



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 10, 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/82005351256?pwd=trxllCUNA6WakXTSsxJt7TT6zMvOE.1>

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

Or join by phone:

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or 1 647 374 4685

or 1 647 558 0588

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Webinar ID: 820 0535 1256

Passcode: 947730

International numbers available: <https://us02web.zoom.us/j/82005351256?pwd=trxllCUNA6WakXTSsxJt7TT6zMvOE.1>

AGENDA Addendum

DATE: September 10, 2024

MEETING: 7:00 P.M.

Addendum

7.1. Amended Minor Variance Application D13-CRA–Crawley, Brian – 6890 Concession 4 ≠

COMMITTEE OF ADJUSTMENT:

≠ Denotes resolution prepared

1. Call the Meeting to Order (Opening Remarks)

2. Roll Call

3. Moment of Reflection

4. Confirmation of Agenda ≠

5. Disclosure of Conflict of Interest

6. Consent Agenda ≠

6.1. August 13, 2024 Committee of Adjustment Meeting Minutes



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 10, 2024 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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

7.1. Amended Minor Variance Application D13-CRA–Crawley, Brian – 6890 Concession 4 #

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.16.1. a) to permit, a reduced MDS I setback for the Severed Parcel to be 360 meters instead of 347.9 meters as required.

8. Reports

9. New Business

10. Adjournment of Committee of Adjustment #



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

MINUTES

DATE: August 13, 2024

MEETING: 7:00 p.m.

The August 13, 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
Mehul Safiwala, Junior Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-029:

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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That the Committee approves the August 13, 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 July 9, 2024

Resolution No. 2024-030:

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

That the Committee of Adjustment approves the Minutes from the meeting held on July 9, 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-LAM–Lam, Dung – 56 Brock Rd S #

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

- from Section 13.4.e to permit construction of new single family dwelling to replace the existing dwelling and to permit an enlargement of 55.96% (49.61m²) instead of 50% (44.33m²).
- from Section 7.3, Table 7.3 to permit a maximum front yard setback to be 3.87 meters instead of 3 meters as permitted.
- Tajinder Kainth, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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- Amanda Knight asked that if the current zoning doesn't permit a single detached family dwelling as of right today, but has legal non-conforming status has been established, is there a timeline that must be followed to begin construction of the new dwelling.
- Mehul Safiwala advised that he will have to confirm what the timeline is.
- John Sepulis asked Mr. Kainth to clarify what he meant by construction of the new dwelling will create jobs.
- Mr. Kainth advised that it it will create jobs for the trades.
- There were no further questions or comments from the Committee.

Resolution No. 2024-031:

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

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

1. That a Grand River Conservation Authority (GRCA) permit to be obtained.
2. A full grading plan is to be submitted as a part of the building permit application which includes:
 - a. The locations of the proposed well and all buildings.
 - b. The location of the proposed septic system.
 - c. The types of wells located on the property and adjacent properties.

CARRIED.

7.1.2 Minor Variance Application D13-SLO – Sloot, 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.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were questions or comments from the public.
- Amanda Knight asked how the Township's fire department comments will be addressed.



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- Mehul Safiwala advised that they will be addressed when the applicant submits for their building permit.
- Amanda Knight asked if the Guelph Junction Railway comment should be added as a condition of the minor variance.
- John Sepulis advised that it is a condition of the severance application related to the minor variance.
- There were no further questions or comments from the Committee.

Resolution No. 2024-032:

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

That the Minor Variance Decision as made by the Committee be approved with the following condition(s):

That all Township conditions of the consent application B32-24 have been met, to the satisfaction of the Township.

CARRIED.

7.1.3 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:

- A reduced lot frontage for the Severed Parcel to be 18 meters instead of 25 meters as required.
- A reduced lot frontage for the Retained Parcel to be 10 meters instead of 25 meters as required.
- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no further questions or comments from the Committee.

Resolution No. 2024-033:

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



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

CARRIED.

8. NEW BUSINESS

None

9. ADJOURNMENT

Resolution No. 2024-034:

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

That the Committee of Adjustment hereby adjourns at 7:32 p.m.

CARRIED.



REPORT D13-2024-012

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: September 10th, 2024

SUBJECT: Minor Variance Application D13/CRA (Brian Crawley)
6890 Concession 4
Part Lot 16, Concession 4

RECOMMENDATION

That Report D13-2024-012 entitled Minor Variance Application D13/CRA be received; and

Whereas the variance requested would provide relief from Section 4.16.1.a of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to propose a new residential parcel along Wellington Road 35 with a MDS I setback of 347.9 meters instead of the minimum required 387 meters from the livestock facility operation located on the retained parcel containing a house and barn; and

Whereas, the proposed consent would sever a 0.4 ha (0.99 ac) vacant parcel having a lot frontage of 59.75m and a retained parcel of 10.55 ha (26.06 ac) lot with an existing dwelling and barn.

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	4.16.1 a)	Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility	347.9 m	39.1 m

Subject Property Key Map



Discussion

Four Tests	Discussion
<p>That the requested variance is minor in nature</p>	<ul style="list-style-type: none"> • The purpose of the application is to request relief from the required MDS I setback to facilitate creation of a new rural residential parcel. • This is for a proposed Consent application which will be considered by the County of Wellington Land Division Committee at a future meeting. • MDS I setbacks are measured at the shortest distance between the proposed lot line and either the surrounding livestock occupied portions of the livestock barns or manure storages. • The purpose of MDS I setbacks is to minimize odor conflicts by dividing incompatible land uses and to prevent or minimize adverse effects on livestock operations, including the potential for future expansion. The MDS document's Guideline 43) allows for the evaluation of MDS I relief. • The MDS I calculation for the livestock facility located on the retained parcel is 387 meters. This calculation is based on Type B land use. Relief requested is to reduce the minimum required setback to 347.9 meters. • Suitable alternative locations for the severed parcel on the subject property are limited. • The Barns located at 6895 Forestell Road is located approximately 460 meters from the proposed severed lot. The existing barn was reviewed as per Guideline 12) of the MDS document and determined that a reduced MDS I setback may be permitted provided there are four, or more, non-agricultural uses, residential uses and/or dwellings closer to the subject livestock facility than the proposed development located within 120° field of view (Key map). • Further, the planning staff has confirmed that MDS 1 setback for the unused barn on 4664 Wellington Road 35 has been met.
<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 Agriculture (A). • The single detached dwelling is a permitted use within the Agriculture (A) Zone, in accordance with Section 11.2, Table 11.1. • Section 4.16.1(a) requires that 'no residential use located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the MDS I setback from

	<p>a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time’.</p> <ul style="list-style-type: none"> • The intent of the By-law provision is to enforce the guidelines of the Provincial MDS Guidelines which aim to restrict land use conflicts. • The proposed severed lot meets the required area and frontage requirements for a reduced agricultural lot. • The proposed retained lot meets the required area and frontage requirements for an agricultural lot.
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands within the County of Wellington Official Plan. Identified features include Environmentally Significant Area and GRCA regulated Wetlands. • The subject lands are also located within the Paris Galt Moraine Policy Area. • Single detached dwelling is a permitted use within 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"> • The subject property is surrounded by agricultural and rural residential uses. • Expansion of the livestock stock facilities at 6895 Forestell Rd and 4664 Wellington Rd 35 is already limited by existing dwellings in the area further to the proposed 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*, 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-2024-61
--

Applicant

Last name Shoemaker	First name Nancy	Corporation or partnership J.D. Barnes Limited
Street address [REDACTED]	Unit number [REDACTED]	Lot / Con.
Municipality Guelph	Postal code N1H 8J1	Province Ontario
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
6890 CONCESSION 4 (Primary)	CON 4 FRONT PT LOT 16;RP61R9135 PARTS 1,2	2301000001005020000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, J.D. Barnes Limited (Nancy Shoemaker), 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 of Commissioner for taking affidavits [REDACTED]	Municipality City of Guelph	Day, month, year 08/08/2024
---	--------------------------------	--------------------------------

Place an imprint of your stamp below

**Kerry Francis Hillis, a Commissioner, etc.,
Province of Ontario, for J.D. Barnes Limited.
Expires April 11, 2025**

Affidavit and signatures

Applicant

The Nancy Shoemaker, 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

Date

A black rectangular redaction box covering the signature of Nancy Shoemaker.

August 8, 2024

Nancy Shoemaker

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 4	Lot 16	Registered Plan Number	
Area in Hectares 11	Area in Acres 27.2	Depth in Meters 1,747	
Depth in Feet 532.63	Frontage in Meters 213	Frontage in Feet 700	Width of road allowance (if known) 20 m

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? Relief from Section 4.16.1 MDS setback requirements	Why is it not possible to comply with the provisions of the by-law? Because a Type B MDS 1 calculation is required, the effective setback to an existing barn and maure storage has doubled. The setback for a new lot is only 27 metres short of the required 387 metres and there are existing dwellings located slightly closer.

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary Agricultural	Zoning Designation Agricultural (A)
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 checked="" type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Access to the farm is from Concession Road 4, although the access to the new lot would be from County Road 35.	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? Part of farm property - not farmed	What is the existing use of the abutting properties? Rural Residential and farmland

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters House - 5.4m Barn - 5.4m	Main Building Height in Feet House - 18' Barn 18"	Percentage Lot Coverage in Meters House - 0.2% Barn - 1.6%
Percentage Lot Coverage in Feet House - 0.2% Barn - 1.6%	Number of Parking Spaces House - 2 Barn - 2	Number of Loading Spaces House - N/A Barn - 2
Number of Floors House - 2 Barn 1	Total Floor Area in Square Meters House 360 sq.m. Barn - 1783 sq.m.	Total Floor Area in Square Feet House - 3875 sq.ft. Barn - 19,193 sq.ft.
Ground Floor Area (Exclude Basement) in Square Meters House - 241 sq.m. Barn - 1783 sq.m.	Ground Floor Area (Exclude Basement) in Square Feet House - 2594 sq.ft. Barn - 19,193 sq.ft.	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters No new Buildings proposed	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 House - 12.5 m Barn - 53 m	Front Yard in Feet House - 41 ft. Barn - 174 ft.	Rear Yard in Meters House - 440 m Barn - 457 m
Rear Yard in Feet House - 1,444 ft. Barn - 1,499 ft.	Side Yard (interior) in Meters House - 160 m Barn - 15 m	Side Yard (interior) in Feet House - 525 ft. Barn - 50 ft.
Side Yard (Exterior) in Meters House - 25 m Barn - 105 m	Side Yard (Exterior) in Feet House - 82 ft. Barn - 345 ft.	

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

Date of acquisition of subject property July 26, 2002	Date of construction of buildings property House 1982 Barn 2004	How long have the existing uses continued on the subject property? Residential - over 40 years Poultry operation over 20 years
Has the owner previously applied for relief in respect of the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Please indicate the file number and describe briefly B82/01 - Severance of rural residential lot	

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 <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.
--



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)

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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.

Scale 1:3,681

NAD83 UTM zone 17 (EPSG:26917)



TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



6895
PIN 71209-0288
LOT

PIN 71209-0123
4657
PART 2
PLAN 61R-8415
CONSENT B98/00
APRIL 30, 2001

4651
PIN 71209-0267
PART 1,
PLAN 61R-21308

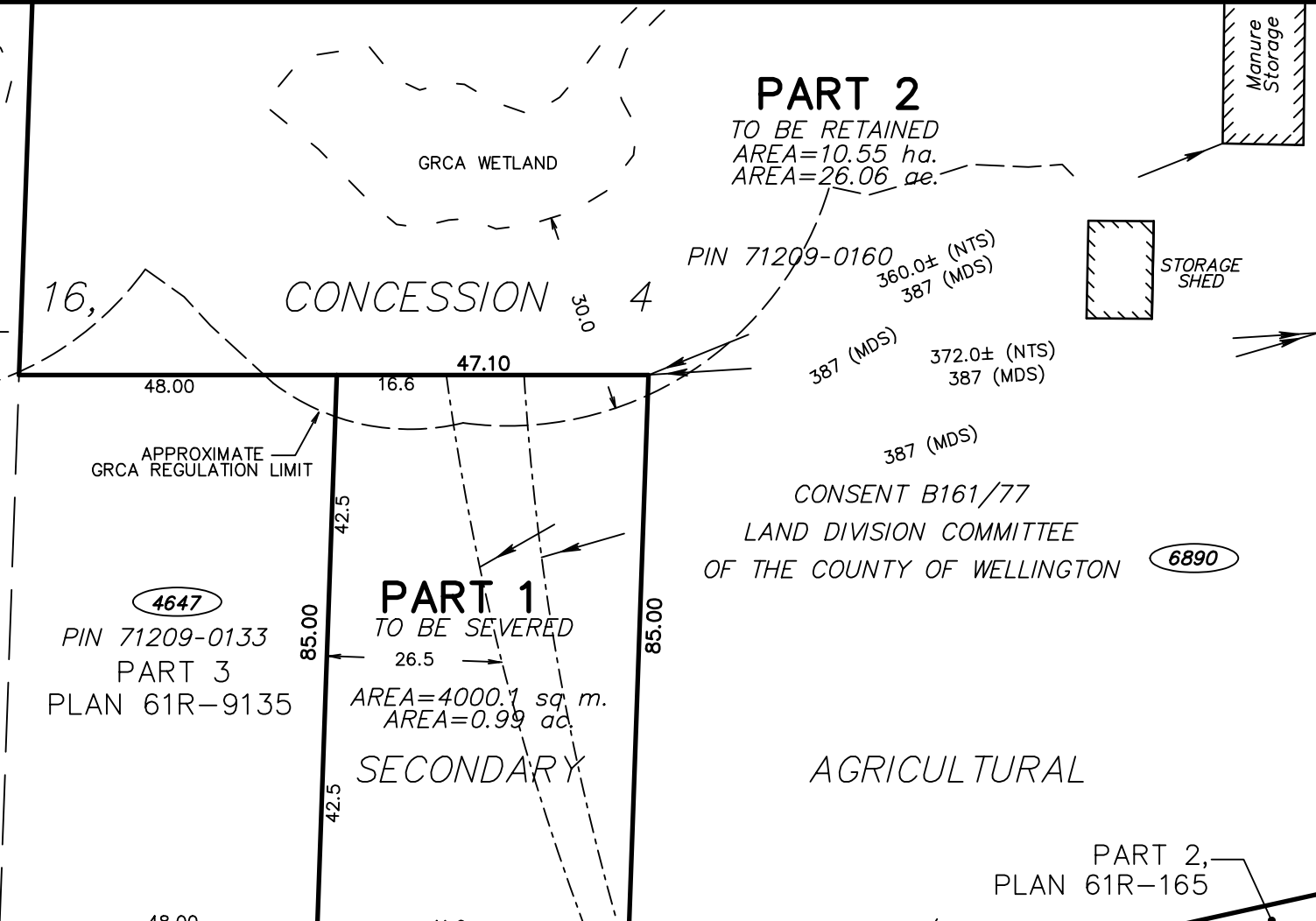
4664
PIN 71209-0109

FRAME BUILDING

BARN

SECONDARY

LOT



WELLINGTON ROAD No. 35
ROAD ALLOWANCE BETWEEN LOTS 15 and 16

PART 5, PLAN 61R - 165

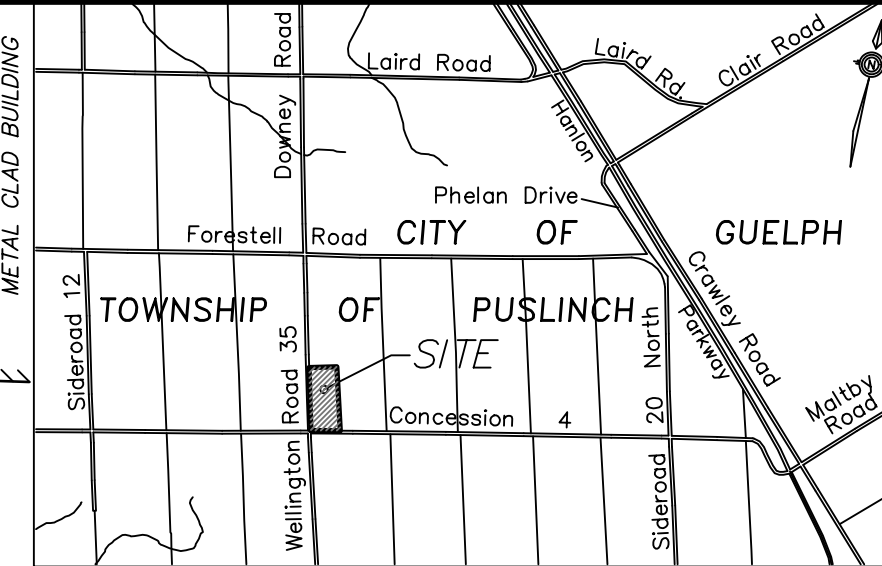
374.5± (NTS)
361 (MDS)

SECONDARY

AGRICULTURAL

15, CONCESSION 4

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4



PLAN PREPARED FOR CONSENT APPLICATION
6890 CONCESSION 4

SCALE 1 : 1000

J.D. BARNES LIMITED

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

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

NOTE:
THE BOUNDARY IS COMPILED FROM EXISTING RECORDS AND HAS NOT BEEN FIELD VERIFIED.

GRCA - DENOTES GRAND RIVER CONSERVATION AUTHORITY
NTS - DENOTES NOT TO SCALE
345 - MUNICIPAL ADDRESS

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LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

RPA	DRAWN
NS	CHECKED
DATED:	
JUL 31/24	
Ref. No.	
24-14-129-00	

G:\24-14-129\00\Drawing\24-14-129-00-CON.dgn PLOTTED 7/31/24

MDS I

General information

Application date
Jul 31, 2024

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Nancy Shoemaker
J.D. Barnes Limited
257 Woodlawn Road West, Unit 101
Guelph, ON
N1H 8J1
519-822-4031
nshoemaker@jdbarnes.com

Location of subject lands
County of Wellington
Township of Puslinch
PUSLINCH
Concession 4 , Lot 16
Roll number: 2301000001005020000

Calculations

6890 Concession Road 4

Farm contact information
Brian Crawley
6890 Concession 4
Puslinch, ON
N0B 1S0

Location of existing livestock facility or anaerobic digester
County of Wellington
Township of Puslinch
PUSLINCH
Concession 4 , Lot 16
Roll number: 2301000001005020000

Total lot size
27.22 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Broilers	19193 ft ²	71.9 NU	19193 ft ²

Setback summary

Existing manure storage	V2. Solid, outside, covered		
Design capacity	71.9 NU		
Potential design capacity	143.8 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	358.56
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn) 387 m (1270 ft)

Actual distance from livestock barn 372 m (1220 ft) 

Storage base distance 'S'
(minimum distance from manure storage) 387 m (1270 ft)

Actual distance from manure storage 360 m (1181 ft) 

Preparer signoff & disclaimer

Preparer contact information

Nancy Shoemaker
J.D. Barnes Limited
257 Woodlawn Road West, Unit 101
Guelph, ON
N1H 8J1
519-822-4031
nshoemaker@jdbarnes.com

Signature of preparer



Nancy Shoemaker, Planner

July 3, 2024

Date (mmm-dd-yyyy)

Note to the user

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FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Brian Frederick Crawley (chickem barns at 6890 Concession Road 4)

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address [REDACTED] Municipality Township of Puslinch

Lot South 1/2 Lot 16 Concession 4 Division _____

Lot Size (where livestock facility is located) 10.95 hectares 27.05 acres

Signature of Livestock Facility Owner [REDACTED] Date Feb 1, 2018

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1,783 sq.m. ft²/m² ft²/m²

- Manure Storage Types**
- | | |
|--|--|
| Solid manure: 18% dry matter, or more | Liquid manure: <18% dry matter |
| V1 Solid, inside, bedded pack | L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 * Solid, outside, covered | L2 Liquid, outside, with a permanent floating cover |
| V3 Solid, outside, no cover, ≥30% dry matter | M1 Liquid, outside, no cover, straight-walled storage |
| V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 Liquid, outside, roof, but with open sides |
| V5 Liquid, inside, underneath slatted floor | H1 Liquid, outside, no cover, sloped-sided storage |
| V6 Liquid, outside, with a permanent, tight-fitting cover | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle	17,000	V2
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?
PLEASE CONTACT**

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Curtis Marshall, Senior Planner
 E curtism@wellington.ca
 T 519.837.2600 x2080
 1.800.663.0750 x2080

Jameson Pickard, Planner
 E jamesonp@wellington.ca
 T 519.837.2600 x2300
 1.800.663.0750 x2300

Michelle Innocente, Senior Planner
 E michellei@wellington.ca
 T 519.837.2600 x2960
 1.800.663.0750 x2960

MDS I

General information

Application date
Jun 6, 2024

Municipal file number

Proposed application
Lot creation that results in a cluster of four, or more, non-agricultural use lots in immediate proximity to one another

Applicant contact information
Nancy Shoemaker
J.D. Barnes Limited
257 Woodlawn Road West, Unit 101
Guelph, ON
N1H 8J1
519-822-4031
nshoemaker@jdbarnes.com

Location of subject lands
County of Wellington
Township of Puslinch
PUSLINCH
Concession 4 , Lot 15
Roll number: 2301000001020000000

Calculations

6895 Forestell Road

Farm contact information
Brian Crawley
6895 Forestell Road
Puslinch, ON
NOB 2J0

Location of existing livestock facility or anaerobic digester
County of Wellington
Township of Puslinch
PUSLINCH
Concession 4, Lot 16
Roll number: 2301

Total lot size
64.72 ac

Livestock/manure summary


Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	14800 ft ²	68.7 NU	14800 ft ²
No livestock/manure				

Unoccupied Barn or Unused Storage (6895 Forestell Road)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	68.8 NU		
Potential design capacity	206.3 NU		
Factor A (odour potential)	1	Factor B (design capacity)	406.8
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	627 m (2057 ft)
Actual distance from livestock barn	140 m (460 ft) 
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
Nancy Shoemaker
J.D. Barnes Limited
257 Woodlawn Road West, Unit 101
Guelph, ON
N1H 8J1
519-822-4031
nshoemaker@jdbarnes.com

Signature of preparer



Nancy Shoemaker, Planner

June 6, 2024

Date (mmm-dd-yyyy)

Note to the user

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FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Brian Frederick Crawley

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 6895 Forestell Road Municipality Township of Puslinch
Lot South 1/2 Lot 16 Concession 4 Division
Lot Size (where livestock facility is located) 27.34 hectares 67.56 acres

Signature of Livestock Facility Owner [REDACTED] Date Jan. 31/2018

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 730 sq. m 19,880 sq. ft ft²/m² 1,470 ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, ≥30% dry matter
- V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight-fitting cover
- L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
- L2 Liquid, outside, with a permanent floating cover
- M1 Liquid, outside, no cover, straight-walled storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity	Manure Storage Type
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 - 658 kg (e.g. Holsteins)		
	Medium-framed; 455 - 545 kg (e.g. Guernseys)		
	Small-framed; 364 - 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 - 545 kg (e.g. Holsteins)		
	Medium-framed; 148 - 455 kg (e.g. Guernseys)		
	Small-framed; 125 - 364 kg (e.g. Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 - 182 kg (e.g. Holsteins)		
Medium-framed; 39 - 148 kg (e.g. Guernseys)			
Small-framed; 30 - 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 - 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?
PLEASE CONTACT**

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Curtis Marshall, Senior Planner

E curtism@wellington.ca
 T 519.837.2600 x2080
 1.800.663.0750 x2080

Jameson Pickard, Planner

E jamesonp@wellington.ca
 T 519.837.2600 x2300
 1.800.663.0750 x2300

Michelle Innocente, Senior Planner

E michellei@wellington.ca
 T 519.837.2600 x2960
 1.800.663.0750 x2960

MDS I

General information

Application date
Aug 1, 2024

Municipal file number

Proposed application
Lot creation for four, or more, residential lots
outside of a settlement area

Applicant contact information
Nancy Shoemaker
J.D. Barnes Limited
257 Woodlawn Road West, Unit 101
Guelph, ON
N1H 8J1
519-822-4031
nshoemaker@jdbarnes.com

Location of subject lands
County of Wellington
Township of Puslinch
PUSLINCH
Concession 4 , Lot 15
Roll number: 230100000102000000

Calculations

4664 Wellington Road 35

Farm contact information

One Valie Ltd.
4664 Wellington Road 35
Township of Puslinch, ON
N0B 1S0

Location of existing livestock facility or anaerobic digester

County of Wellington
Township of Puslinch
PUSLINCH
Concession 4 , Lot 15
Roll number: 230100000102000000

Total lot size
96.98 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	4000 ft ²	18.6 NU	4000 ft ²



Confirm Livestock/Manure Information (4664 Wellington Road 35)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.



Unoccupied Barn or Unused Storage (4664 Wellington Road 35)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -		
Design capacity	18.6 NU		
Potential design capacity	37.2 NU		
Factor A (odour potential)	1	Factor B (design capacity)	234.32
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			361 m (1184 ft)
Actual distance from livestock barn			374 m (1228 ft)
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information

Nancy Shoemaker
J.D. Barnes Limited
257 Woodlawn Road West, Unit 101
Guelph, ON
N1H 8J1
519-824-2238
nshoemaker@jdbarnes.com

Signature of preparer



Nancy Shoemaker, Planner

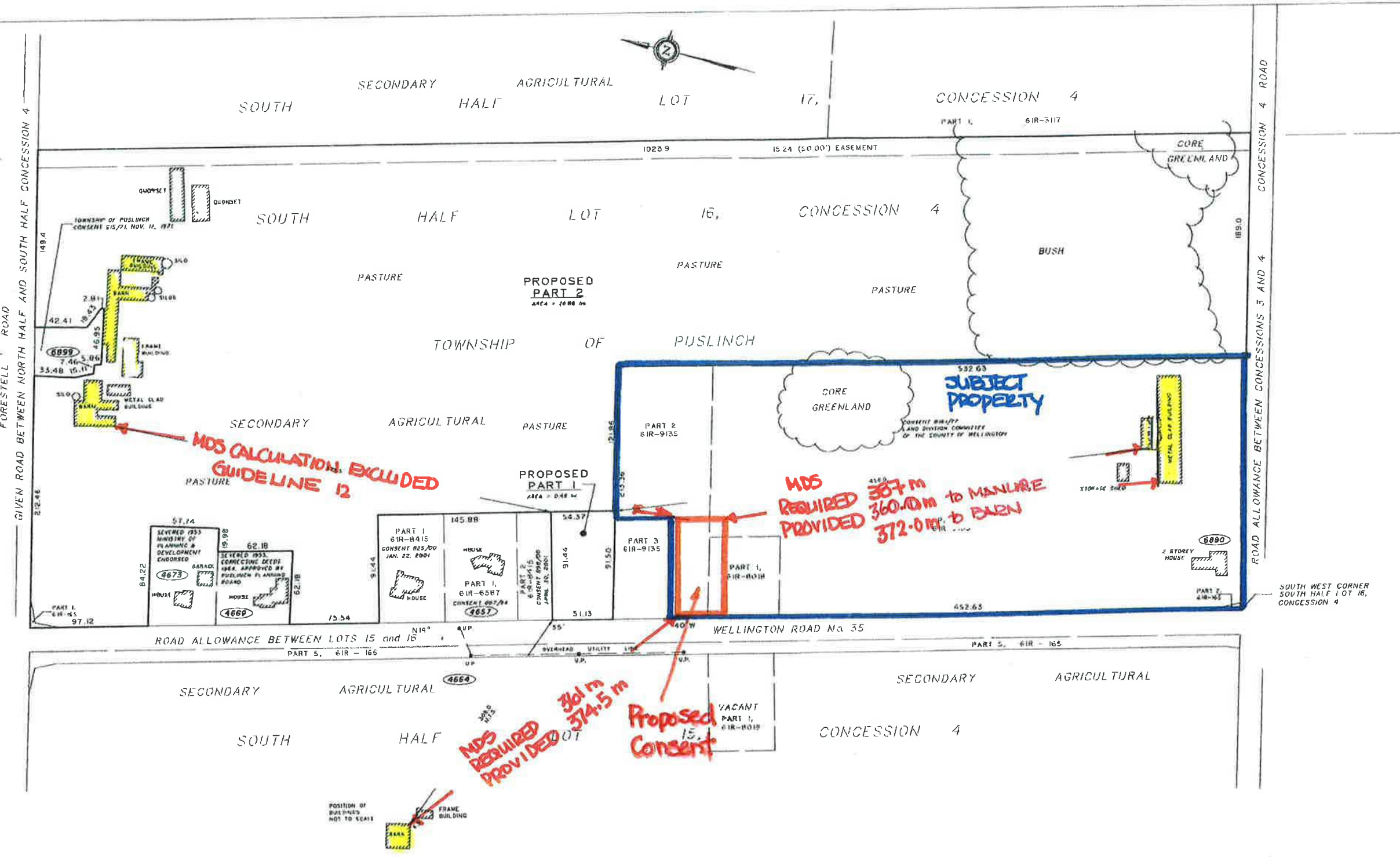
August 1, 2024

Date (mmm-dd-yyyy)

Note to the user

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SKETCH
 PREPARED FOR SEVERANCE APPLICATION
 SCALE 1 : 2000
 METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK
 NOTES:
 1. LOT DIMENSIONS ARE DERIVED FROM OFFICE RECORDS AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED FOR BRIAN CRAWLEY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
 KERRY J. PELLIS
 ONTARIO LAND SURVEYOR
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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
BSRD Ontario Land Surveyors
 & Urban and Rural Planners
 A wholly owned subsidiary of J.D. Barrow Ltd.
 351 Speedvale Avenue West
 Guelph, Ontario N1H 1G6
 TEL: (519) 822-4031
 FAX: (519) 822-1220
 DATE: NOVEMBER 27, 2017 MLH PROJECT 17-14-416-00

TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

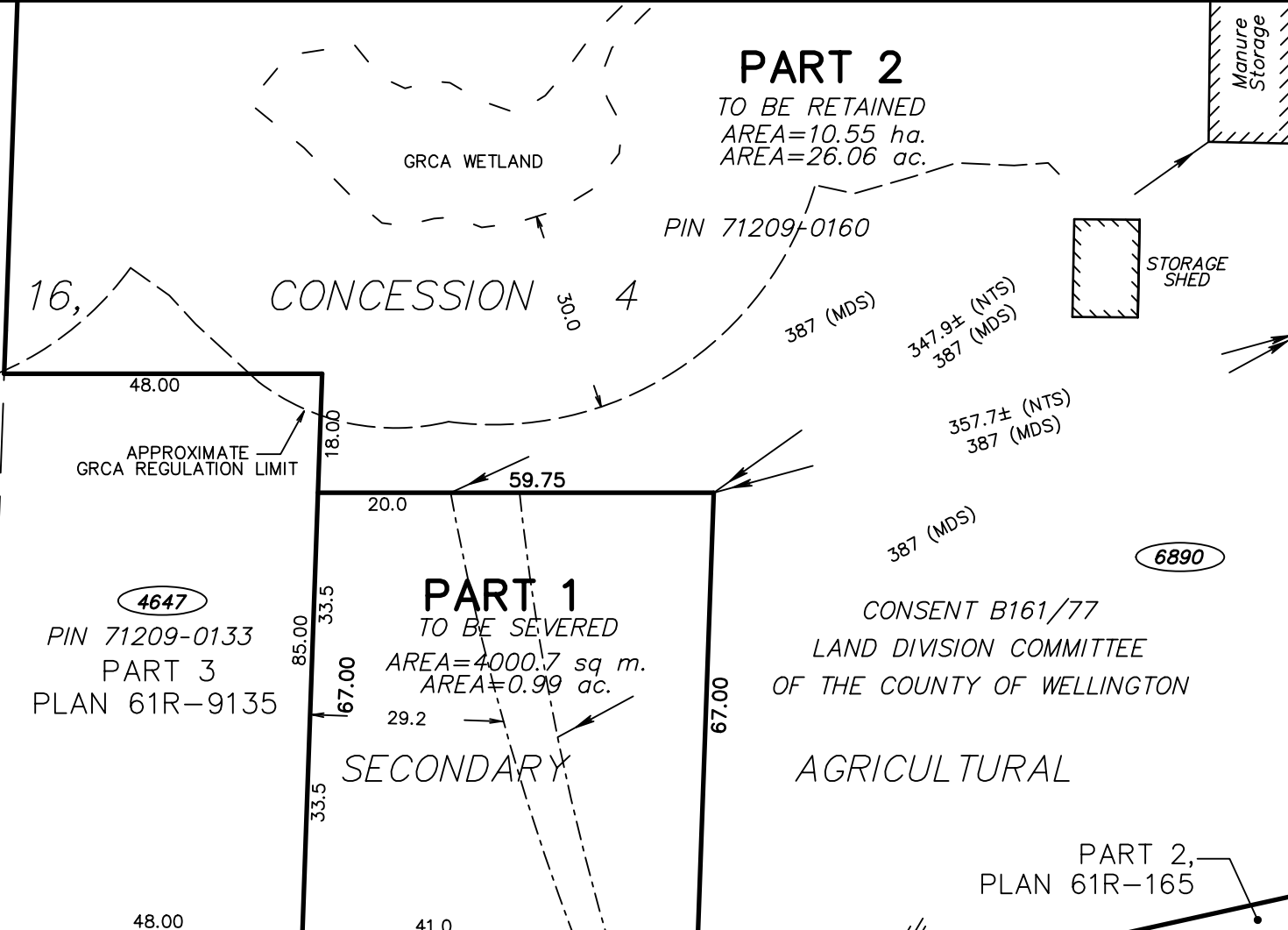


6895
PIN 71209-0288
LOT

PIN 71209-0123
4657
PART 2
PLAN 61R-8415
CONSENT B98/00
APRIL 30, 2001

4651
PIN 71209-0267
PART 1,
PLAN 61R-21308

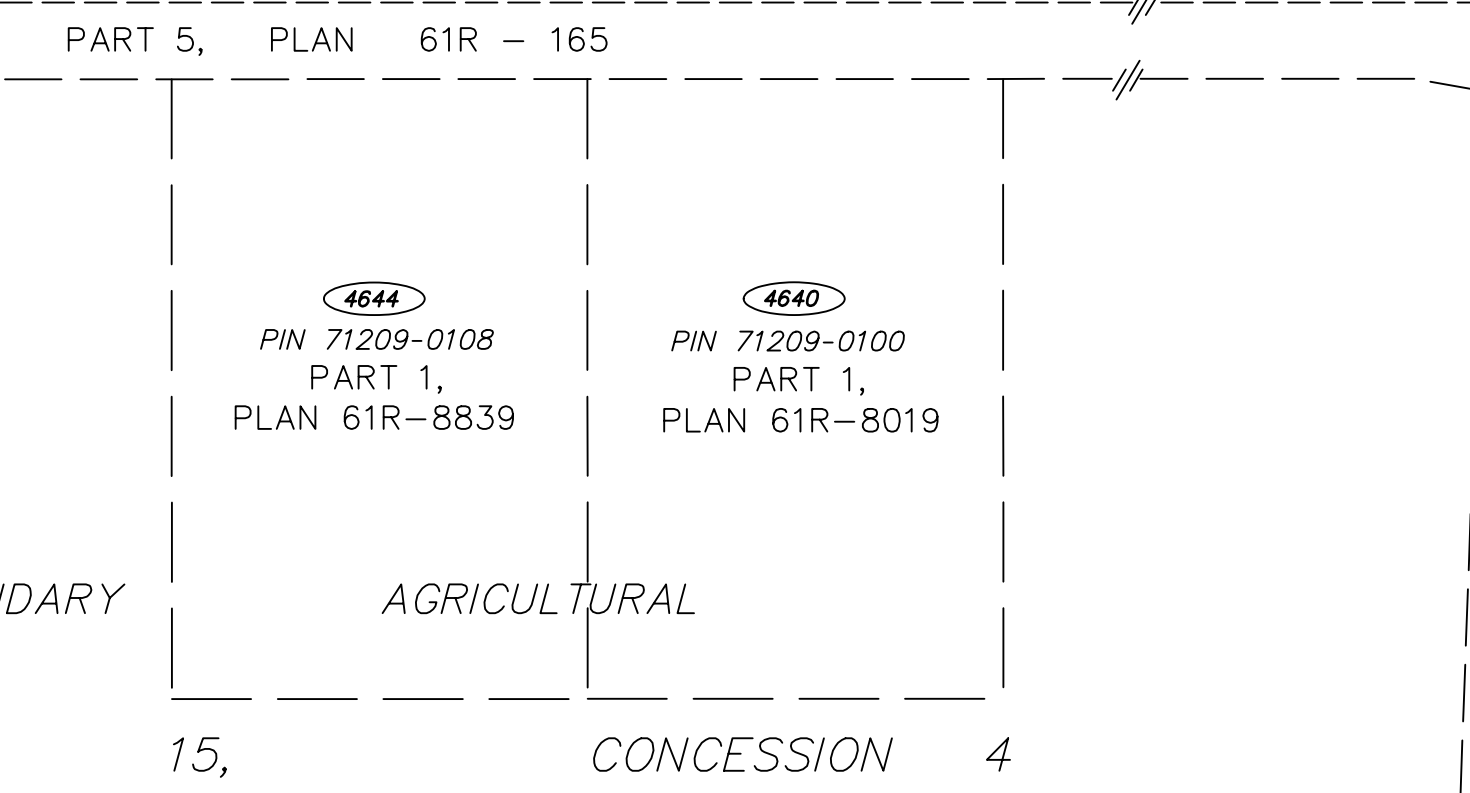
4647
PIN 71209-0133
PART 3
PLAN 61R-9135



48.00 18.00 59.75 67.00 41.0 418.64

WELLINGTON ROAD No. 35
ROAD ALLOWANCE BETWEEN LOTS 15 and 16

SOUTH WEST CORNER
LOT 16, CONCESSION 4

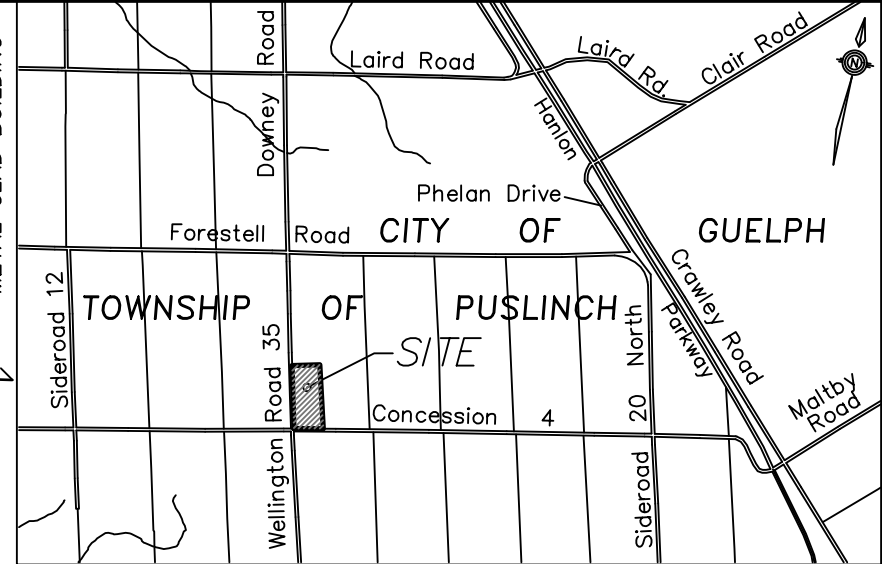


374.54 (NTS)
361 (MDS)

4644
PIN 71209-0108
PART 1,
PLAN 61R-8839

4640
PIN 71209-0100
PART 1,
PLAN 61R-8019

LOT 15, CONCESSION 4



PLAN PREPARED FOR CONSENT APPLICATION
6890 CONCESSION 4

SCALE 1 : 1000
20 0 20 40 60 metres
J.D. BARNES LIMITED

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

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

NOTE:
THE BOUNDARY IS COMPILED FROM EXISTING RECORDS AND HAS NOT BEEN FIELD VERIFIED.

GRCA - DENOTES GRAND RIVER CONSERVATION AUTHORITY
NTS - DENOTES NOT TO SCALE
345 - MUNICIPAL ADDRESS

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<p>J.D. BARNES LIMITED LAND INFORMATION SPECIALISTS 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com</p>	RPA	DRAWN
	NS	CHECKED
	DATED:	
	AUG 28/24	
Ref. No.		24-14-129-00

From: [Andrew Hartholt](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Meeting - 6890 Concession 4
Date: Tuesday, September 3, 2024 12:38:36 PM
Attachments: [image003.jpg](#)
[image006.jpg](#)
[image001.jpg](#)
[image002.jpg](#)
[image005.jpg](#)
Sensitivity: Confidential

Hey Lynne,

I have no comments or concerns from the building perspective for reducing the MDS I setback from 386m to 360m.

Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

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

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, September 3, 2024 12:30 PM
To: Andrew Hartholt <ahartholt@puslinch.ca>
Subject: FW: Notice of Public Meeting - 6890 Concession 4
Sensitivity: Confidential

Hi Andrew –

I'm just following up to see if you have any comments for the above minor variance? We will be putting the agenda out later this afternoon so if I can get your comments that would be great.

Thanks –

Lynne

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

From: Lynne Banks
Sent: Tuesday, August 20, 2024 8:52 AM
To: Lynne Banks <banks@puslinch.ca>
Cc: Planning <planning@puslinch.ca>
Subject: Notice of Public Meeting - 6890 Concession 4
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to a minor variance application for the above property, for your review and comment. Please provide comments by August 29, 2024.

Thanks –

Lynne

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

From: [Jacob Normore](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Meeting - 6890 Concession 4
Date: Tuesday, August 20, 2024 9:07:41 AM
Attachments: [image003.jpg](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Hi Lynne,

By-law has no comments or concerns.

Sincerely,

Email Signature - Jacob Normore



From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, August 20, 2024 8:52 AM
To: Lynne Banks <lbanks@puslinch.ca>
Cc: Planning <planning@puslinch.ca>
Subject: Notice of Public Meeting - 6890 Concession 4
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to a minor variance application for the above property, for your review and comment. Please provide comments by August 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

From: [Brent Smith](#)
To: [Lynne Banks](#)
Subject: RE: Notice of Public Meeting - 6890 Concession 4
Date: Tuesday, August 20, 2024 9:03:57 AM
Attachments: [image001.jpg](#)
[image003.jpg](#)
Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Services reviewed the above referenced application on August 20, 2024. The department has no concerns with the minor variance application.
Thanks
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, August 20, 2024 8:52 AM
To: Lynne Banks <lbanks@puslinch.ca>
Cc: Planning <planning@puslinch.ca>
Subject: Notice of Public Meeting - 6890 Concession 4
Sensitivity: Confidential

Good Morning –

Attached please find a Notice of Public Hearing with respect to a minor variance application for the above property, for your review and comment. Please provide comments by August 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

From: [Source Water](#)
To: [Lynne Banks](#)
Cc: [Source Water](#); wellington+309173@lswims.ca
Subject: RE: Notice of Public Meeting - 6890 Concession 4
Date: Tuesday, August 20, 2024 12:47:13 PM
Attachments: [image001.jpg](#)
[image003.jpg](#)
Sensitivity: Confidential

Hi Lynne,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

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

Thanks,

Kim

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, August 20, 2024 8:50 AM
To: Meagan Ferris <meaganf@wellington.ca>; Asavari Jadhav <asavarij@wellington.ca>; Jamie Barnes <jamieba@wellington.ca>; Source Water <sourcewater@centrewellington.ca>; Planning <planning@grandriver.ca>
Subject: Notice of Public Meeting - 6890 Concession 4
Sensitivity: Confidential

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

Good Morning –

Attached please find a Notice of Public Hearing and supporting documents, with respect to a minor variance application for the above property, for your review and comment. Please provide comments by August 29, 2024. This Notice is being circulated by hardcopy as they have encountered a problem in submitting it through Cloudpermit.

Thanks –

Lynne



COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

September 5, 2024

BY E-MAIL

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

**Re: Proposed Minor Variance – D13-CRA – updated comments
Brian Frederick Crawley
6890 Concession Rd 4
Township of Puslinch**

Thank you for circulating the above noted application to our office. It is to our understanding that the relief is being requested from Zoning By-law No. 023-18, Section 4.16.1. a):

- To permit a reduced MDS I setback for the proposed severed parcel to be 347.9 m in lieu of required distance of 387 m to an existing Type B land use, specifically from a barn and manure facility located at 6890 Concession Rd 4.

The subject lands are designated as Secondary Agriculture, Greenlands and Core Greenlands in the County Official Plan. Identified features include Environmentally Sensitive Area, Significant woodlands, Provincially Significant Wetlands and Grand River Conservation Authority regulated Wetlands. The subject property is also located within the Paris Galt Morain Policy Area.

MDS guideline #43 states, "MDS I setbacks should not be reduced except in limited site-specific circumstances that meet the intent of the MDS document".

Planning staff note that the proposed variance is in advance of a consent application. However, the comments provided within this letter are related to the variance only and staff have not evaluated the appropriateness of the severances as a part of this commenting process. Any severance application for this site will be reviewed at the time of application submission, based on its individual merits and consistency with the County's lot creation policies and any other applicable County and Provincial Policy.

It is further noted that the Farm Data Sheets submitted along with the application are from 2018 and needs to be updated. Comments from the County Roads Division should be considered, as the proposed severed lot is located on County Road (Wellington Rd 35).



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Overall, planning staff have no concerns with the proposed minor variance, provided that the Township is satisfied that this application is minor in nature and in conformity with the direction of the provincial guidelines regarding MDS setbacks. 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

From: [Philippe Campbell](#)
To: [Lynne Banks](#)
Cc: [Asavari Jadhav-Admane](#); [Pasquale Costanzo](#)
Subject: RE: D13-CRA - Concession 4 Front Part Lot 16; Parts 1 & 2 on 61R-9135 - AMENDED Notice of Public Hearing
Date: Friday, August 30, 2024 3:06:08 PM
Attachments: [image001.jpg](#)
[image003.jpg](#)
Sensitivity: Confidential

Hello Lynne,

On behalf of the Roads department for the County we have no comments regarding this variance.

Thanks,

Philippe Campbell, C.E.T.,
County of Wellington - Engineer Technologist

From: Asavari Jadhav-Admane <asavarij@wellington.ca>
Sent: Thursday, August 29, 2024 9:54 AM
To: Philippe Campbell <philippecc@wellington.ca>; Pasquale Costanzo <pasqualec@wellington.ca>
Subject: FW: D13-CRA - Concession 4 Front Part Lot 16; Parts 1 & 2 on 61R-9135 - AMENDED Notice of Public Hearing
Sensitivity: Confidential

Hi Phil and Pasquale,

Attached is the amended notice for MV application .

Thank you,

Asavari Jadhav-Admane
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

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Thursday, August 29, 2024 9:18 AM
To: Meagan Ferris <meaganf@wellington.ca>; Asavari Jadhav-Admane <asavarij@wellington.ca>;
Jamie Barnes <jamieba@wellington.ca>
Cc: Planning <planning@puslinch.ca>
Subject: D13-CRA - Concession 4 Front Part Lot 16; Parts 1 & 2 on 61R-9135 - AMENDED Notice of Public Hearing
Sensitivity: Confidential

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

Hi Everyone –

Attached is an amended Notice for the above minor variance, together with the revised sketch. The sketch was changed to reflect the GRCA's comments (attached).

Thanks –

Lynne

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

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August 29, 2024

via email

GRCA File: D13-CRA – 6890 Concession Road 4

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

Dear Ms. Banks,

Re: Minor Variance Application D13/CRA
6890 Concession Road 4, Township of Puslinch
Owner: Brian Crawley
Agent: Nancy Shoemaker

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application requesting a reduced MDS I setback.

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 the subject property contains portions of the provincially significant Cranberry Oil Well Bog Wetland Complex and the regulated allowance adjacent to the wetlands. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, portions of the property are 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 proposed minor variance application requests relief from the MDS I setback to facilitate a proposed severance and future rural residential uses. GRCA has no objection to the approval of the minor variance application by the Township of Puslinch.

The severance sketch prepared by J.D. Barnes Ltd. (dated August 28, 2024) demonstrates that the proposed lot to be severed is outside of GRCA's regulated limit. GRCA staff do not have any concerns with the proposed severance concept but we will provide formal comments on the subsequent consent application.

Consistent with GRCA's 2024 approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for 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: Brian Crawley (via email)
Nancy Shoemaker, J.D. Barnes Ltd. (via email)