



The Corporation of
The Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0
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planning@puslinch.ca

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/FRE

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

Name of Owner(s): David Freure
Address: 29 Eagle Lane, Puslinch.

Location: Concession 1 Part Lot 6 Plan 386 Lot 19 to 26 Part Lots 16 to 18 and Part Prospect Drive and Part Alley Drive and Part 13 on 61R-20901
Township of Puslinch, County of Wellington

Date: 7:00 p.m. Tuesday, May 14, 2024

Meeting Place:

Committee of Adjustment and Planning and Development Advisory Committee hearings are being conducted both in person at the Township of Puslinch Municipal Office Council Chambers and electronically via Zoom (hybrid meeting).

How to Participate:

Public Hearings are being conducted in person and via Zoom Webinars. The public is invited to participate by registering for this webinar or attending in person.

Register in advance:

<https://us02web.zoom.us/j/85356107546?pwd=allxV2lBbzFyVEFkZ3h5anBVWU4vZz09>

Or join by phone:

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

Canada: +1 647 558 0588

or +1 778 907 2071

or +1 438 809 7799

or +1 587 328 1099

or +1 613 209 3054

or +1 647 374 4685

Webinar ID: 853 5610 7546

Passcode: 224723

International numbers available: <https://us02web.zoom.us/j/kcMnChiWl0>

MAKING A WRITTEN SUBMISSION

The public is invited to participate by submitting written comments to the application in support or opposition of the application. Your full name and address must be on the submission. You can submit written comments via email to the Secretary-Treasurer, planning@puslinch.ca no later than **May 13, 2024 at 12:00pm** to ensure that your comments are included in the Committee Agenda. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Committee.

You can also mail written comments to:

7404 Wellington Rd 34

Puslinch ON

N0B 2J0

Or place them in the Township Office mail slot no later than **May 13, 2024 at 12:00pm** to ensure that your comments are included in the Committee Agenda.

The Township will NOT be responsible for Canada Post delays. Please mail your comments with sufficient time, as they must be received in the Municipal Office by the date and time noted above to be included in the Committee Agenda.

MAKING AN ORAL SUBMISSION

The public is invited to participate by speaking to the application in support or opposition of the application. If you wish to participate in the meeting to provide verbal comments to speak in support or opposition, please contact the Secretary-Treasurer at planning@puslinch.ca and you will be provided with instructions on how to participate in the meeting. Instructions will also be provided during the meeting to ensure that those watching the public hearing will be given the opportunity to speak.

Zone Requirements: New Comprehensive Zoning By-law # 23-2018, as amended:

Section of By-law	Requirements	Proposed
1. Section 4.17.1., Legal Non-conformity and Legal Non-compliance & Section 12.4 Natural Environment	The existing development has legal non-conforming status as per Section 4.17. However, Section 4.17.1 requires that proposed development shall comply with existing yards and will not increase height, size, volume of a non-complying building and all other provisions of this By-law are met. The subject property is zoned Natural Environment and as per Section 12.4 no person shall, within any NE zone, alter or use any lot or erect, alter or use any building or structure.	Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 12.4 and Section 4.17.1 to facilitate addition a deck to an existing single detached dwelling.

An aerial map is included below as part of this notice.

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours.

The applicant, or his agent, is requested to attend the Hearing of this application. In the event the applicant/agent does not attend, the Committee may defer the application to a future meeting or the application may be considered without any further input from the applicant or his agent.

WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER, THE TOWNSHIP REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) Hearing. Even if you are the successful party, you should request a copy of the decision, as the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal (OLT) by the applicant or another member of the public.

To appeal the decision to the Ontario Land Tribunal (OLT), send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$400 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the municipality’s YouTube page. By requesting to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

For more information about this matter, contact:
Secretary-Treasurer of the Committee of Adjustment
planning@puslinch.ca

Clerks Department, Township of Puslinch

DATED: April 17, 2024

Copied to: CofA Committee Members, Property owners within 60m, County of Wellington Planning, Township of Puslinch Building, Fire, By-Law Enforcement & Roads and all required agencies

Aerial: 29 Eagle Lane

