



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

Zoning By-law Amendment Application

Date submitted: _____

The Amendment:

Type of amendment:

Site specific:

Other (specify):

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

THIS ZBA APPLICATION IS SUBMITTED TO FULFILL A CONSENT CONDITION. THE PROPERTY OWNERS WISH TO DONATE ECOLOGICALLY SIGNIFICANT PORTION OF THEIR PROPERTY TO A CONSERVATION CHARITY.

General Information:

1. Applicant Information:

Registered Owner's Name(s): SCRAVENER, WYATNE (AND ROSEMARY) W.S.

Address: 4438 WATSON RD. S.

City: PUSLINCH ON

Postal Code: N0B 2C0

Email Address: n/a

Telephone Number: [REDACTED]

Fax: n/a

Applicant (Agent) Name(s): Thomas Woodcock
Address: 1679 Blair Rd.
City: CAMBRIDGE ON
Postal Code: N3H 4R8
Email Address: Tom.Woodcock@Parasites.org
Telephone Number: 519-650-9336 ext. 121
Fax: 519-650-5923

Other Name(s): _____
Address: _____
City: _____
Postal Code: _____
Email Address: _____
Telephone Number: _____
Fax: _____

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

n/a

Send correspondence to: Owner: Agent: Other: _____

When did the current owner acquire the subject land? Date: Sept 18, 1996

4. What does the amendment cover?

The "entire" property:
A "portion" of the property:

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

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

Municipal address: 4438 WATSON RD. S. PUSLIMON ON N0B 2C0

Concession: PT. 9 Lot: PT 21 PT 22

Registered Plan Number: 61R11450

Area: 45.97 ha Depth: 654 m Frontage: 370.9 m
113.6 ac 2145 ft. 1217 ft.

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

Area: 38.9 ha Depth: 803.60 m Frontage: 599.92 m
96.1 ac 2636.5 ft. 1968.2 ft.

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

Yes: No:

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

Greenbelt Plan: Places to Grow: Other (specify): N/A

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

Yes: No:

9. County Official Plan

What is the current County Official Plan designation of the subject property?
SECONDARY AGRICULTURE / GREENLANDS (OVERLAY)

List land uses permitted by the current Official Plan designation:

ALL PERMITTED UNDER PRIMARY AGRICULTURE (SECTION 6.4.3. AGRICULTURE, HOME AND FARM BUSINESSES, EXISTING USES, SINGLE DETACHED HOME, ADDITIONAL OR ACCESSORY RESIDENCES SUBJECT TO REGULATIONS, FORESTRY, WASTEWATER TREATMENT, AGGREGATE, COMMUNITY SERVICE, CAMP HOMES, KENNELS). ALSO SMALL-SCALE COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, PUBLIC SERVICE (SECTION 6.5.3)

How does the application conform to the Official Plan?

THE REZONING OF THIS PROPERTY WILL CONSERVE LAND AND ECOSYSTEMAL FEATURES, AND WILL NOT PRECLUDE AGRICULTURE.

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

n/a

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

n/a

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

n/a

10. Zoning:

What is the current zoning of the property? AGRICULTURE/NATURAL ENVIRONMENT

What uses are permitted? See Zoning Bylaw 11.2 and 13.3

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

n/a

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

n/a

Existing and Proposed Land Uses and Buildings:

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

RURAL RESIDENTIAL / AGRICULTURE /

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

UNCERTAIN - > 100 years

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

CONSERVATION / AGRICULTURE

14. Provide the following details for all buildings or structures on the subject land: *NO NEW BUILDINGS PROPOSED - SEE ATTACHED LIST OF EXISTING*

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

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

Existing and Proposed Services:

15. What is the access to the subject property?

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify)

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

RETAINED: WATSON RD. S.
 SEVERED: WELLINGTON RD. 34 / WATSON RD. S

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

n/a.

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

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing		Proposed	
Municipal water				

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

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

Yes:

No:

not applicable

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other: (explain below)

not applicable for this project

Other Related Planning Applications:

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

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment							
Zoning By-Law Amendment							
Minor Variance							
Plan of Subdivision							
Consent (Severance)	X		B58/10	WELLINGTON		CURRENTLY VACANT	GRANTED OCT 13/2010
Site Plan Control							

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

Yes: No:

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

Other Supporting Information

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

- ENVIRONMENTAL IMPACT STUDY ATTACHED
 - SUMMARY OF EXISTING BUILDINGS

Application Drawing

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

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);

The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;

The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way

- If access to the subject land is by water only provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

Authorization for Agent/Solicitor to act for Owner

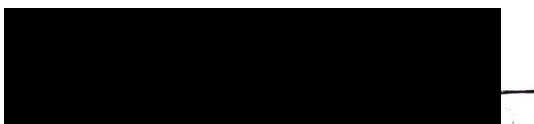
(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) WYTHE SCARVEMEN of the

TOWNSHIP of PUSLICH County/Region of

WELLINGTON do hereby authorize

THOMAS WOODCOCK to act as my agent in this application.



Signature of Owner(s)

Jan 31/2024
Date

Affidavit

I (we) Thomas Woodcock of the
CITY of WATERLOO County/Region of
Waterloo solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the Township of Puslinch in the
County/Region of Wellington this 31 day of
January, 20 24.

[Redacted Signature]

Signature of Owner or authorized
solicitor or agent

Jan 31/2024
Date

[Redacted Signature]

Signature of Commissioner
Expires August 21, 2024.

Justine Loubert Brotherton, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.

Jan 31/2024
Date

Agreement to Post Sign and Permit Site Visits

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

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

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

[Redacted Signature]
Signature

Jan 31/2024
Date

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

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

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

Summary of Existing Structures

	Unserviced Barn	Dwelling	Shed	Workshop	Notes
Parcel	Severed	Retained	Retained	Retained	
Date of Construction	1900 (approx)	2000	2005	1998	construction date of unserviced barn is an es
Building Height (meters/feet)	4/13	8/26	4/13	10/33	
Number of Floors	1	2	1	2	
Total Floor Area (square meters/feet)	135/1450	539/5800	137/1475	830/8930	
Ground Floor Area (square meters/feet)	135/1450	270/2900	137/1475	416/4477	excluding basements/ garage in dwelling
Distance from closest point on structure to:					
Front lot line (meters/feet)	129/423	137/450	147/482	96.7/317	
North Side lot line (meters/feet)	160/525	137/450	116/381	77.6/255	
South side lot line (meters/feet)	228/748	81.3/267	123/404	114/374	
Rear lot line (meters/feet)	423/1388	63.8/209	81.8/268	116/381	
Percentage lot coverage	<0.1%	0.88%	0.24%	0.89%	total retained lot coverage 2.03%
Number of parking spaces	0	20+			shared by all structures on retained lot
Number of loading spaces	0	0	0	0	n/a