity: Confidential

Attached please find the consent application and supporting documents for the above property for your review and comments. Please provide comments by November 1st.

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

Lynne Banks

From: Jacob Normore
Sent: Tuesday, October 10, 2023 9:21 AM
To: Lynne Banks
Subject: RE: Consent Application B65-23 - Picard Peanuts 22 Queen Street

Sensitivity: Confidential

Hi Lynne,

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

Kind Regards,



Jacob Normore
By-law Enforcement, Property Standards and Licensing Officer
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca

PUSLINCH

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 6, 2023 1:01 PM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Subject: Consent Application B65-23 - Picard Peanuts 22 Queen Street
Sensitivity: Confidential

Attached please find the consent application and supporting documents for the above property for your review and comments. Please provide comments by November 1st.

Thanks –

Lynne



**TOWNSHIP OF
PUSLINCH**
EST. 1850

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

Lynne Banks

From: Brent Smith
Sent: Thursday, October 12, 2023 2:10 PM
To: Lynne Banks
Cc: Tom Mulvey
Subject: RE: Consent Application B65-23 - Picard Peanuts 22 Queen Street

Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Services reviewed the consent application referenced above on Oct. 12, 2023. Please be advised that the department has no concerns with the proposal.
Thanks very much
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 6, 2023 1:01 PM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Subject: Consent Application B65-23 - Picard Peanuts 22 Queen Street
Sensitivity: Confidential

Attached please find the consent application and supporting documents for the above property for your review and comments. Please provide comments by November 1st.

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