

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

Zoning By-law Amendment Application

Date submitted: _

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify): ☐

Purpose of and reasons for the proposed amendment(s):

To amend the zoning bylaw to rezone the subject property to Rural Settlement Residential.
The Rural Settlement Residential Zone is deemed to be part of the Hamlet Residential Zone.
The Rural Settlement Residential Zone has similar zoning standards as the Hamlet Residential Zone.

General Information:

1. Applicant Information:

Registered Owner's Name(s): _ Audrey Meadows Ltd.

Address: 32 Todd's Road

City: Seguin ON

Postal Code: P2A 2W8

Email Address:

Telephone Number:

Fax:

Applicant (Agent) Name(s):

Address:

City:

Postal Code:

Email Address:

Telephone Number:

Fax:

- Robert Stovel c/o Stovel and Associates Inc.

651 Orangeville Road

Fergus Ontario

N1M 1T9

Other Name(s):

Address:

City:

Postal Code:

Email Address:

Telephone Number:

Fax:

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

--

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

When did the current owner acquire the subject land? Date: Sept 2006

4. What does the amendment cover?

The "entire" property:

☐

A "portion" of the property:

☒

(This information should be illustrated on the required drawing under item 24 of this application)

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

Municipal address: site does not have street number

Concession: 8 Lot: Pts. of 17, 18
Registered Plan Number: _____
Area: +/- 72.7 ha Depth: +/- 775 (Irregular) m Frontage: +/- 342 m
_____ ac _____ ft. _____ ft.

6. Provide a description of the area to be amended if only a "portion" of the property:

Area: +/- 14.5 ha Depth: +/- 432 m Frontage: +/- 342 m
+/- 35.83 ac +/- 1417' ft. +/- 1122' ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes: ☒ No: ☐

8. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan: ☐ Places to Grow: ☒ Other: (specify): _____

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: ☒ No: ☐

9. County Official Plan

What is the current County Official Plan designation of the subject property?

Secondary Agriculture and Greenlands/Core Greenlands

List land uses permitted by the current Official Plan designation:

All uses in Primary Agriculture plus small scale commercial/industrial & insitutional uses & public service facilities.
Greenland /Core Greenland: Agriculture, existing uses, conservation, forestry, aggregate extraction within Mineral Aggregate Areas subject to appropriate rezoning, licensing and the policies of this Plan, open space, and passive recreation.

How does the application conform to the Official Plan?

No development will occur in The Greenland System. Setbacks will help protect Greenland Features. Site Specific OPA submitted to address O.P. Policies. County OP File OP-2021-02
The site specific OPA sets out the policy structure to ensure the proposed development conforms to policies in the County OP.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

10. Zoning:

What is the current zoning of the property? Agriculture & Natural Environment Protection Overlay

What uses are permitted? Agricultural uses and related uses, Single Residence among other uses

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

Agriculture, Forest/Wetlands.

12. How long has the "existing" use(s) continued on the subject land?

50 + Years

13. What is the "proposed" use(s) of the subject land?

Rural settlement residential, open space, natural environment.

14. Provide the following details for all buildings or structures on the subject land: N/A

Building Details	Existing		Proposed	
Type of Building(s) or structures				
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²
Distance from building structure to the:				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

Existing and Proposed Services:

15. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Right-of-way: ☐

Seasonally maintained municipal road: ☐

Water access: ☐

Other (please specify): ☐

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

Township of Puslinch (Victoria Road)

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

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing		Proposed	
Municipal water				

Water Supply	Existing	Proposed
Communal water		
Private well		X
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic		X
Other sewage disposal		

19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes: ☐ No: ☐ N/A

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☒

Ditches: ☐

Swales: ☒

Other: ☐ (explain below)

Functional Servicing and Stormwater Management Report have been prepared.

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment *	Yes						
Zoning By-Law Amendment	Yes						
Minor Variance							
Plan of Subdivision *	Yes		23T - 04002	Approved	Lands immediately south of site; Pt lots 18-19 Con 8.	To permit a 48 lot subdivision	Approved.
Consent (Severance)							
Site Plan Control		Yes					

* O.P.A, ZBA., & Plan of Subdivision all related to 23T -04002.

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes: ☐ No: ☒

If yes, provide the Ontario Regulation number of that order, if known: _____

Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Planning Justification Report.
EIS.
Traffic Impact Brief.
Paris and Galt Moraine Letter Report.
Functional Servicing and Stormwater Management Report.

Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
 - Legal description of the property;
 - Boundaries and dimensions of the subject and its current land use;
 - Dimensions of area of amendment (if not, the entire property);
 - The size and use of all abutting land;
 - All existing and proposed parking and loading areas, driveways, and lanes;
 - The location and nature of any easements or restrictive covenants on the property;
 - The location of any existing drains or sewer drains;
 - Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;
- The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
 - Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
 - The drawing should also include the scale, north arrow, and date when the drawing was prepared.

Authorization for Agent/Solicitor to act for Owner

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

I (we) Audrey Meadows Ltd. of the

Township of Puslinch County/Region of

Wellington do hereby authorize


 Stovel to act as my agent in this application.

Signature of Owner(s)

June 21st, 2021
Date

Affidavit

I (we) Rob Stovel of the
Township of Centre Wellington County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the Township of Centre Wellington in the
County/Region of Wellington this 22 day of
June 2021.


Signature of Owner or authorized
solicitor or agent

June 22 2021
Date

Carol Ann McKenzie, a Commissioner,
Province of Ontario, for
Shannon Law Office.
Expires April 14, 2024.


Signature of Commissioner

June 22, 2021
Date

Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times: ☐ Certain days as specified: ☐ By appointment only: ☐

Signature

Date

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete: ☐

Signature of Municipal Employee

Date

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

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

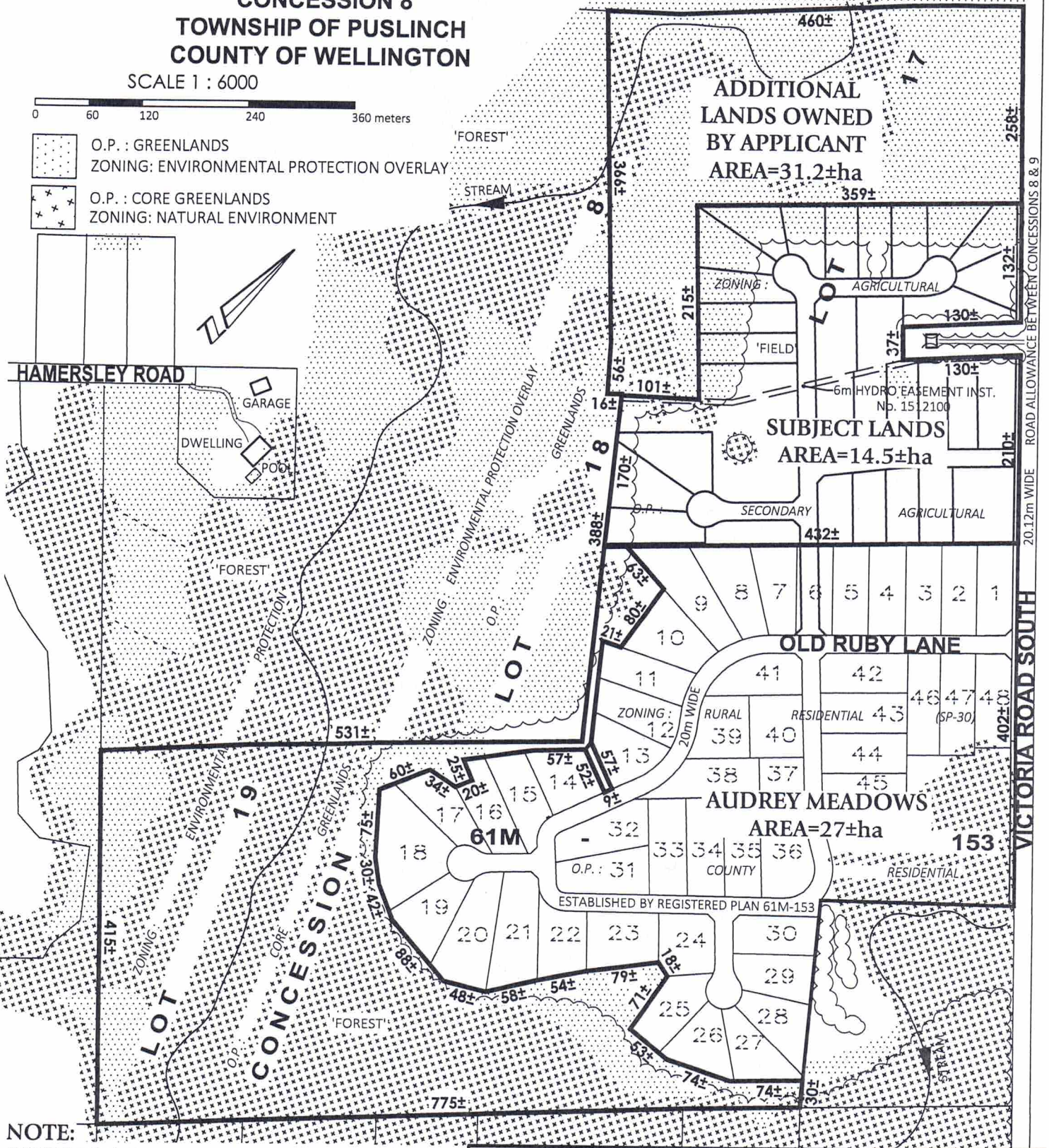
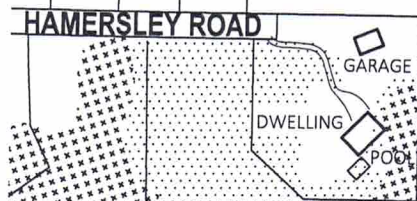
MAP 1 - LOCATION OF SUBJECT LANDS

PART OF LOTS 17 & 18,
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 6000

0 60 120 240 360 meters

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



NOTE:
THIS PRELIMINARY CONCEPT PLAN ILLUSTRATES A POSSIBLE LAYOUT OF THE LOTS/ROAD NETWORK FOR THE PROPOSED DEVELOPMENT.
AUDREY MEADOWS HAS PROVIDED THIS PRELIMINARY CONCEPT PLAN THAT THE COUNTY REQUESTED IN ORDER TO BE COOPERATIVE.
THE DETAILED LAYOUT WILL BE PRESENTED AS PART OF THE DRAFT PLAN OF SUBDIVISION APPLICATION.

PREPARED FOR:		PREPARED BY:
AUDREY MEADOWS LTD.		STOVEL and Associates Inc.
DRAWN BY: AN	CHECKED BY: RS	FILE No. 23-01
Jun 22, 2021-8:35:33 AM G:\PUSLINCH\Con8\Stovel\acad\SKETCH LOT 18 (AUDREY MEADOWS) UTM (B).dwg		