



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 13, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:

<https://us02web.zoom.us/j/86863670064?pwd=OeGxMoKcfn8z24E4dJjc3fEzbsFctW.1>

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

1 438 809 7799

or 1 587 328 1099

or 1 613 209 3054

or 1 647 374 4685

or 1 647 558 0588

or 1 778 907 2071

Webinar ID: 868 6367 0064

Passcode: 549715

International numbers available: <https://us02web.zoom.us/j/86863670064?pwd=OeGxMoKcfn8z24E4dJjc3fEzbsFctW.1>

AGENDA

DATE: August 13, 2024

MEETING: 7:00 P.M.

≠ Denotes resolution prepared

1. Call the Meeting to Order

2. Roll Call

3. Moment of Reflection

4. Confirmation of the Agenda ≠

5. Disclosure of Conflict of Interest

6. Consent Agenda ≠

6.1. July 9, 2024 Committee of Adjustment Minutes

7. Application for Minor Variance or Permission under section 45 of the Planning Act to be heard by the Committee this date:

7.1. Minor Variance Application D13-LAM –Lam, Dung – 56 Brock Rd S ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 13, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 13.4.e to permit construction of new single family dwelling to replace the existing dwelling to permit an enlargement of 55.96% (49.61m²) instead of 50% (44.33m²).

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 7.3, Table 7.3 to allow a 3.87 meters of maximum front yard instead of 3 meters as permitted.

7.2. Minor Variance Application D13-SLO – Slood, John – 480 Arkell Rd ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4 to permit a reduced lot frontage of the Retained Parcel to be 18 meters instead of 25 meters as required in Table 11.3 of the Zoning By-law.

7.3. Minor Variance Application D13-MAC – MacDonald, Terrence & Lisa – 7049 Gore Rd ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4 to permit:

1. A reduced lot frontage for the Severed Parcel to be 18 meters instead of 25 meters as required.
2. A reduced lot frontage for the Retained Parcel to be 10 meters instead of 25 meters as required.

8. Reports

8.1. None

9. New Business

10. Adjournment ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 9, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: July 9, 2024

MEETING: 7:00 p.m.

The July 9, 2024 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 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:

Councillor John Sepulis, Chair
Paul Sadhra
Amanda Knight
Chris Pickard

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications & Committee Coordinator
Mehul Safiwala, Junior Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-023:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 9, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

That the Committee approves the July 9, 2024 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1.1 June 11, 2024

Resolution No. 2024-024:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Chris Pickard

That the Committee of Adjustment approves the Minutes from the meeting held on June 11, 2024.

CARRIED.

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

7.1 Minor Variance Application D13-AUG – Jerry Auger – 164 Hume Rd., Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, From Section 11.4 to permit a reduced lot frontage of the Severed Parcel to be 16m instead of 25m as required in Table 11.3 of the Zoning By-law.

- Hugh Handy, agent for the applicant, provided an overview of the application.
- Jonathan Minnes, solicitor for the applicant, and noted that the minor variance is a condition of provisional consent granted by the Ontario Land Tribunal in May, 2024.
- Mr. Minnes further noted that the drainage channel predates the consent application and is not related to the consent application or the minor variance.
- Amanda Knight noted that as the Committee is only looking at the request for the reduced frontage for the proposed severed parcel, asked if the applicant



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 9, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

and the property owner at 169 Hume Road could possibly work together to resolve the drainage issues.

- Jonathan Minnes noted that the drainage was there prior to development and the existing drainage patterns must be maintained. He further noted that it would be a civil matter between the property owners.
- Chris Pickard asked if there is any evidence that a reduced frontage of either 25 meters or 16 meters would not have an impact on the drainage issue.
- Jonathan Minnes advised that there is no evidence that it would, and noted that it is outside of the bounds of the Committee to deal with because it is a civil matter. He further noted that if there was going to be a condition related to planning it should have been done by the County Land Division Committee or the Ontario Land Tribunal.
- Mr. Handy advised that the intent is to stay away from the drainage channel and not alter the course of the drainage to the roadside ditch.
- There were no further questions or comments from the Committee.

Resolution No. 2024-025:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Minor Variance Decision as made by the Committee be approved with no conditions.

CARRIED.

8. NEW BUSINESS

8.1 Committee of Adjustment 2024-003 Report – Proposed 2025 Committee of Adjustment Meeting Dates ≠

Resolution No. 2024-026:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Amanda Knight

That Report 2024-003 be approved by the Committee.

8.2 Committee Memo Committee of Adjustment 2024-001 – Minor Variance Questionnaire ≠

Resolution No. 2024-027:

Moved by Committee Member Paul Sadhra and



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 9, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD 34, PUSLINCH

Seconded by Committee Member Chris Pickard

That Committee Memo 2024-001 be approved by the Committee.

9. ADJOURNMENT

Resolution No. 2024-028:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Paul Sadhra

That the Committee of Adjustment hereby adjourns at 7:31 p.m.

CARRIED.



REPORT D13-2024-011

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: August 13th, 2024

SUBJECT: Minor Variance Application D13/LAM (Dung Lam)
56 Brock Road South

RECOMMENDATION

That Report D13-2024-011 entitled Minor Variance Application D13/LAM be received; and

Whereas the variance requested would provide relief from Section 7.3 Table 7.3 and Section 13.4.e of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to re-construct a new single detached dwelling with a front yard setback of 3.87 m instead of the maximum permitted from yard of 3 m and an enlargement of the existing ground floor area of 55.96% (49.61m²) instead 50% (44.33m²) within Aberfoyle Flood Plain Zone; and

Whereas, the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property;

Therefore, that planning staff consider the request to be minor and recommend that the committee apply following conditions if the application is approved as follows:

- 1. That the appropriate permits be obtained from Grand River Conservation Authority (GRCA).; and,**
- 2. That a full grading plan to be submitted as a part of building permit application which includes:**
 - a. The proposed well and all building in the proposal.**
 - b. The proposed septic system.**
 - c. The type of wells located on the property and adjacent properties.**

Purpose

Regulation	By-law Section	Required	Proposed	Relief Requested
Comprehensive Zoning By-law # 23-2018, as amended	Section 7.3 Table 7.3	The maximum permitted front yard for a lot in the Mixed-Use Zone is 3 meters.	3.87 m	0.87 m
Comprehensive Zoning By-law # 23-2018, as amended	Section 13.4.e	Additions or enlargements to buildings or structures will be permitted up to a maximum of fifty (50) percent of the existing ground floor area.	55.96% (49.61 m ²)	5.96% (5.28 m ²)

Subject Property with Flood Plain Overlay Key Map



Discussion

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> The subject lands contain an existing legal non-confirming dwelling. The purpose of the application is to construct a 138.27 m² (1488.33 ft²) new single detached dwelling to replace the 88.66 m² (954.33 ft²) existing dwelling on the subject lands. The Zoning By-law recognizes legal non-confirming uses and allows them to exist.

<p>That the intent and purpose of the Zoning By-law is maintained</p>	<ul style="list-style-type: none"> • The subjected lands are zoned Commercial Mixed-Use (CMU). • The single detached dwelling is not permitted use within the Commercial Mixed-Use (CMU) Zone, in accordance with section 7.3, Table 7.2. However, section 4.17.4 allows a use legally established to exit of the Zoning By-law. • The intent of the subject application is to facilitate construction of new single detached dwelling to replace existing dwelling within Aberfoyle Flood Plain Overlay Zone, whereas Section 4.17.1.b state that the By-law will not prevent the restoration, repair or renovation, or replacement of any lawfully constructed building or structure provided that modification will not increase the height, size, volume or change the use of building or structure unless in compliance with this By-law and section 13.4.e. allows additions and enlargements of structures existing on the date of passing of the by-law up to a maximum of 50%. • Additionally, a front setback of 3.87 meters is proposed for the new dwelling, as opposed to maximum permitted front yard of 3 meters for building in CMU zone. • The Aberfoyle Flood plain Overlay requires a permit to be obtain within the regulated area of a Conservation Authority. • Based on the site plan submitted, it appears that the proposed expansion to the use does alter the footprint of the building in terms of livable space and a increase in area, and the setbacks for the dwelling, however a formal review was not conducted at this time and the development will be subject to a formal review during the building permit process.
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The property is designated Central Business District with Special Policy Area PA7-7 in County official Plan. • Single detached dwelling is not permitted use within Central Business District area. However, Special Policy PA7-7 permit legally established residential uses to exist and minor development such as additions, renovation and conversions to those existing uses.
<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • The subject property is surrounded by residential uses. • The proposed replacement would enlarge and alter the existing building foot print but not change the use of the building. • Planning staff are satisfied that the minor variance is desirable, and appropriate for the development and use of the land.

Conclusion

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*, subject to the recommended conditions. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website;
Public Notice of Hearing and Committee Decision (Statutory);
Notice of Public Hearing Resident Guide.

Attachments

Schedule "A" Application
Schedule "B" Sketch
Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk

Cloudpermit application number
CA-3523001-P-2024-54

Applicant

Last name Kainth	First name Tajinder	Corporation or partnership Blackhaven Homes Inc.
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province ON
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner, Payer

Last name Lam	First name Dung	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email	

Subject Land Information

Address	Legal description	Roll number
56 BROCK RD S (Primary)	PLAN 119 PT LOT 8	230100006085000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Blackhaven Homes Inc. (Tajinder Kainth), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I 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.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

[Redacted Signature]

Signature of Commissioner for taking affidavits

[Redacted Signature]

Municipality

Township of Puslinch

Day, month, year

Friday July 5, 2024

Place an imprint of your stamp below

[Redacted Stamp Imprint]

Affidavit and signatures


Applicant

The Tajinder Kainth, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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.

 Digitally signed on July 4, 2024 at 10:17:20 p.m. EDT by Tajinder Kainth.

Send correspondence to	
Send correspondence to <input type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Others	
Who to send the Invoice to <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession	Lot 8	Registered Plan Number 119	
Area in Hectares	Area in Acres	Depth in Meters 50.292	
Depth in Feet	Frontage in Meters 20.117	Frontage in Feet	Width of road allowance (if known)

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made <input checked="" type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input type="checkbox"/> Section 45(2) relates to a change to or expansion of an existing legal non-conforming use	
What is the nature and extent of the relief that is being applied for? 1. Relief is being applied from section 13.4 of the zoning bylaw. The section states development is not permitted within the area subject to the Floodplain Overlay with the exception of minor changes to existing buildings and structures, in addition to the creation of new dwelling units is prohibited. We are proposing a development that is not a minor change to the existing building/structure, and for a new dwelling unit to be constructed. 2. Relief is being applied for the maximum permitted front yard setback of 3 meters, whereas, we require a setback of 3.87 meters.	Why is it not possible to comply with the provisions of the by-law? 1. The existing dwelling is beyond repair, and the owner has to construct a new dwelling unit to be able to restore/use his home. 2. The maximum front yard setback of 3 meters is very close to the busy road, and the proposed house needs to be setback further to provide a better quality house life to the occupants. The benefits of a greater setback include reduced street noise coming into the house, greater safety from a vehicle accident, greater curb appeal, and a bigger front lawn.

What is the current Official Plan and zoning status?	
Official Plan Designation Central Business District	Zoning Designation Core Mixed-Use (CMU)
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input checked="" type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Brock Road South	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service

Indicate the applicable water supply and sewage disposal:

Private Well	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Provincial Water Taking Permit	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Other Provincial Waste Water System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
How is storm drainage provided? *		
<input type="checkbox"/> Storm Sewers <input checked="" type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> Other means		

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

What is the existing use of the subject property?
Single family residential

What is the existing use of the abutting properties?
Single family residential; and single family residential with commercial use.

Provide the following details for all existing buildings on the subject land

Main Building Height in Meters 5.791	Main Building Height in Feet 19	Percentage Lot Coverage in Meters 124.785/997.637
Percentage Lot Coverage in Feet 1343.174561/10738.4753	Number of Parking Spaces 4	Number of Loading Spaces 1
Number of Floors 2	Total Floor Area in Square Meters 144.2784	Total Floor Area in Square Feet 1553
Ground Floor Area (Exclude Basement) in Square Meters 88.595	Ground Floor Area (Exclude Basement) in Square Feet 953.628643	

Provide the following details for all buildings proposed for the subject land

Main Building Height in Meters 7.468	Main Building Height in Feet 24.5	Percentage Lot Coverage in Meters 184.51/997.637
Percentage Lot Coverage in Feet 1986.04911/10738.4753	Number of Parking Spaces 4	Number of Loading Spaces 1
Number of Floors 2	Total Floor Area in Square Meters 162.12	Total Floor Area in Square Feet 1745.04516
Ground Floor Area (Exclude Basement) in Square Meters 91.7	Ground Floor Area (Exclude Basement) in Square Feet 987.0506	

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

Front Yard in Meters 1.05 existing / 3.87 proposed	Front Yard in Feet 3.444882 existing / 12.69685 proposed	Rear Yard in Meters 41.08 existing / 27.51 proposed
Rear Yard in Feet 134.7769 existing / 90.255906 proposed	Side Yard (interior) in Meters 1.95 existing / 1.98 proposed	Side Yard (interior) in Feet 6.397638 existing / 6.496063 proposed
Side Yard (Exterior) in Meters 6.98 existing / 7.94 proposed	Side Yard (Exterior) in Feet 22.90026 existing / 26.04897 proposed	

What are the dates of acquisition and construction of subject property and building property

Date of acquisition of subject property 2017	Date of construction of buildings property 1874	How long have the existing uses continued on the subject property? Since 1874. 100+years.
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Other Related Planning Applications

Planning Application: Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Zoning By-Law Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Planning Application: Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Consent (Severance) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Minor Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Minor Variance Application must be commissioned

Please confirm the following

I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.



July 29, 2024

via email

GRCA File: 56 Brock Road South

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

Dear Ms. Banks,

Re: Minor Variance Application

56 Brock Road South, Aberfoyle, Township of Puslinch
Owner: Dung Lam
Agent: Blackhaven Homes Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application.

Recommendation

The GRCA has no objection to the proposed minor variance application.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that a majority of the subject property is within the floodplain associated with Mill Creek. The property is also within the regulated allowance adjacent to the floodplain. A copy of GRCA's resource mapping is attached.

Due to the presence of the floodplain, the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

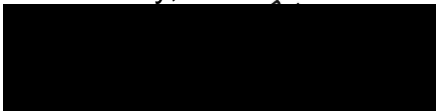
The minor variance application requests permission to construct a replacement dwelling within the Floodplain Overlay. A front yard setback of 3.87 metres is also requested. Although a majority of the subject property is within the floodplain, the applicant has confirmed that the existing dwelling on the property is at or above the Regulatory Floodplain Elevation (RFE) of 315.3 metres CGVD28. As such, current GRCA policies

would allow replacement of the dwelling if all GRCA policies can be satisfied. The GRCA does not object to the approval of the minor variance application but we note that additional information will be required as part of a GRCA permit application.

Consistent with GRCA's approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for the GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,



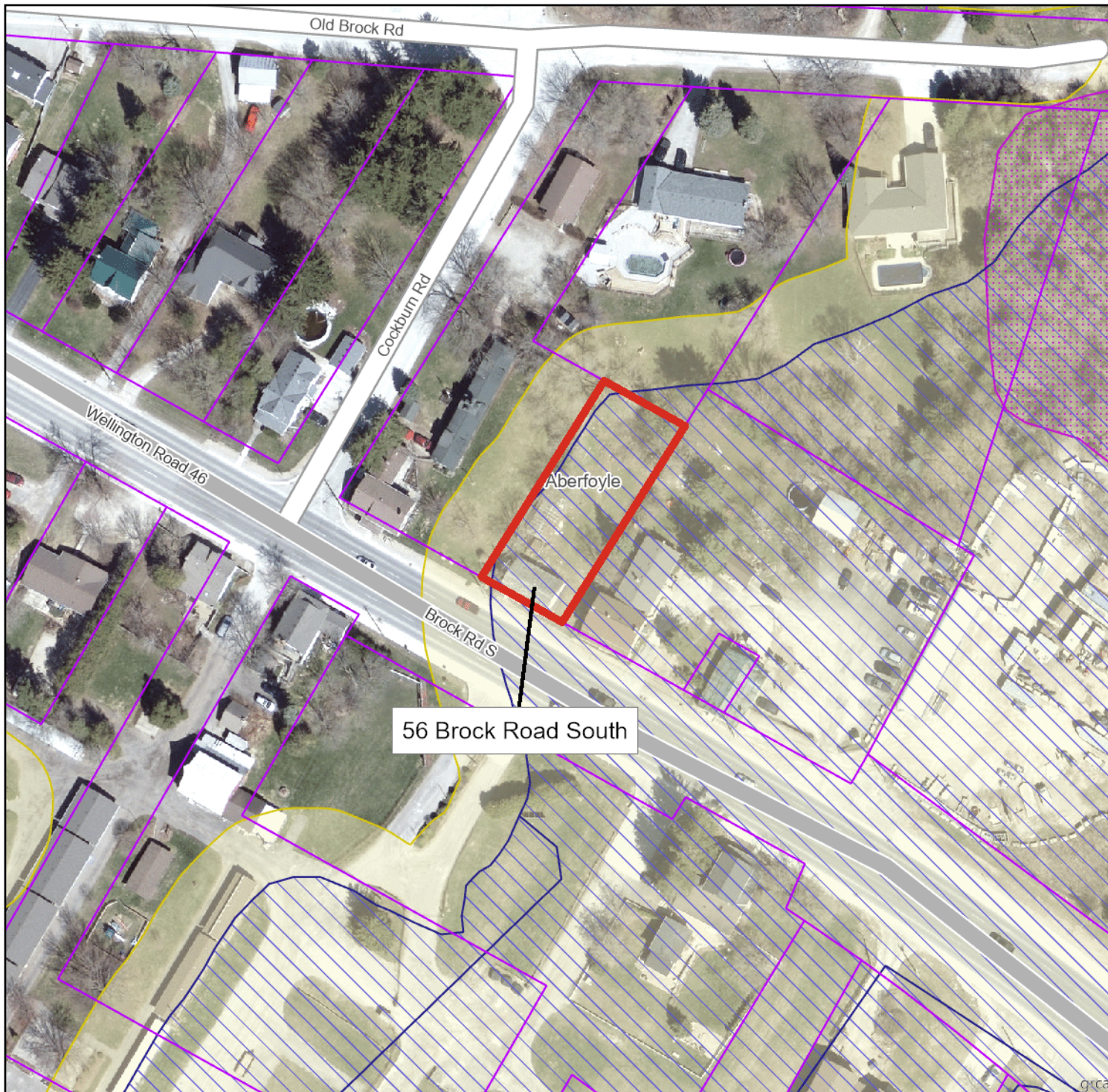
Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Dung Lam (via email)
Blackhaven Homes Inc. c/o Tajinder Kainth



Minor Variance - 56 Brock Road South



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
 - Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)

Copyright Grand River Conservation Authority, 2024.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.



Mehul Safiwala

From: Pasquale Costanzo <pasqualec@wellington.ca>
Sent: Thursday, August 1, 2024 3:09 PM
To: Lynne Banks
Cc: Asavari Jadhav
Subject: FW: 56 Brock rd - MV application
Attachments: 56 Brock Road South Aberfoyle - June 10 2024 Plans_cp_17592321988556.pdf; Application-with-signed-affidavit-REDACTED.pdf; final_site_plan_cp_17592320268240[1].pdf; house_drawings_cp_17592320592709[1].pdf; Notice-of-Public-Hearing-Lam-.pdf

Hi Lynne,

This Minor Variance D13/Lam at 56 Brock Road was forwarded to me to allow a requested 3.87 metre setback from Brock Road (WR 46) and the Wellington Roads has No Objections and requests a Notice of Decision.

Also I signed up for Cloudpermits with Puslinch and don't recall receiving this request and could you confirm that I am still receiving applications to comment on.

Take care

Pasquale Costanzo, C.E.T., CMMII Infrastructure Specialist

Technical Services Supervisor
County of Wellington, Roads Division
74 Woolwich Street Guelph ON N1H 3T9
T 519.837.2601 x 2250
E pasqualec@wellington.ca
W www.wellington.ca

From: Asavari Jadhav <asavarij@wellington.ca>
Sent: Tuesday, July 30, 2024 3:35 PM
To: Pasquale Costanzo <pasqualec@wellington.ca>
Subject: 56 Brock rd - MV application

Hi Pasquale,

Attached is the Mv application received from the Township of Puslinch for your comments.

Regards,

Asavari Jadhav

Planner
County of Wellington
Planning and Development Department
74 Woolwich Street,
Guelph ON, N1H 3T9
T 519.837.2600 x 2066
E asavarij@wellington.ca

“This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient,

Comments received to date

Fire - Puslinch Fire and Rescue Services have no concerns with this application.

Public Works – No comments

Sourcewater - 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. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

Building - The building department has no objections to increasing the front setback from 3m to 3.87m.

Note:

1. At the time of building permit submission ensure that a full grading plan is provided and that it includes the proposed septic system, well and all buildings in the proposal. Any wells and their type on adjacent properties are to be identified. The grading plan required for building permit submission is to be prepared by a Professional Engineer or Ontario Land surveyor.
2. A demolition permit has been issued for the existing buildings as of July 19th, 2024.

By-law - By-law Enforcement has no comments or concerns with the proposal. It is important to note that due to heavy rainfall in the week of July 15th, the rear wall and roof of the house collapsed, leading to extensive damage and the dwelling overall falling into a state of disrepair. By-law Enforcement followed up with the Property Owner and has ordered for the Dwelling to be demolished. The Property Owner has obtained a Demolition Permit and will be proceeding with the demolition of the building within the next two weeks.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

July 31, 2024

BY E-MAIL

Lynne Banks, Secretary-Treasurer
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Banks:

**Re: Proposed Minor Variance – D13/LAM
Dung Lam
56 Brock Road South
Township of Puslinch**

Thank you for circulating the above noted application to our office. It is our understanding that the following relief is being requested from Zoning By-law No. 023-18:

- Section 13.4.e – To permit replacement of an existing dwelling with a new detached dwelling that is 55.96% (49.61 m²) as opposed the maximum permitted of 50% (44.33 m²).
- Section 7.3, Table 7.3 – To permit maximum front yard setback of 3.87 m, as opposed to the maximum permitted of 3 m.

The subject property is designated as Central Business District and Core Greenland Lands in the County Official Plan. Identified features include Grand River Conservation Authority (GRCA) regulated Flood Plain. The subject property is also subject to the Aberfoyle Floodplain Policies (Special Policy Area PA7-7) of the County Official Plan.

As the subject lands are located within the floodplain, Section 5.4.3 *Hazardous Lands* should be considered. These policies establish that development and site alteration may be permitted in special policy areas subject to items a) through f), which includes but is not limited to safe access.

Although it is the policy of the Official Plan to direct development away from areas that may pose a risk to public health and safety, Special Policy Area PA7-7 allows for “limited development for lawfully established buildings and structures within the area identified as PA7-7” subject to certain provisions. Some of the key provisions include: not permitting new development, including lot creation, below the elevation of the Regulatory Floodline and permitting “minor development (such as additions, renovations, and conversions) to legally existing buildings...” subject to the approval of the Conservation Authority and compliance with the Zoning By-law.

It is furthered noted that it is the intent of this special policy to avoid undue hardship and support the economic and social viability of Aberfoyle, where appropriate.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

Through discussions with Township staff, it is understood that the use has been identified as a legal non-conforming use. As such, it is noted that Section 13.8 *Non-Conforming Uses* of the County Official Plans also recognizes that there may be circumstances in which it may be appropriate to consider relief to recognize, extend or enlarge non-conforming uses.

The Township should be satisfied that all concerns from the Grand River Conservation Authority area addressed, the development is minor, that safe access is available, and that the intent and purpose of the Official Plan is maintained.

It is further noted that the subject property is located on a County road (Brock Rd S). It is understood that County Roads Division has indicated that they have no concerns.

I trust that these comments will be of assistance to the Committee. The County Planning Department would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,



Asavari Jadhav
Planner



REPORT D13-2024-010

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: August 13th, 2024

SUBJECT: Minor Variance Application D13/SLO (John Sloom)
480 Arkell Road

RECOMMENDATION

That Report D13-2024-010 entitled Minor Variance Application D13/SLO be received; and

Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for a reduction in minimum lot frontage of 18 m to the retained parcel based on the sketch provided in the application, instead of the required minimum lot frontage of 25 m; and

Whereas this application is required as condition of consent application B32-24 that was approved in June 2024 at the Land Division Committee meeting; the consent application would sever a 0.41 ha (1 ac) land with an existing dwelling and shed; resulting in frontage of the vacant retained parcel being 18 m for rural residential use within the Secondary Agricultural Area; and

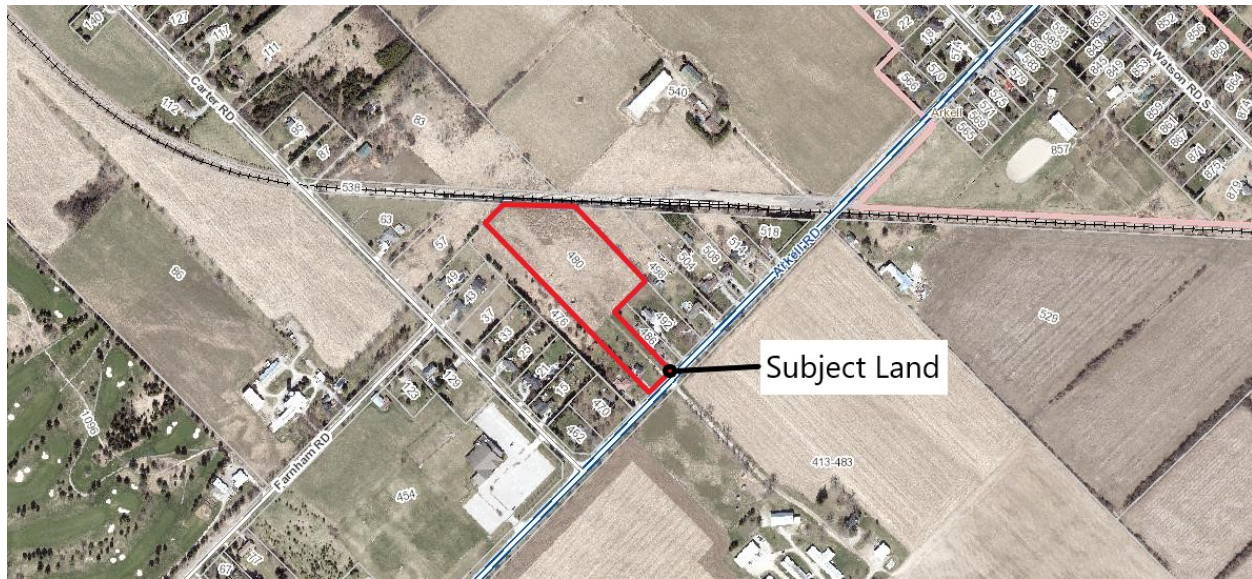
Whereas, the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property;

Therefore, that planning staff consider the request to be minor and have no concerns with the application.

Purpose

Regulation	By-law Section	Required	Proposed	Relief Requested
Comprehensive Zoning By-law # 23-2018, as amended	Section 11.4 Table 11.3	The by-law requires a minimum lot frontage of 25 meters for Reduced Agricultural Lot	18 m	7 m

Subject Property Key Map



Discussion

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> The proposed application is requesting relief from the minimum required lot frontage of 25 m for the retained parcel. The proposed application is required as a condition of consent application B32-24, approved in June 2024 at the Land Division Committee meeting. The minimum lot area is met for retained Land.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subjected lands are zoned Agricultural (A). A single detached dwelling is a permitted use within the Agricultural Zone (A). Lot frontage of 18 m is proposed for the retained parcel, as opposed to minimum required lot frontage of 25 m for Reduced Agricultural lot.

	<ul style="list-style-type: none"> • The minimum lot area and frontage requirements are met for the severed parcel. • The intent of the minimum lot frontage is to ensure that there is safe access to the properties and the viability of present and future use of the property. • The reduced frontage for the retained parcel was created as a result of a secondary agricultural severance along Arkell Road.
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The property is designated Prime Agricultural with Special Policy Area PA7-4 in County official Plan. • The Special policy area allows for uses of the Secondary Agricultural area where there are no effects to neighbouring livestock operations. • The single family dwelling is permitted use in the Secondary Agricultural area.
<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • This application is required as a condition of consent application B32-24 was approved in June 2024 at the Land Division Committee meeting. This application would sever a 0.41 ha (1 ac) parcel with an existing dwelling and shed. A 2.3 ha (5.68 ac) vacant parcel would be retained for rural residential use within the Secondary Agricultural Area. • Planning staff are satisfied that the minor variance is desirable, and appropriate for the development and use of the land.

Conclusion

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website;
 Public Notice of Hearing and Committee Decision (Statutory);
 Notice of Public Hearing Resident Guide.

Attachments

Schedule “A” Application
 Schedule “B” Sketch
 Schedule “C” Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk



Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2024-56

*and Jeff Buisman,
van Harten Surveying*

Applicant, Agent

Last name Keast	First name Hailey	Corporation or partnership Van Harten Surveying Inc.
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner, Payer

Last name Sloot	First name John	Corporation or partnership Sloot Construction
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
480 ARKELL RD (Primary)	PLAN 131 EOBL PT LOT 6	2301000008107000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Van Harten Surveying Inc. (Hailey Keast), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I 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.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

[Redacted signature]

Signature of Commissioner for taking affidavits

[Redacted signature]

Municipality

Guelp

Day, month, year

11/07/2024

Place an imprint of your stamp below

[Redacted stamp area]

Affidavit and signatures


Applicant

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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.

 Digitally signed on July 11, 2024 at 11:15:19 a.m. EDT by Hailey Keast.

Send correspondence to	
Send correspondence to <input type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Others	
Who to send the Invoice to <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession	Lot 6, East of Blind Line	Registered Plan Number 131	
Area in Hectares 2.3	Area in Acres	Depth in Meters 340	
Depth in Feet	Frontage in Meters 18.0	Frontage in Feet	Width of road allowance (if known) Current is 25.2m and road widening required to be 30m

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made <input checked="" type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input type="checkbox"/> Section 45(2) relates to a change to or expansion of an existing legal non-conforming use	
What is the nature and extent of the relief that is being applied for? A minor variance is being requested for the Retained Parcel of Severance Application B32-24. A) To permit a reduced lot frontage of the Retained Parcel to be 18.0m vs. 25m as required in Table 11.3 of the Zoning By-law.	Why is it not possible to comply with the provisions of the by-law? A severance was approved at the subject property to create a new parcel for rural residential purposes. The frontage of the Retained Parcel was slightly under with the severance configuration and a minor variance is required to address the deficiency of 7m. Please see the covering letter for more details.

What is the current Official Plan and zoning status?	
Official Plan Designation Special Policy Area (PA7-4)	Zoning Designation Agricultural
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input checked="" type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Arkell Road	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Provincial Water Taking Permit	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Other Provincial Waste Water System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
How is storm drainage provided? *		
<input type="checkbox"/> Storm Sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other means		

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? Rural Residential	What is the existing use of the abutting properties? Rural Residential / Agricultural

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters Retained Parcel is vacant	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters N/A
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces N/A	Number of Loading Spaces N/A
Number of Floors N/A	Total Floor Area in Square Meters N/A	Total Floor Area in Square Feet N/A
Ground Floor Area (Exclude Basement) in Square Meters N/A	Ground Floor Area (Exclude Basement) in Square Feet N/A	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters Eventual dwelling to be built, but not proposed at this time.	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters N/A
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces N/A	Number of Loading Spaces N/A
Number of Floors N/A	Total Floor Area in Square Meters N/A	Total Floor Area in Square Feet N/A
Ground Floor Area (Exclude Basement) in Square Meters N/A	Ground Floor Area (Exclude Basement) in Square Feet N/A	

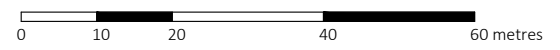
What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)		
Front Yard in Meters Retained Parcel is vacant	Front Yard in Feet N/A	Rear Yard in Meters N/A
Rear Yard in Feet N/A	Side Yard (interior) in Meters N/A	Side Yard (interior) in Feet N/A
Side Yard (Exterior) in Meters N/A	Side Yard (Exterior) in Feet N/A	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property December 2009	Date of construction of buildings property Pending severance and minor variance completion	How long have the existing uses continued on the subject property? Many years
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Other Related Planning Applications		
Planning Application: Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Planning Application: Zoning By-Law Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Planning Application: Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Planning Application: Consent (Severance) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Planning Application: Minor Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Consent (Severance): File Number B32-24	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands 480 Arkell Road
Consent (Severance): Purpose Rural Residential Severance		Consent (Severance): Status Approved subject to conditions

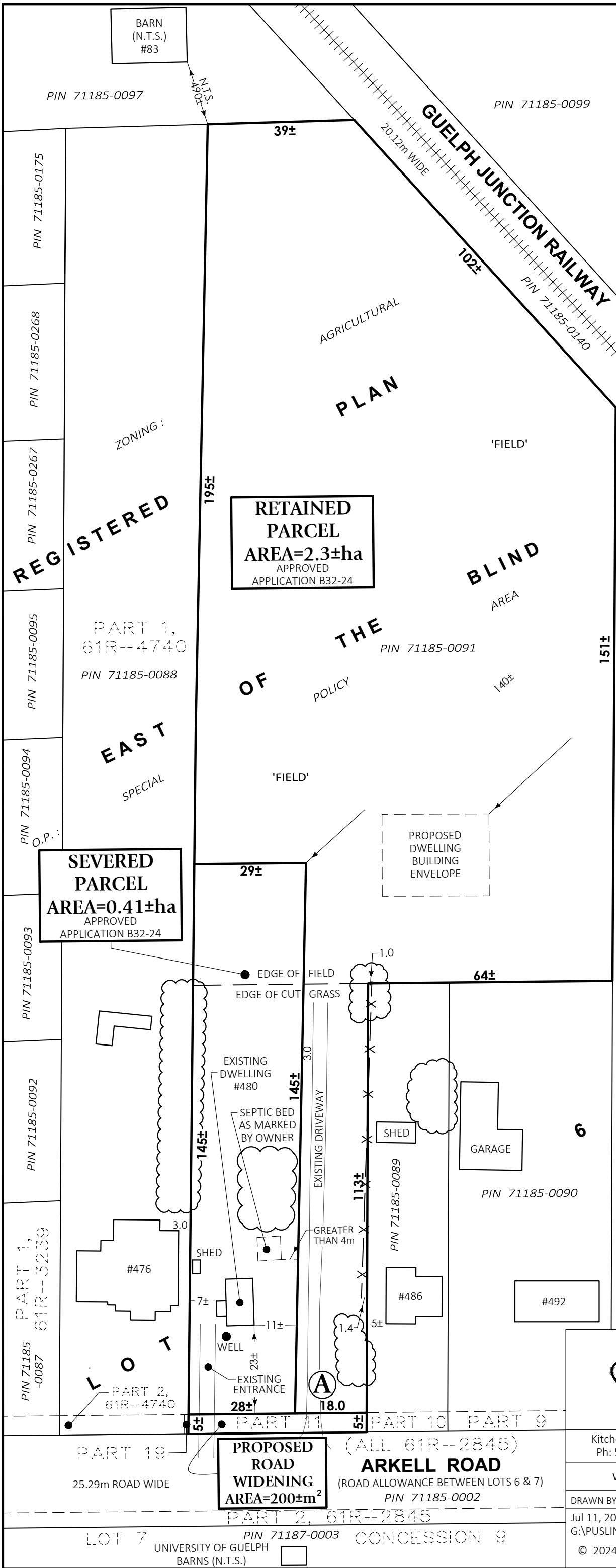
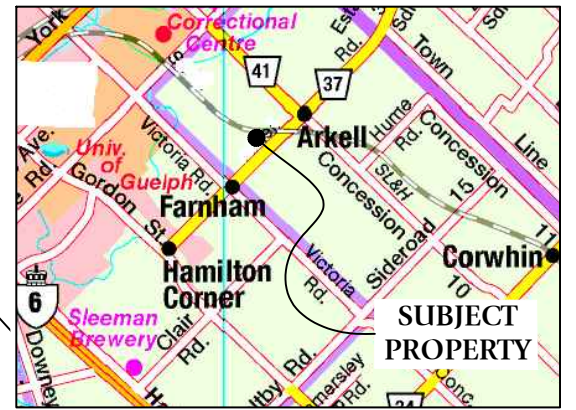
Minor Variance Application must be commissioned
Please confirm the following <input checked="" type="checkbox"/> I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.

MINOR VARIANCE SKETCH
PART OF LOT 6, EAST OF THE BLIND LINE,
REGISTERED PLAN 131
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
 SCALE 1 : 1000



VAN HARTEN SURVEYING INC.

KEYMAP:



MINOR VARIANCE REQUEST:
 (A) TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 18.0 VS. 25m REQUIRED.

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SPECIAL POLICY AREA (PA7-4).
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. N.T.S. DENOTES NOT TO SCALE.
7. PROPERTY OWNER: JOHN SLOOT.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 11th DAY OF JULY, 2024

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 32149-23
Jul 11, 2024-10:57:58 AM G:\PUSLINCH\131\ACAD\MV LOT 6 (SLOOT) UTM 2010.dwg © 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT		

PROPOSED ROAD WIDENING
 AREA=200±m²
ARKELL ROAD
 (ROAD ALLOWANCE BETWEEN LOTS 6 & 7)
 PIN 71185-0002



07/23/2024

Memorandum

To: Lynne Banks – Development and Legislative Coordinator, Township of Puslinch

Cc: Mehul Safiwala – Junior Planner, Township of Puslinch

From: Kim Funk – Source Protection Coordinator, Wellington Source Water Protection

**RE: 480 Arkell RD, Township of Puslinch
Minor Variance**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. Based on our review of the submitted documents, WSWP have no objections to the proposed application receiving approval.

Pursuant to the *Clean Water Act*, Notices are required for all applications. Please see attached PUS-S59-24-006.

The subject property is located within a Wellhead Protection Area (WHPA) with a vulnerability score of 10. The septic system for the proposed dwelling on the retained parcel will be subject to the septic inspection program as per Grand River Source Protection Plan policy WC-CW-3.1. The first inspection will occur 5 years after the installation of the septic system.

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,

Kim Funk
Source Protection Coordinator
519-846-9691 ext 283
kfunk@centrewellington.ca

Attachments: PUS-S59-24-006



Restricted Land Use Notice

No Prohibition or Risk Management Plan Requirement

Issued under the *Clean Water Act*, Section 59 (2) (a)

Notice Number: PUS-S59-24-006

Description and Date of Application/Supporting Documents: Minor Variance, July 15, 2024 / Application, WHPA Maps

Applicant: Jeff Buisman

Email: Jeff.Buisman@vanharten.com

Roll Number: 230100000810700 **WHPA:** WHPA-B, ICA

Vulnerability Score: 10, 8, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Sewage System Or Sewage Works - Septic System

Property Address: 480 Arkell Rd **Town:** Puslinch

Municipality: Township of Puslinch **Province:** Ontario

Postal Code: N1H 6H8

Source Protection Plan: Grand River **Drinking Water System:** City of Guelph

Property Owner Information

Name: John Sloom

Mailing Address: 599 Arkell Rd

Town: Puslinch

Province: Ontario **Postal Code:** N0B 1C0

Phone: 519-836-6142

This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description / Supporting



Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Minor Variance application submitted for 480 Arkell RD. Based on the application and submitted documents, the activities proposed at the subject property would not be considered a significant drinking water threat, therefore neither Section 57 nor 58 of the *Clean Water Act* apply. A Section 59 2 (a) Notice to proceed is being provided. It is understood that there is a dwelling proposed on the retained parcel which is in a WHPA-B with a high vulnerability score of 10. The proposed septic system will be a significant drinking water threat and will be subject to the mandatory septic inspection program, with the first inspection under this program occurring five years after construction. Please see attached fact sheet.

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).



This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.

If you require further information, please contact the undersigned.

Signature:

Date:

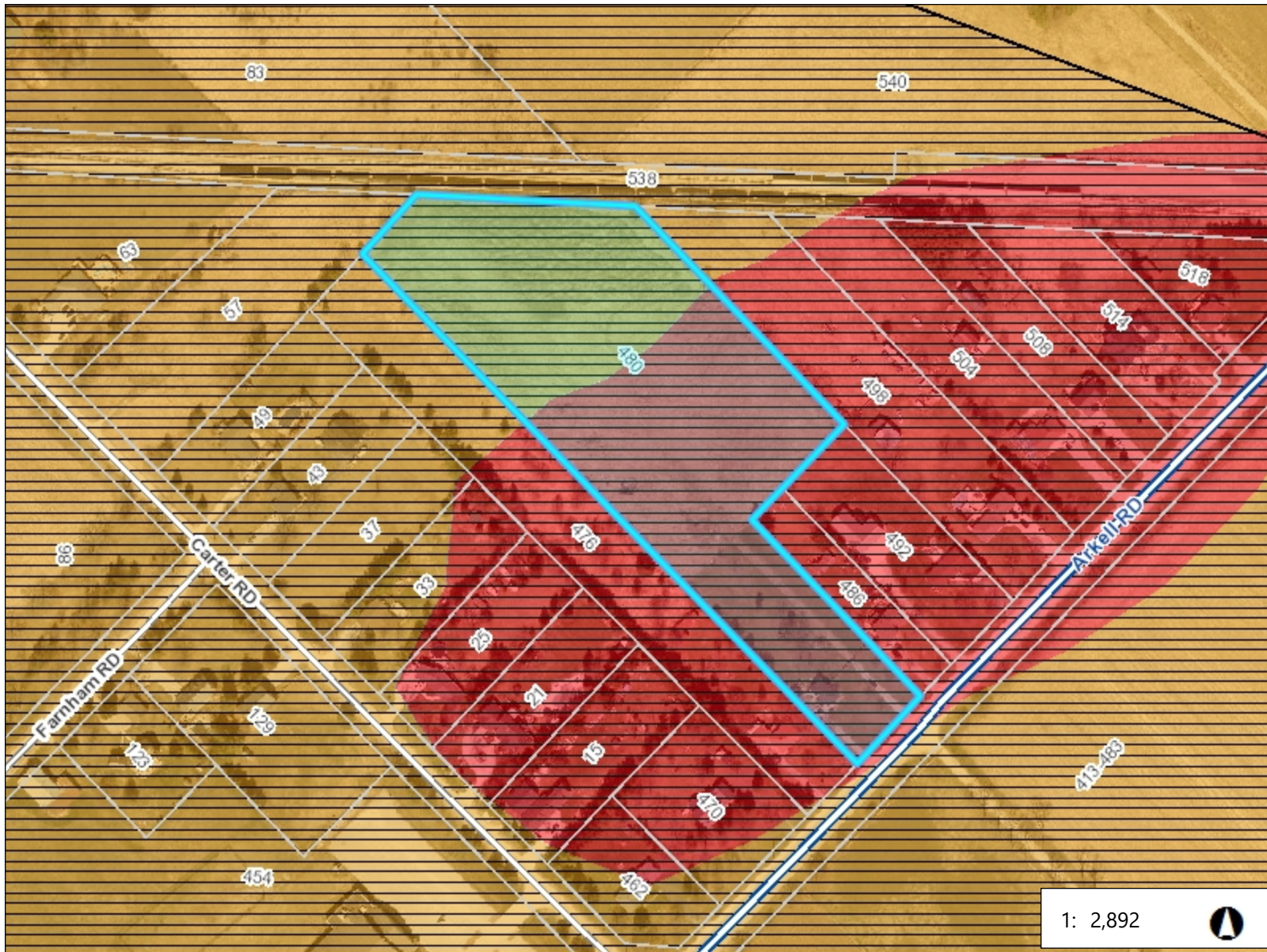


23 Jul 2024

Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Attachment(s): WHPA Map(s)

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- 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: 2,892

0.1 0 0.07 0.1 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

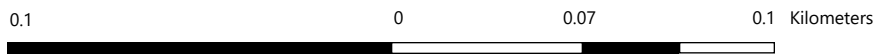
Notes



Legend

-  Parcels
- Roads**
 -  Local Road
 -  County Road
 -  Highway
- Well Locations**
 -  Existing
 -  Proposed
-  WHPA Q1_Q2_Boundary
- WHPA Q1_Q2**
 -  Approved
 -  Draft
-  SGRA
- RoadsLookup**

1: 2,892 



Notes

Mehul Safiwala

From: Les Petroczi <Les.Petroczi@guelph.ca>
Sent: Wednesday, July 24, 2024 11:09 AM
To: Lynne Banks
Subject: RE: Minor Variance Application D13/SLO - Slood

Sensitivity: Confidential

Hi Lynne;

Same as prior to the Watson Rd development, the GJR operates a long standing successful railway business which does share a property line with the requestor. The property backs onto a busy switching yard so care must be taken to forewarn the developer of such a business, that switching does occur daily, noise is emitted from the switching including horn blasts at Carter or Arkell roadways with minimal blockages. If property is developed for additional homes, a warning clause of such a business must be in the sales or lease agreement to protect the railway. The development standards adjacent to railways must be followed.

Thank you

Les Petroczi
General Manager
Guelph Junction Railway
Office of the Chief Administrative Officer
City of Guelph
519-822-1260 extension 2825
Mobile 519-766-7121
les.petroczi@guelph.ca

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Monday, July 15, 2024 3:13 PM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: Minor Variance Application D13/SLO - Slood
Sensitivity: Confidential

[EXTERNAL EMAIL] This email originates outside the City of Guelph. Do not click links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon –

Attached please find the Notice of Public Hearing for the above matter, for your review and comment. Please provide comments by July 29, 2024.

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

Disclaimer

This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.

Comments

By-law – No Comments

GRCA – No comments

Fire - Please ensure that the driveway to the proposed house is able to accommodate emergency vehicles. Keeping driveways free of overhanging branches up to a height of 5 metres above the road surface, maintaining the driveway surface and ensuring that the driveway can handle a 4 metre wide truck, will ensure that a fire truck can get close to the proposed structure if there is an emergency.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

July 24th, 2024

BY E-MAIL

Lynne Banks, Secretary-Treasurer
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Banks:

**Re: Proposed Minor Variance – D13/SLO
John Sloat
480 Arkell Road
Township of Puslinch**

Thank you for circulating the above noted application to our office. It is our understanding that the following relief is being requested from Zoning By-law No. 023-18, Section 11.4, Table 11.3:

- To permit a reduced lot frontage of 18.0 m for the retained parcel, as opposed to the required minimum of 25m.

The subject lands is designated as Prime Agriculture and is a part of Special Policy Area PA7-4 in the County Official Plan. The Planning staff note that the proposed variance is related to a severance application B32/24, that was provisionally granted consent in June by Wellington County Land Division Committee.

Overall, staff do not have any concerns with the proposed minor variance application. I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

Jamie Barnes
Junior Planner

Asavari Jadhav
Planner



REPORT D13-2024-009

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: August 13th, 2024

SUBJECT: Minor Variance Application D13/MAC (MacDonald)
7094 Gore Road
Part Lot 23, Concession Gore.

RECOMMENDATION

That Report D13-2024-009 entitled Minor Variance Application D13/MAC be received; and

Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for a reduction in minimum lot frontage of 18 m to the severed parcel and 10 m to the retained parcel based on the sketch provided in the application, instead of the required minimum lot frontage of 25 m; and

Whereas this application is required as condition of consent application B102-23 that was approved in February 2024 at the Land Division Committee Meeting; the consent application would sever a 0.9 ha (2.22 ac) vacant land for rural residential use within the Secondary Agricultural Area; resulting in frontage of the severed parcel being reduced to 18 m and retained parcel being 10 m; and

Whereas, the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property;

Therefore, that planning staff consider the request to be minor and have no concerns with the application.

Purpose

Regulation	By-law Section	Required	Proposed	Relief Requested
Comprehensive Zoning By-law # 23-2018, as amended	Section 11.4 Table 11.3	The by-law requires a minimum lot frontage of 25 meters for Reduced Agricultural Lot	18 m (Severed Parcel)	7 m
			10 m (Retained Parcel)	15 m

Subject Property Key Map



Discussion

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> The proposed application is requesting relief from the minimum required lot frontage of 25 m for the severed and retained parcel. The proposed application is required as a condition of consent application B102-23, approved in February 2024 at the Land Division Committee meeting.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subjected lands are zoned Agricultural (A) and Natural Environment (NE). Lot frontage of 18 m is proposed for the severed parcel and 10 m for retained parcel, as opposed to minimum required lot frontage of 25 m for Reduced Agricultural lots.

	<ul style="list-style-type: none"> • A single detached dwelling is a permitted use within the Agricultural Zone (A). • The minimum lot area is met for both the severed and retained lands. • It is noted that the Hydro easement area has been proposed in favour of retained parcel. • The intent of the minimum lot frontage is to ensure that there is safe access to the properties and the viability of present and future use of the property. • The reduced frontage for both the severed and retained parcel was created as a result of a secondary agricultural severance along Gore Road.
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural with Core Greenlands in County official Plan. • A single detached dwelling is a permitted use within the Secondary Agricultural designation. • Consent Application B102-23 has been conditionally approved by the county of Wellington Land Division Committee and was deemed to be consistent with the Official Plan.
<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • This application is required as a condition of consent application B102-23 which was conditionally approved in February 2024 at the Land Division Committee meeting. This application would sever a 0.9 ha (2.22 ac) vacant parcel for rural residential use within the Secondary Agricultural Area. A 1.6 ha (3.95 ac) parcel would be retained. • There is an existing driveway to be used for the proposed entrance of the severed parcel. • Planning staff are satisfied that the minor variance is desirable, and appropriate for the development and use of the land.

Conclusion

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website;
Public Notice of Hearing and Committee Decision (Statutory);
Notice of Public Hearing Resident Guide.

Attachments

Schedule "A" Application
Schedule "B" Sketch
Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk



Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number CA-3523001-P-2024-55
--

Applicant		
and Jeff Buisman (agent)		
Last name Keast	First name Hailey	Corporation or partnership Van Harten Surveying Inc.
[REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner, Payer		
Last name MacDonald	First name Lisa & Terrence	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
7094 GORE RD (Primary)	CON GORE PT LOT 23 RP;61R8883 PARTS 2 & 4 TGTHR;WITH & SUBJ TO ROW	2301000004011600000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Hailey Keast, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I 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.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

[Redacted Signature]

and Jeff Buisman (agent)

[Redacted Signature]

Signature of Commissioner for taking affidavits

Municipality

Day, month, year

Guelph

3/07/2024

Place an imprint of your stamp below

[Redacted Stamp Area]

Affidavit and signatures

Applicant

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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.

Signature

[Redacted Signature]

Date

July 3, 2024

Hailey Keast

Send correspondence to	
Send correspondence to <input checked="" type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Others	
Who to send the Invoice to <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession Gore	Lot 23	Registered Plan Number Parts 2 & 4, 61R-8883	
Area in Hectares 2.5 ha	Area in Acres	Depth in Meters 265	
Depth in Feet	Frontage in Meters 28m	Frontage in Feet	Width of road allowance (if known) 20.12m

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made <input checked="" type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input type="checkbox"/> Section 45(2) relates to a change to or expansion of an existing legal non- conforming use	
What is the nature and extent of the relief that is being applied for? Minor Variance Requests are required for both the Severed and Retained Parcels. The requests are as follows: A) To permit a reduced lot frontage of the Retained Parcel to be 10.0m vs 25m required in Table 11.3 B) To permit a reduced lot frontage of the Severed Parcel to be 18.0m vs 25m required in Table 11.3	Why is it not possible to comply with the provisions of the by-law? A severance was approved to create a new lot rural residential parcel. As a result of the configuration, minor variances are required for the reduced frontages of each parcel. This application is required to satisfy conditions of the approved application B102-23.

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary Agricultural, Core Greenlands and Greenlands	Zoning Designation Agricultural, Natural Environment and Environmental Protection Overlay
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Gore Road	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service

Indicate the applicable water supply and sewage disposal:

Private Well	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Provincial Water Taking Permit	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Other Provincial Waste Water System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
How is storm drainage provided? *		
<input type="checkbox"/> Storm Sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other means		

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

What is the existing use of the subject property? Rural Residential	What is the existing use of the abutting properties? Rural Residential and Agricultural
--	--

Provide the following details for all existing buildings on the subject land

Main Building Height in Meters N/A	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters N/A
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces N/A	Number of Loading Spaces N/A
Number of Floors N/A	Total Floor Area in Square Meters N/A	Total Floor Area in Square Feet N/A
Ground Floor Area (Exclude Basement) in Square Meters N/A	Ground Floor Area (Exclude Basement) in Square Feet N/A	

Provide the following details for all buildings proposed for the subject land

Main Building Height in Meters N/A	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters N/A
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces N/A	Number of Loading Spaces N/A
Number of Floors N/A	Total Floor Area in Square Meters N/A	Total Floor Area in Square Feet N/A
Ground Floor Area (Exclude Basement) in Square Meters N/A	Ground Floor Area (Exclude Basement) in Square Feet N/A	

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

Front Yard in Meters N/A	Front Yard in Feet N/A	Rear Yard in Meters 43m
Rear Yard in Feet N/A	Side Yard (interior) in Meters 30m	Side Yard (interior) in Feet N/A
Side Yard (Exterior) in Meters N/A	Side Yard (Exterior) in Feet N/A	

What are the dates of acquisition and construction of subject property and building property

Date of acquisition of subject property January 2005	Date of construction of buildings property Decades ago	How long have the existing uses continued on the subject property? Decades
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Other Related Planning Applications

Planning Application: Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Zoning By-Law Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Planning Application: Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Consent (Severance) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Minor Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Consent (Severance): File Number B102-23	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands 7094 Gore Road, Puslinch
Consent (Severance): Purpose Rural Residential Severance	Consent (Severance): Status Approved subject to Conditions	

Minor Variance Application must be commissioned

Please confirm the following <input checked="" type="checkbox"/> I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.
--

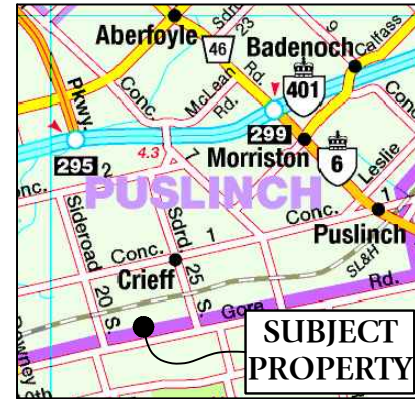
MINOR VARIANCE SKETCH
PART OF LOT 23, CONCESSION GORE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.

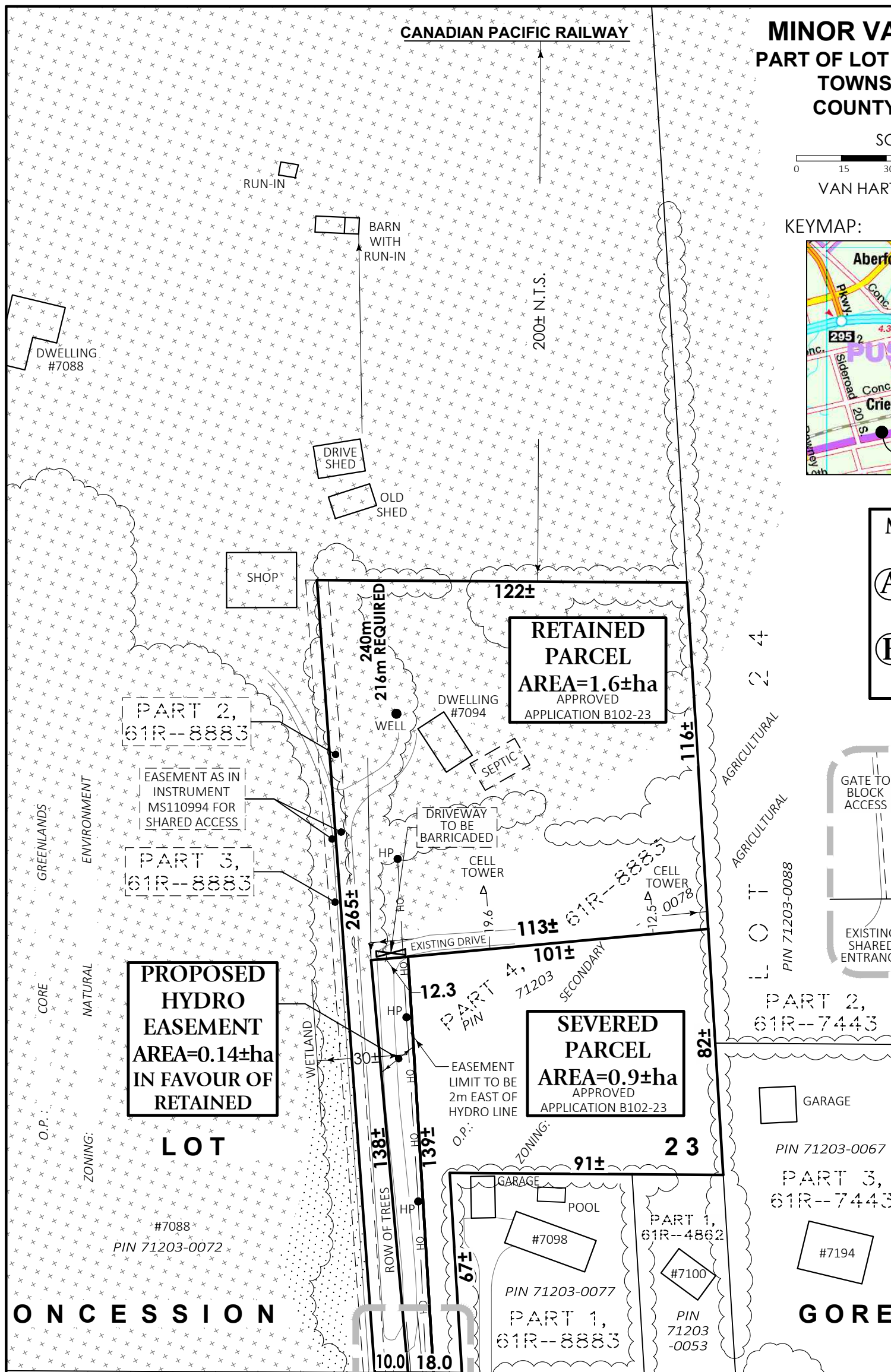
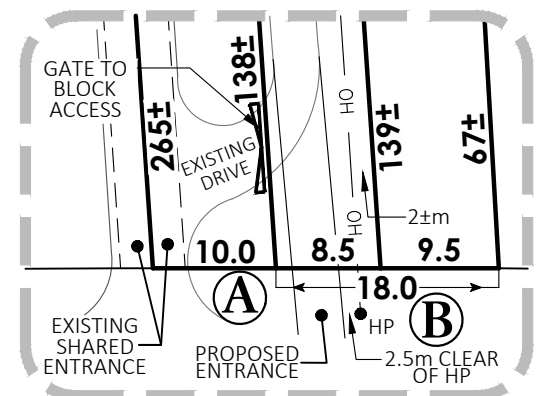
KEYMAP:



MINOR VARIANCE REQUESTS:

- (A)** TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 10.0m VS. 25m AS REQUIRED
- (B)** TO PERMIT A REDUCED LOT FRONTAGE OF THE SEVERED PARCEL TO BE 18.0m VS. 25m AS REQUIRED

DETAIL
NOT TO SCALE



SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED
 ON THE 26th DAY OF JUNE, 2024

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: BP/JB PROJECT No. 32689-23

Jul 3, 2024-11:48:39 AM
 G:\PUSLINCH\ConGore\ACAD\SEVERANCES\MV PTLOT 23 (MACDONALD) 2 UM
 2010.dwg
 © 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT AND ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS AND GREELANDS.
4. SUBJECT LANDS HAVE AN GREENBELT OFFICIAL PLAN DESIGNATION OF PROTECTED COUNTRYSIDE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. N.T.S. DENOTES NOT TO SCALE.
8. PROPERTY OWNERS: TERRENCE & LISA MACDONALD.

Mehul Safiwala

From: Laura Warner <lwarner@conservationhamilton.ca>
Sent: Monday, July 29, 2024 3:22 PM
To: Lynne Banks
Cc: Jeff.Buisman@vanharten.com
Subject: HCA comments_D13-MAC 7094 Gore Rd

Good afternoon,

Thank you for circulating the Hamilton Conservation Authority (HCA) with the Minor Variance application D13-MAC for the lands located at 7094 Gore Road in Puslinch. HCA staff have reviewed the information provided in accordance with HCA's plan review and regulatory responsibilities under the Conservation Authorities Act and provide the following comments:

The property at 7094 Gore Road is approximately 2.58 ha (6.37 ac) in size and located within the Upper Spencer Creek subwatershed. The subject property contains a tributary of Upper Spencer Creek which flows southerly across the north end of the site. Due to the presence of the tributary, the subject property is regulated by the HCA pursuant to the Conservation Authorities Act and Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits).

HCA staff understand the minor variance application has been submitted to fulfill a condition of the severance application B102-23. The variances proposed with D13-MAC are to reduce the lot frontage of both the retained and severed parcels. HCA staff reviewed the proposed severance through the severance application B102-23 and had no objection. Consequently, HCA staff have no comments to provide regarding the proposed minor variance application, and there will be no fee for HCA's review.

Please contact me if there are any questions regarding these comments.

Kind regards,
Laura

Laura Warner

Senior Planner
Watershed Management Services
Hamilton Conservation Authority
838 Mineral Springs Road, P.O. Box 81067
Ancaster, ON L9G 4X1
Phone: 905-525-2181 Ext. 132
Email: lwarner@conservationhamilton.ca
Website: www.conservationhamilton.ca



The contents of this e-mail and any attachments are intended for the named recipient(s). This e-mail may contain information that is privileged and confidential. If you have received this message in error or are not the named recipient(s), please notify the sender and permanently delete this message without reviewing, copying, forwarding, disclosing or otherwise using it or any part of it in any form whatsoever.

Comments received to date

Sourcewater –

Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

By-law/Building – no comments

Fire - Please ensure emergency vehicles can access the laneways to these properties. Ensure that any tree limbs are cut back to allow a 5 meter clear height above the road surface to ensure a fire truck can get close to any structures.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

July 24th, 2024

BY E-MAIL

Lynne Banks, Secretary-Treasurer
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Banks:

**Re: Proposed Minor Variance – D13/MAC
Lisa and Terrence MacDonald
7094 Gore Road
Township of Puslinch**

Thank you for circulating the above noted application to our office. It is our understanding that the following relief is being requested from Zoning By-law No. 023-18, Section 11.4, Table 11.3:

- To permit a reduced lot frontage of 18.0 m for the severed parcel, as opposed to the required minimum of 25m.
- To permit a reduced lot frontage of 10.0 m for the retained parcel, as opposed the required minimum of 25 m.

The subject lands are designated as Secondary Agriculture and Core Greenlands in the County Official Plan. Identified features include Hamilton Conservation Authority regulated Hazard lands. The subject lands are also located within the Greenbelt Policy Area. The Planning staff note that the proposed variance is related to a severance application B102/23, that was provisionally granted consent in February by Wellington County Land Division Committee.

Overall, staff do not have any concerns with the proposed minor variance application. I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

Jamie Barnes
Junior Planner

Asavari Jadhav
Planner