



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
DECEMBER 10, 2024 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE
MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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A G E N D A

DATE: December 10, 2024

MEETING: Directly following Committee of
Adjustment Meeting

≠ 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**



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6. Consent Agenda ≠

6.1. November 12, 2024 Planning and Development Advisory Committee Minutes

7. Delegations

7.1. Specific Interest (Items Listed on the Meeting Agenda)

7.1.1. None

7.2. General Interest (Items Not Listed on the Meeting Agenda)

7.2.1. None

8. Notice of Public Meetings/Hearings

8.1. None

9. Reports

9.1. Zoning By-law Amendment Applications

9.1.1 D14-BRU – Brunsveld – 4120 Wellington Rd 35

The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to change a portion of the zoning from Agricultural Zone (A) to Site Specific Agricultural (A-xx) to prohibit a residential dwelling. The application is required to fulfill conditions of Consent Application B7-24.

Recommendation:

That Report PDAC-2024-006 entitled Zoning By-law Amendment Application D14/BRU Request for the Committee's review and comments be received

9.2 Staff Reports

9.2.1 None

10. Correspondence

10.1 None

11. New Business

12. Adjournment ≠



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MINUTES

DATE: November 12, 2024
MEETING: Following Committee of Adjustment

The November 12, 2024 Planning and Development Advisory Committee 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
Amanda Knight
Chris Pickard
Paul Sadhra

ABSENT:

Kim McCarthy

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-046:

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

That the Committee approves the November 12, 2024 PDAC Agenda as circulated.



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CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

**7.1 Approval of the Minutes
October 8, 2024**

Resolution No. 2024-047:

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

That the Planning and Development Advisory Committee approves the Minutes from the meeting held October 8, 2024.

CARRIED

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

Public Meeting – November 27, 2024:

Zoning By-law Amendment – 86 Farnham Road

Zoning By-law Amendment - 1873 Townline Road

Zoning By-law Amendment - 4438 Watson Road South

9. REPORTS

9.1. LAND DIVISION (CONSENTS)

9.1.1 Severance Application B95-24 (D10-SNY) Estate of Stanford Snyder – Part Lot 16, Concession 2, municipally known as 4429 Wellington Rd. 35., Township of Puslinch. ≠

Proposed severance is 40.2 meter frontage x 106 meters = 0.4 hectares, vacant land for proposed rural residential use.



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Retained parcel is 38 hectares with 286 meter frontage, existing and proposed agricultural use with existing house, barn & 3 outbuildings.

Resolution No. 2024-048:

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

That the Committee supports Severance Application B95-24 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the owner obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That the applicant provides a predevelopment site plan denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence and also provide dimensions to illustrate compliance with setback requirements, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.



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5. That the dimensions of the septic beds and wells located on the neighbouring properties be identified on the plans, to the satisfaction of the Township, to ensure there is no future conflict with any proposed development of the retained and/or severed parcel; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9.1.2 Severance Application B90-24 (D10-CRA) – Brian Crawley – Part Lot 16, Concession 4, municipally known as 6890 Concession 4., Township of Puslinch. ≠

Proposed severance is 59.75 meters frontage x 67 meters = 4000.7 square meters (Part 1 on sketch), existing vacant land for proposed rural residential use.

Retained parcel is 10.55 hectares with 206.63 meters frontage, existing and proposed poultry operation and residence with existing chicken barn, Quonset building and dwelling (Part 2 on sketch)

Resolution No. 2024-049:

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

That the Committee supports Severance Application B90-24 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee letter of clearance of this condition.



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3. That the owner obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That the applicant provides a predevelopment site plan denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence and also provide dimensions to illustrate compliance with setback requirements, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
5. That the dimensions of the septic beds and wells located on the neighbouring properties be identified on the plans, to the satisfaction of the Township, to ensure there is no future conflict with any proposed development of the retained and/or severed parcel; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9.1.3 Severance Application B97-24 (D10-BRE) – Elizabeth Brenchley – Part Lot 7, Concession 10, municipally known as 603 Arkell Road, Township of Puslinch. ≠

Proposed severance is 44 meters frontage x 45 meters = 0.19 hectares, existing and proposed rural residential use. Existing garage and pool to be removed.

Retained parcel is 0.36 hectares with 20 meters frontage, existing and proposed rural residential use with existing dwelling. Existing shed to be removed.

Resolution No. 2024-050:

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



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That the Committee supports Severance Application B97-24 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the owner obtains zoning conformity for both the retained and severed parcels including but not limited to items 2.1, 2.2 and 2.3 to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
 - 2.1 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot frontage.
 - 2.2 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot area.
 - 2.3 Apply for, and receive approval of, a minor variance for the severed parcel for the reduced lot area.
3. That the owner apply for, and receive approval of, a demolition permit to remove the garage and pool on the severed lands to the satisfaction of the Township; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
5. That the applicant convey a 3 meter road widening along the frontage of the severed parcel on Watson Rd. S. to the Township, and to the satisfaction of the



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- Township, and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6. That the applicant provides a predevelopment site plan denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence and also provide dimensions to illustrate compliance with setback requirements, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
 7. That the dimensions of the septic beds and wells located on the neighbouring properties be identified on the plans, to the satisfaction of the Township, to ensure there is no future conflict with any proposed development of the retained and/or severed parcel; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

That the applicant provide confirmation that the water quantity and quality are sufficient for development of the proposed retained, and/or severed, property to the satisfaction of the Township; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition

CARRIED

9.1.4 Severance Application B94-24 (D10-SNY) – Estate of Stanford Snyder – Part Lot 15, Concession 5, municipally known as 339 Downey Road, Township of Puslinch. ≠

Proposed severance is 1.6 hectares with 14 meters frontage, existing and proposed rural residential use with 2 existing dwelling units.

Retained parcel is 46.8 hectares with 1012 meters frontage, existing and proposed agricultural use.



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Resolution No. 2024-051:

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

That the Committee supports Severance Application B94-24 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the owner obtain zoning conformity for both the retained and severed parcels including, but not limited to, items 2.1 and 2.2 and 2.3 to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
 - 2.1 Apply for, and receive approval of, a minor variance for the severed parcel for the reduced lot frontage.
 - 2.2 Apply for, and receive approval of, to rezone the retained parcel to prohibit a residential use.
 - 2.3 Apply and receive approval for the severed parcel to permit two dwelling units.
3. That the owner obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch



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file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

5. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6. That the owner apply for, and receive approval of, a demolition permit to remove the barn and driveshed located on the proposed retained lands to the satisfaction of the Township; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7. That the dimensions and distances of the septic beds and wells located on the neighbouring properties, if applicable, be identified on the plans to ensure there is no future conflict with any proposed development of the retained and/or severed parcel to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

9.3 Staff Reports

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT



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Resolution No. 2024-052

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

That the Planning and Development Advisory Committee hereby adjourns at 7:46 p.m.

CARRIED.



REPORT PDAC-2024-006

TO: Planning and Development Advisory Committee Chair and
Members of Committee

PREPARED BY: Lynne Banks, Development and Legislative Coordinator

PRESENTED BY: Lynne Banks, Development and Legislative Coordinator

MEETING DATE: December 10, 2024

SUBJECT: Zoning By-law Amendment Application (D14/BRU)
Mary and John Brunsveld
4120 Wellington Rd. 35
Request for Committee Review and Comments
File: D14/BRU

RECOMMENDATIONS

That Report PDAC-2024-006 entitled Zoning By-law Amendment Application D14/BRU Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Site Specific Zoning By-law Amendment for the property described as Part Lot 15, Concession 1, Township of Puslinch as in RO704806; Township of Puslinch, County of Wellington, (the "Subject Lands"). The site is currently zoned Agricultural (A) and the application proposes to rezone the Subject Lands to a Site-Specific Agricultural Zone (A-xx); and
2. Seek comments from the Committee prior to the Public Meeting tentatively scheduled for January 22, 2025.

Background

Application

The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended to rezone the Subject Lands from Agricultural (A) zone to a Site Specific Agricultural (A-xx) to prohibit a residential dwelling, as shown on the map attached to this report as Schedule "A".

A consent application was submitted in regard to the Subject Lands (File B7-24), which was approved with conditions on April 11, 2024. The consent application proposes to sever a rural residential lot of 1.35 hectares of land from the Subject Lands with an existing dwelling, barn for storage, drive shed and silos. The Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application.

The following reports and plans have been submitted with the Zoning By-law Amendment application:

- 1st Submission – Draft Zoning By-law and Schedule "A", September 25, 2024.
- 1st Submission – Zone Change Sketch, Van Harten Surveyors, September 25, 2024.
- 1st Submission – Planning Submission Covering Letter – September 25, 2024.
- 2nd Submission – 2nd Submission Comments Letter, October 21, 2024.
- 2nd Submission – Revised Draft By-law and Schedule "A", October 21, 2024.
- 2nd Submission – Revised Zone Change Sketch, Van Harten Surveyors, October 21, 2024.
- 2nd Submission – 1st Submission Comment Summary from County and Township. October 18, 2024.
- 3rd Submission – Revised Zone Change Sketch, Van Harten Surveyors, October 29, 2024.
- 3rd Submission – 3rd Submission Comments to NPG Planning Letter, October 29, 2024.

Comments

Consultation:

The Zoning By-law Amendment Application was submitted to the Township on September 25, 2024 and was circulated to Township staff, its Planning Consultant and County of Wellington Staff through two subsequent submissions all deficiencies were addressed as outlined in Schedule "B".

Council, subject to staff's recommendation, deemed the application to be complete on November 20, 2024 and the timelines in the Planning Act stipulate 90 days to process the

application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (December 10, 2024);
- Schedule and conduct at least one public meeting (tentatively scheduled for January 22, 2024);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (tentatively scheduled for February 12, 2025).

Financial Implications

None

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Attachments

Attachment "A" – Key Map

Attachment "B" - Comment Summary(s)

Attachment A

MAP





Comment Summary – ZBA – 4120 Wellington Rd 35 – 1st submission

Consultant	Comments
NPG Planning Solutions	See letter attached
County of Wellington Planning	See letter attached
Township of Puslinch Fire Department – Brent Smith	Puslinch Fire and Rescue Services have no concerns with the zone change application
Township of Puslinch Building Department – Andrew Hartholt, CBO	The building department has no concerns with the proposed zoning amendment.
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works – Mike Fowler	No comments



October 04, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
4120 Wellington Road 35
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a zoning by-law amendment application proposing to rezone a portion of the Subject Lands from Agricultural to a Site-Specific Agricultural zone to prohibit a residential dwelling. A consent application was provisionally approved for the Subject Lands (File B7-24) on April 2024, to sever a surplus farm dwelling. This Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application.

The severed parcel is approximately 1.38 hectares and has 78 metres of frontage along Wellington Road 35. "...the existing dwelling and one silo will remain. The driveshed was recently demolished, and the existing barn and attached silo are to be removed in the coming months. The silo near the rear will remain."

Regarding the retained parcel, the lands are approximately 47.7 hectares and has a frontage of 385 metres along Concession Road 1. There are four (4) entrances providing access to the retained Lands, which include one (1) field entrance from Concession 1 Road, and three (3) field entrances from Wellington County Road 35. In addition, the existing equipment shop will remain on the parcel. Surrounding uses consist of agricultural and rural residential uses.

Zoning By-law

The applicant is only proposing to rezone the retained parcel from Agricultural to a Site-Specific Agricultural Zone to prohibit residential uses. We have reviewed the materials submitted in support of the application and have the following comments:

- The submitted draft by-law indicates that the effect purpose and effect of the By-law is to rezone the retained parcel to prohibit any future residential development. This request



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

(905) 321 6743
info@npgsolutions.ca

should be included in the text of the draft Zoning By-law Amendment.

- The Conditions of Consent indicate that “2. that the owner obtain zoning compliance for the proposed severed parcel to prohibit livestock in the barn located on the property.” As the removal of the barn is anticipated to occur in the coming months, it appears that this requirement is met. Section 4.16.2 of the Township Zoning By-law would restrict any new livestock operation unless it complies with MDS II.
- In regard to the zone sketch submitted with this application, a zoning chart should be included for both the retained and severed part demonstrating that the parcels conform to all other applicable regulations. In addition, the zone sketch should demonstrate the setbacks from all existing buildings to the lot lines. A zoomed in version of the survey sketch would assist in ensuring that such setbacks are clearly shown.

Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR

TEL: 519.837.2600

TEL: 1.800.663.0750

FAX: 519.823.1694

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ON N1H 3T9

October 3rd, 2024

Courtenay Hoytfox
Interim CAO
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON NOB 2J0

Dear Ms. Hoytfox:

Re: ZONING BY-LAW AMMENDMENT - Deeming Complete
John and Mary Brunsveld
4120 Wellington County Road 35
Township of Puslinch

Thank you for circulating the above noted application and provide the following comments for the Township's consideration in deeming the application complete:

Based on the review of the information submitted, County Planning staff have no objections to the proposed Zoning By-law amendment application being deemed complete. The Township should consider possible MDS conflicts with the 'equipment shop' located on the retained lands and the severed lot; planning staff recommend a clause clarifying that no livestock be housed in existing structures on the retained lands and any new structures be required to meet MDS requirements.

It is requested that a copy of the proposed draft amending By-law be provided with the Notice of Complete Application and Public Meeting for County Planning staff's review. Detailed planning comments will be provided at that time.

We trust that these comments are of assistance.

Yours truly,

Zach Prince MCIP RPP
Senior Planner



October 28, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
4120 Wellington Road 35
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a zoning by-law amendment application proposing to rezone a portion of the Subject Lands from Agricultural to a Site-Specific Agricultural zone to prohibit a residential dwelling. A consent application was provisionally approved for the Subject Lands (File B7-24) on April 2024, to sever a surplus farm dwelling. This Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application. Minor matters referred to in bullet 3 are required to be addressed prior to the Application being considered complete.

This is the second submission for this application.

Comments:

1. We understand that the Applicant is planning to remove the existing barn on the Severed Parcel. This building will need to be removed prior to clearance of Conditions of Approval of Consent Application B7-24. Otherwise, the Severed Parcel needs to be rezoned to a Site-Specific Agricultural zone to prohibit livestock use in the existing barn building, as per Condition #6 of the Conditions of Approval of Consent Application B7-24.
2. It is indicated on the Zone Change Sketch that the driveshed has been removed and the silo closest to the barn is planned to be removed. The Severed Parcel has been assessed under the Township of Puslinch Comprehensive Zoning By-Law No. 023-18 (Zoning By-law) based on the assumption that the driveshed, the barn and the silo closest to the barn will be removed.
3. With respect to the zoning charts included in the Zone Change Sketch, we require the following information to verify zoning compliance under the Zoning By-Law:



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

(905) 321 6743
info@npgsolutions.ca

- a. The height of the existing dwelling on the Severed Parcel;
- b. Remaining accessory building(s) and structure(s) on the Severed Parcel need to be reviewed against relevant regulations under Section 4.4 - Accessory uses, building and structures of the Zoning By-law; and
- c. The intended use for the remaining silo on the Severed Parcel.

Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca



November 4, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
4120 Wellington Road 35
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a zoning by-law amendment application proposing to rezone a portion of the Subject Lands from Agricultural to a Site-Specific Agricultural zone to prohibit a residential dwelling. A consent application was provisionally approved for the Subject Lands (File B7-24) on April 2024, to sever a surplus farm dwelling. This Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application.

This is the third submission for this application.

Comments:

1. All previous comments have been addressed.

Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca



November 4, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
4120 Wellington Road 35
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a zoning by-law amendment application proposing to rezone a portion of the Subject Lands from Agricultural to a Site-Specific Agricultural zone to prohibit a residential dwelling. A consent application was provisionally approved for the Subject Lands (File B7-24) on April 2024, to sever a surplus farm dwelling. This Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application.

This is the third submission for this application.

Comments:

1. All previous comments have been addressed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Auspitz', written over a horizontal line.

Jesse Auspitz, MCIP, RPP
Principal Planner
[NPG Planning Solutions Inc.](mailto:jauspitz@npgsolutions.ca)
jauspitz@npgsolutions.ca

Application and 1st submission documents



Affidavit

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

Cloudpermit application number CA-3523001-P-2024-73
--

Applicant		
Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Postal code N1L 1G6	Province Ontario
Other phone	Mobile phone +1 519-821-2763	
Fax	Email hailey.keast@vanharten.com	

Agent		
Last name Buisman	First name Jeff	Corporation or partnership Van Harten Surveying Inc.
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Postal code N1L 1G6	Province Ontario
Other phone	Mobile phone +1 519-821-2763	
Fax	Email jeff.buisman@vanharten.com	

Property owner, Payer		
Last name Brunsveld	First name Mary	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality Puslinch	Postal code N0B 2J0	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
4120 WELLINGTON RD 35 (Primary)	CON 1 PT LOT 15	2301000004099000000

Companion Applications		
Are you submitting a companion Official Plan Amendment application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you submitting a companion Plan of Subdivision/Condominium application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you submitting a companion Site Plan Control application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Subject Land Information		
If known, the date the subject land was acquired by the current owner 2016-11-15		
Frontage 385.0 m	Depth 1501.0 m	Area 477000.0 m ²
Official Plan Designation Prime Agricultural, Core Greenlands and Greenlands		Current Zoning Agricultural, Natural Environment and Environmental Protection Overlay
Existing Uses Agricultural		
If known, the lengths of time that the existing uses have continued Decades		
Previous uses Agricultural		
List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land [REDACTED]		
Are there any easements or restrictive covenants affecting the subject lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Has the subject land ever been subject of
An application for a plan of subdivision / condominium or consent <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not known
Application number Severance B7-24 - Approved subject to conditions
An application for a zoning by-law amendment or a minor variance <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known
An application for approval of a site plan <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known
A Minister's Zoning Order (Ontario regulation) <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known

Companion Applications

Are you submitting a companion Official Plan Amendment application?

 Yes No

Are you submitting a companion Plan of Subdivision/Condominium application?

 Yes No

Are you submitting a companion Site Plan Control application?

 Yes No**Subject Land Information**If known, the date the subject land was acquired by the current owner
2016-11-15Frontage
385.0 mDepth
1501.0 mArea
477000.0 m²Official Plan Designation
Prime Agricultural, Core Greenlands and GreenlandsCurrent Zoning
Agricultural, Natural Environment and Environmental Protection OverlayExisting Uses
AgriculturalIf known, the lengths of time that the existing uses have continued
DecadesPrevious uses
AgriculturalList the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land
[REDACTED]

Are there any easements or restrictive covenants affecting the subject lands?

 Yes No**Has the subject land ever been subject of**

An application for a plan of subdivision / condominium or consent

 Yes No Not known

Application number

Severance B7-24 - Approved subject to conditions

An application for a zoning by-law amendment or a minor variance

 Yes No Not known

An application for approval of a site plan

 Yes No Not known

A Minister's Zoning Order (Ontario regulation)

 Yes No Not known

Description of Amendment	
Amendment to Zoning By-law from Agricultural	Amendment to Zoning By-law to Site Specific Agricultural to prohibit a residential dwelling
Proposed uses of subject land Retained Parcel - Agricultural	
Describe the nature and extent of the amendment(s) being requested To rezone the Retained Parcel to a Specialized Agricultural to prohibit a residential dwelling. The rest of the Retained Parcel will remain zoned Natural Environment and Environmental Protection Overlay and the Severed Parcel will remain zoned Agricultural.	
Why is this amendment or these amendments being requested? Severance Application B7-24 was approved subject to conditions which created a rural residential parcel. The conditions of the severance include zoning compliance. This application is to satisfy Condition 8 of the approved severance to prohibit a dwelling on the Retained Parcel. Please see the covering letter for more details on the zoning request.	
Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014 The application is consistent with Section 2.3.4.2 (c) of the PPS as the surplus residence severance is permitted as a result of farm consolidation. A zone change is required to prohibit a residence on the retained farm parcel.	
Explain how the application conforms to the City's Official Plan The subject property is designated as Prime Agricultural in the Official Plan. The criteria outlined in Section 10.3.4 of the Official Plan is met for the severance and the zoning amendment is a requirement of this type of severance.	
If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter	
<input checked="" type="checkbox"/> See Official Plan Amendment	

Existing Buildings / Structures on Subject Land
Are there any buildings or structures on the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area. Equipment Shop for storage of farm equipment.
<input checked="" type="checkbox"/> See attached Existing Plan or Sketch of Subject Land

Proposed Buildings / Structures on Subject Land
Do you propose to build any buildings or structures on the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Sign off
By click this button I have read and understand the below <input checked="" type="checkbox"/> I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law

Description of Amendment	
Amendment to Zoning By-law from Agricultural	Amendment to Zoning By-law to Site Specific Agricultural to prohibit a residential dwelling
Proposed uses of subject land Retained Parcel - Agricultural	
Describe the nature and extent of the amendment(s) being requested To rezone the Retained Parcel to a Specialized Agricultural to prohibit a residential dwelling. The rest of the Retained Parcel will remain zoned Natural Environment and Environmental Protection Overlay and the Severed Parcel will remain zoned Agricultural.	
Why is this amendment or these amendments being requested? Severance Application B7-24 was approved subject to conditions which created a rural residential parcel. The conditions of the severance include zoning compliance. This application is to satisfy Condition 8 of the approved severance to prohibit a dwelling on the Retained Parcel. Please see the covering letter for more details on the zoning request.	
Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014 The application is consistent with Section 2.3.4.2 (c) of the PPS as the surplus residence severance is permitted as a result of farm consolidation. A zone change is required to prohibit a residence on the retained farm parcel.	
Explain how the application conforms to the City's Official Plan The subject property is designated as Prime Agricultural in the Official Plan. The criteria outlined in Section 10.3.4 of the Official Plan is met for the severance and the zoning amendment is a requirement of this type of severance.	
If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter	
<input checked="" type="checkbox"/> See Official Plan Amendment	

Existing Buildings / Structures on Subject Land
Are there any buildings or structures on the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area. Equipment Shop for storage of farm equipment.
<input checked="" type="checkbox"/> See attached Existing Plan or Sketch of Subject Land

Proposed Buildings / Structures on Subject Land
Do you propose to build any buildings or structures on the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Sign off
By click this button I have read and understand the below <input checked="" type="checkbox"/> I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Van Harten Surveying Inc. (Jeff Buisman), 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)

Signature of Applicant

Municipality

Day, month, year

Guelph

25/ Sept / 2024

Place an imprint of your stamp below

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.

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 2024-09-25, 3:24:36 p.m. EDT by Hailey Keast.



September 25, 2024

33040-23

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Zoning By-law Amendment Application for:
Approved Severance Application B7-24
Reference Plan: Part 1, 61R-22817
4120 Wellington Road 35
Part of Lot 15, Concession 1
PIN 71205-0020
Township of Puslinch**

Please find enclosed an application for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the Zone Change Sketch, completed application form, PIN Report and Map, the required deed and Draft Zoning By-law. Payment of the Township Application fee of \$2,577.00 will be made once the application has been deemed complete.

Proposal:

This Zoning By-law Amendment Application is being made to meet the requirements for Severance Application B7-24 which was approved April 2024 subject to conditions. The application severed a surplus farm dwelling from the rest of the agricultural parcel.

The following zone change request is being made to satisfy Condition 8 of the severance application:

A) To rezone the Retained Parcel from Agricultural to a Site Specific Agricultural (A-XX) to prohibit a residential dwelling.

There are areas of land on the Retained Parcel zoned Natural Environment and Environmental Protection Overlay; however, they will not be altered as no development is proposed and these areas will continue to be zoned as such.

The approved application severed a surplus farm dwelling from the rest of the agricultural farm parcel. The property is known as #4120 Wellington County Road 35 (PIN 71205-0020).

The Severed Parcel (#4120) has a frontage of 78±m, depth of 191±m, for an area of 1.38ha where the existing dwelling and one silo will remain. The driveshed was recently demolished, and the existing barn and attached silo are to be removed in the coming months. The silo near the rear will remain. The zoning requirements are met for the severed parcel.

The Retained Parcel is a corner lot with frontage along County Road 35 and Concession 1. The parcel has an area of approximately 47.7±ha and that will continue to be used as part of a large-scale agricultural operation. There is an existing farm equipment building that will remain on the parcel and continue to be used for equipment storage / farm purposes (no livestock). The existing field entrances located along County Road 35 and Concession 1 will allow for continued access the farm parcel.

The equipment shop has an area of 266m², a height of 5.0m, and an interior side yard setback of 6.8m – which all meet the zoning requirements for accessory buildings on Agricultural lots greater than 4ha. Therefore, no additional zoning requests are required for the retained parcel.

In order to meet the building code requirements and to satisfy a condition of the severance, Tacoma Engineers were retained to complete the Fire Spatial Separation Calculations for the accessory buildings on the severed and retained parcel. As a result of their findings and based on the decision of the property owners, the existing barn and driveshed on the severed parcel are to be demolished. The equipment shed on the retained parcel is having one wall upgraded for fire protection in order to meet the building code and to satisfy the Township Building Department.

With the demolition of the barn/silo and driveshed on the severed parcel, the zoning requirements are met and no relief is required for the severed parcel. The removal of the barn will also satisfy Condition 6 of the approved severance which required zoning compliance to prohibit livestock in the barn.

The request to prohibit a dwelling on the Retained (farm) Parcel is a standard requirement for “surplus residence severances” as laid out in Section 10.3.4 of the Wellington County Official Plan. This is required by Condition 8 of the approved Severance Application B7-24. The remaining zoning requirements are met for the Retained Parcel.

Therefore, the zoning by-law amendment is straightforward and more administrative in nature in order to satisfy the condition of the severance, which is a requirement of this type of severance in the Official Plan.

We look forward to the review of this application and having this application scheduled at the next available Public Meeting.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Mary & John Brunsveld

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington of from: **Agriculture (A) Zone to a Specialized Agriculture (A-xx) Zone** as shown on Schedule "A" of this By-law;
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended.
3. That this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

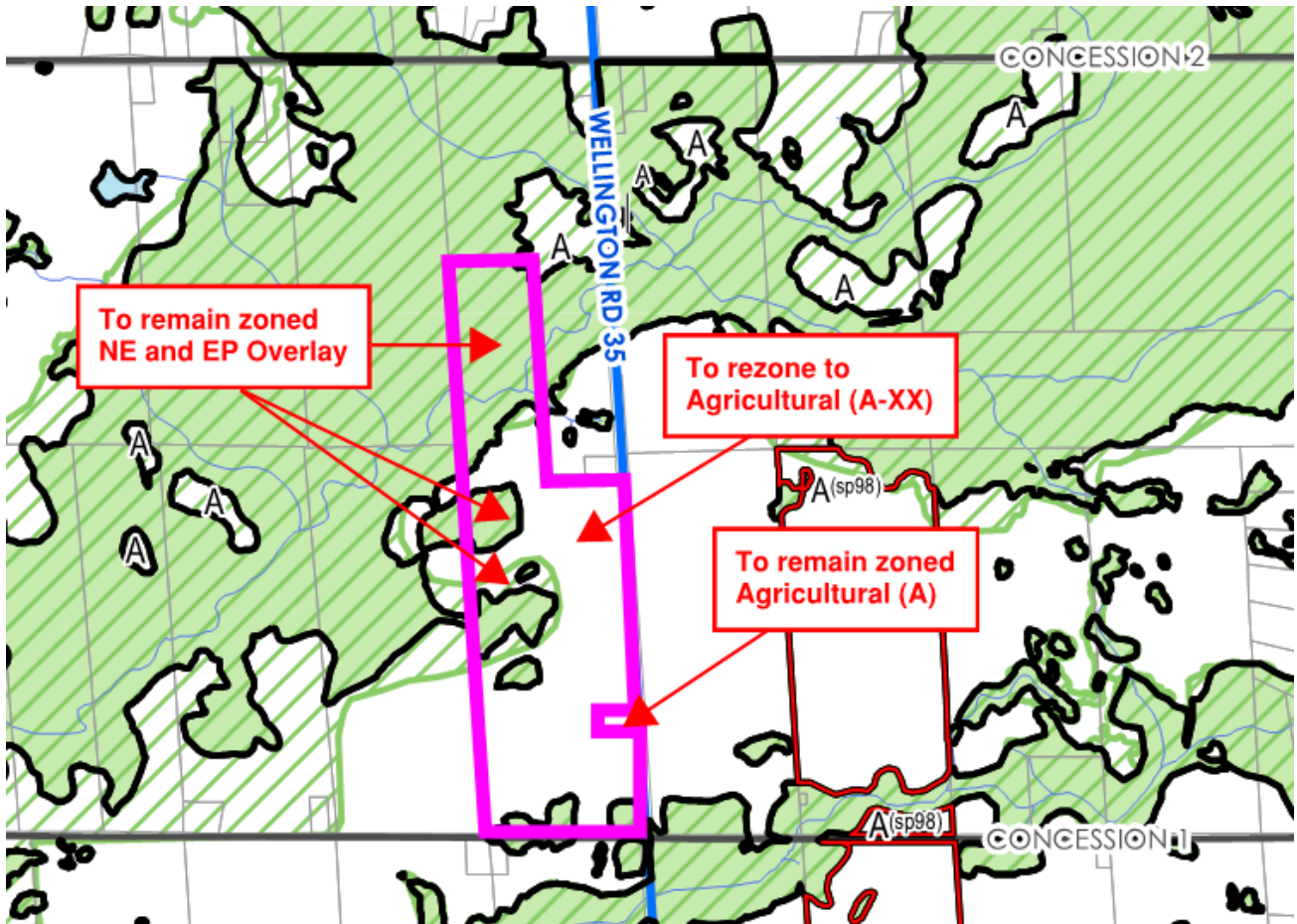
By-law read a First, Second, and Third Time this ____ of _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this _____ of _____, 2024

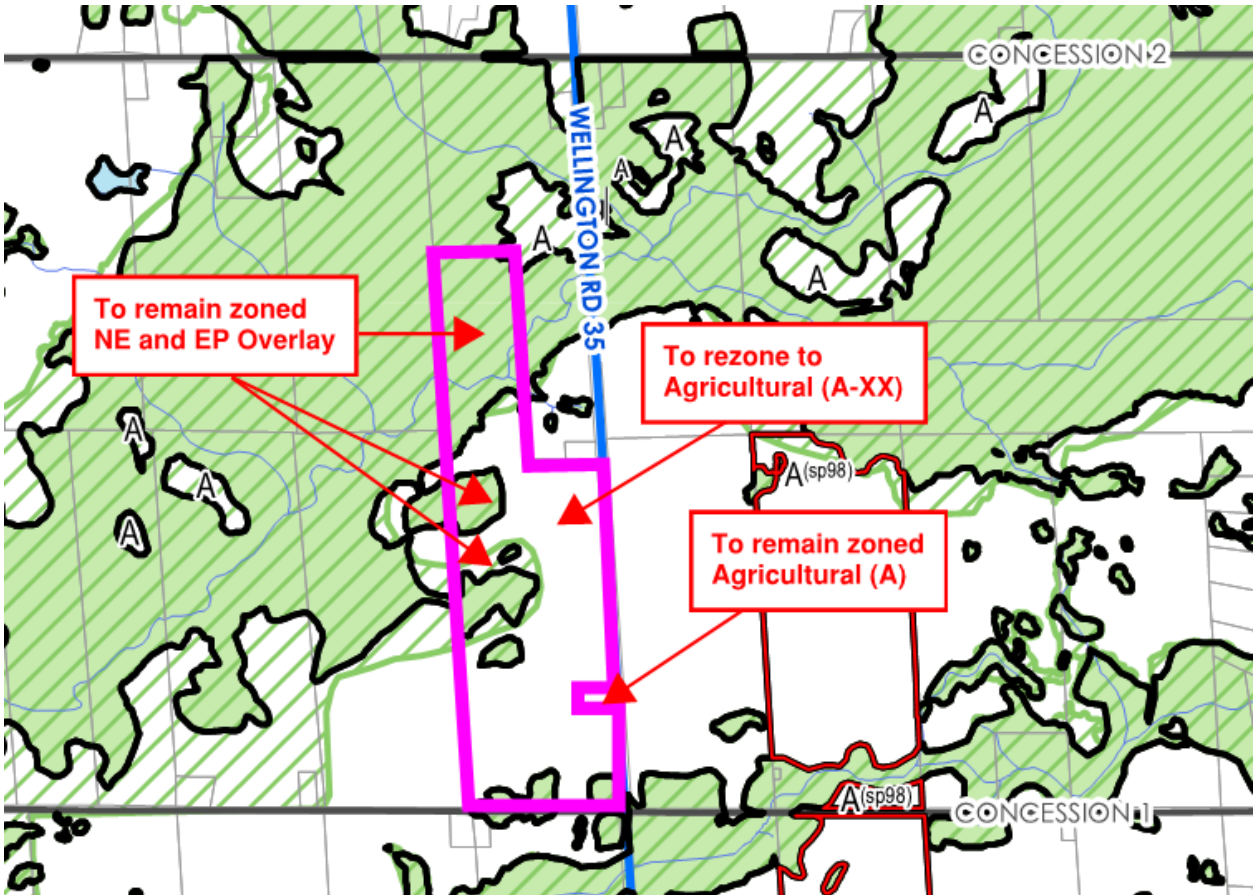
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone.



Purpose and Effect of By-law # 2024-xx

The effect of the proposed amendment is to rezone a portion of the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-XX) Zone. This application is seeking to rezone the Retained Lands to prohibit any future residential development. This rezoning is a condition of severance application B7-24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever 1.38 ha rural residential parcel with an existing dwelling (the existing barn and driveshed are to be removed). A 47.7 ha agricultural parcel will be retained with an existing farm equipment building.

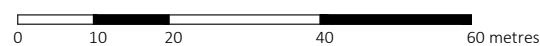
SHEET 2 OF 2

ZONING: AGRICULTURAL (NO DWELLING)		
TABLE 11.2 REGULATIONS	REQUIRED	RETAINED PARCEL
Minimum Lot Area	4.0ha	47.7ha
Minimum Lot Frontage (Concession 1)	120m	385m
ACCESSORY BUILDING - EQUIPMENT SHOP		
TABLE 4.1 - REGULATIONS	REQUIRED	RETAINED PARCEL
Maximum Building Lot Coverage (Lot Area more than 4ha)	1,400m ²	266m ²
Maximum Height (Lot Area more than 1ha)	7.0m	5.0m
Minimum Front Yard	10m	Complies
Minimum Side Yard	2.0m	6.8m
Minimum Rear Yard	2.0m	Complies

ZONING: AGRICULTURAL - REDUCED LOT REGULATIONS		
TABLE 11.3 REGULATIONS	REQUIRED	SEVERED PARCEL (DWELLING #4120)
Minimum Lot Area	0.4ha	1.38ha
Minimum Lot Frontage (County Road 35)	25.0m	78m
Minimum Front Yard	7.5m	83m
Minimum Interior Side Yard	3.0m	11.2m
Minimum Rear Yard	7.5m	95m
Maximum Lot Coverage (including accessory buildings)	30%	0.7%

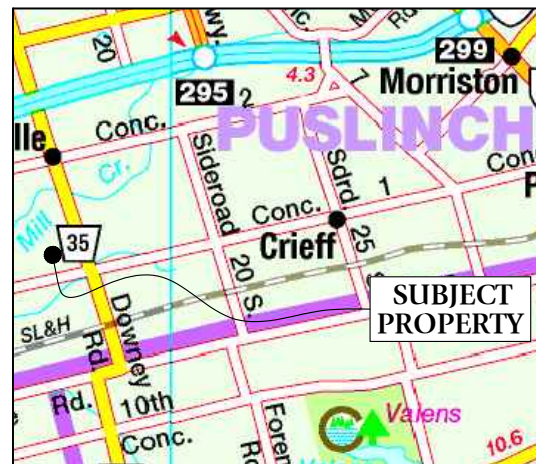
**ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1000



VAN HARTEN SURVEYING INC.

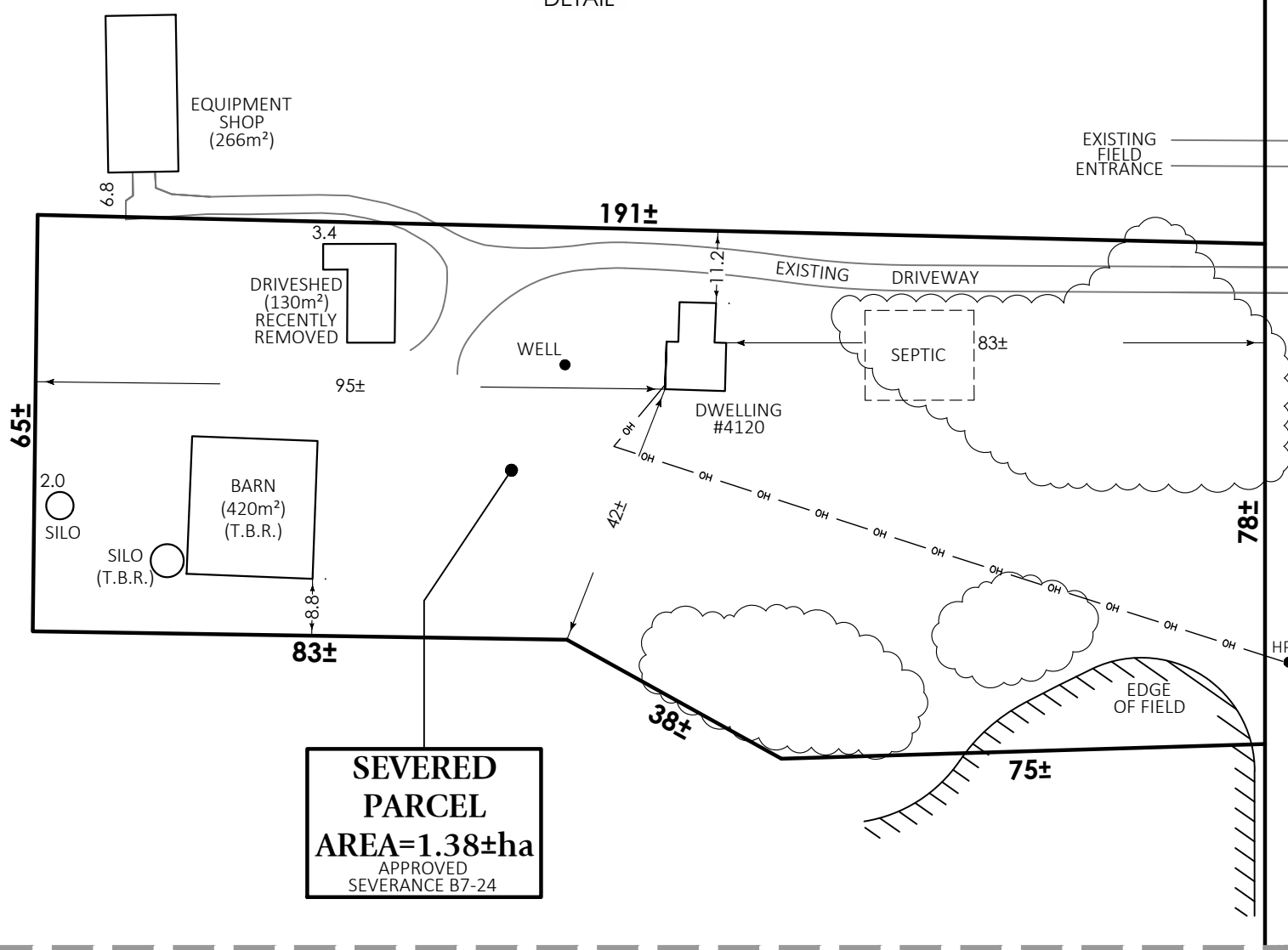
KEYMAP:



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 & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
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. PROPERTY OWNERS: MARY & JOHN BRUNSVELD.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

DETAIL



SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 25th DAY OF SEPTEMBER, 2024
AND AMENDED ON OCTOBER 18th, 2024

JEFFREY E. BOISMAN
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: JB PROJECT No. 33040-23

Oct 18, 2024-1:16:15 PM
G:\PUSLINCH\Con1\ACAD\ZONE LOT 15 (BRUNSVELD) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from: **Agriculture (A) Zone** to a **Specialized Agriculture (A-xx) Zone** as shown on Schedule "A" of this By-law;
2. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site-specific provisions:
 - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-XX) Zone on Schedule 'A':
 - i) Residential Development be prohibited;
 - ii) Accessory building existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and
 - iii) Accessory building(s) constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDSII requirements as issued and as amended by the Province, are met
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended
4. That this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

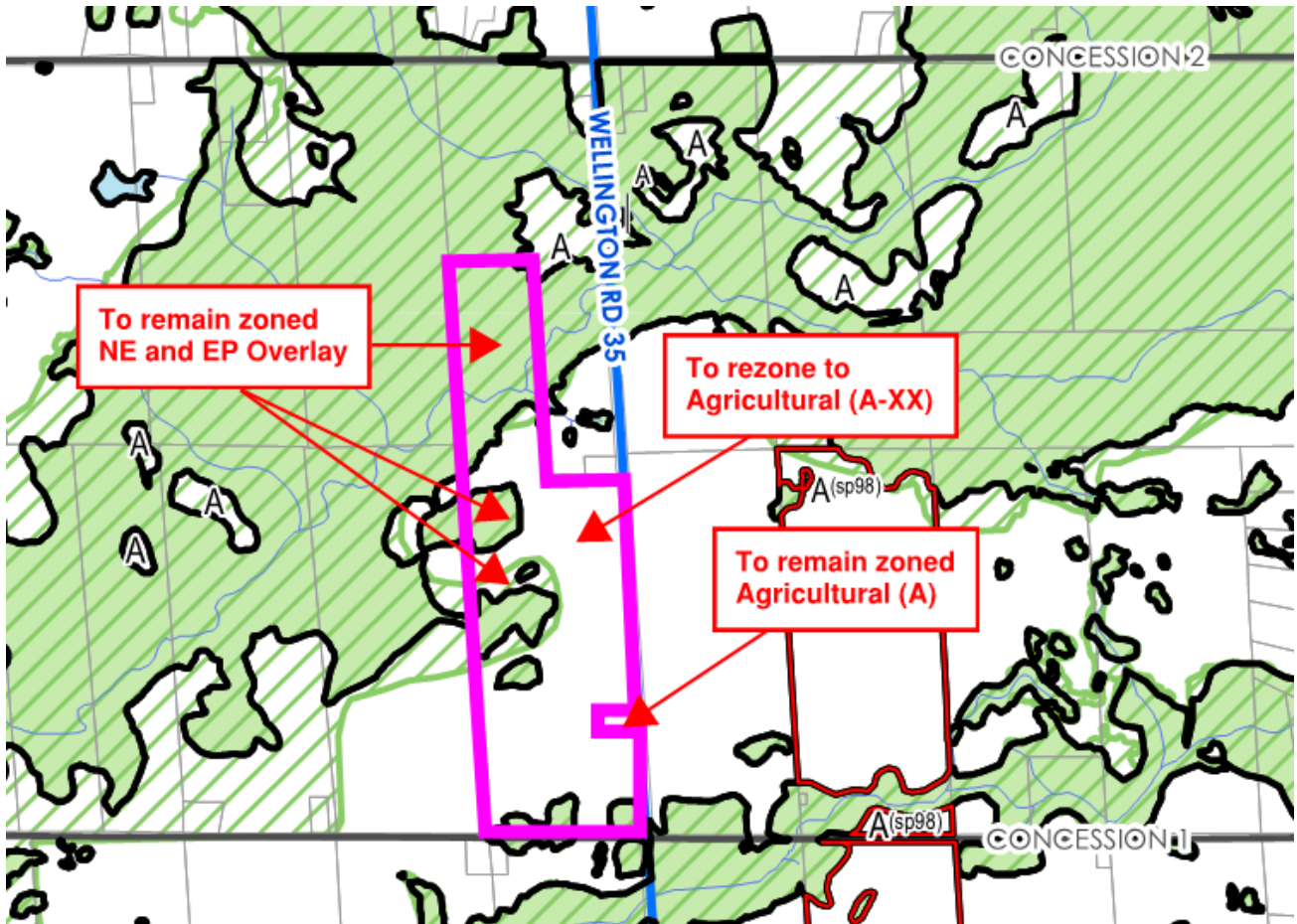
By-law read a First, Second, and Third Time this ____ of _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this _____ of _____, 2024

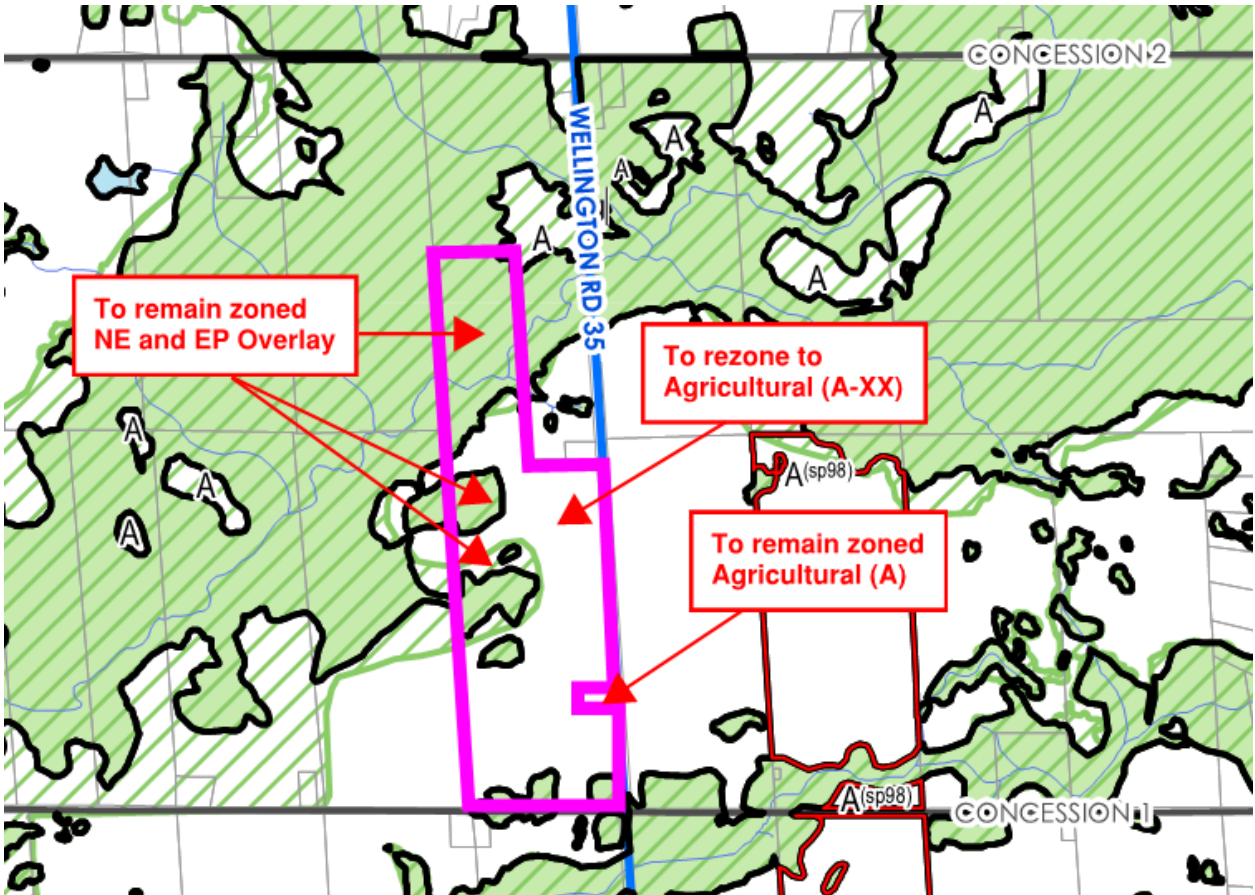
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a Specialized Agriculture (A-xx) Zone.



Purpose and Effect of By-law # 2024-xx

The effect of the proposed amendment is to rezone a portion of the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-XX) Zone. This application is seeking to rezone the Retained Lands to prohibit any future residential development and to prohibit livestock being housed in the existing accessory building. This rezoning is a condition of severance application B7-24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever 1.38 ha rural residential parcel with an existing dwelling (the existing barn and driveshed are to be removed). A 47.7 ha agricultural parcel will be retained with an existing farm equipment building.



October 29, 2024

33040-23

Jeff.Buisman@vanharten.com

hailey.keast@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: 3rd Submission Comments - Zoning By-law Amendment
Approved Severance Application B7-24
Reference Plan: Part 1, 61R-22817
4120 Wellington Road 35
Part of Lot 15, Concession 1
PIN 71205-0020
Township of Puslinch**

Please find enclosed the amended Zone Change Sketch dated October 29, 2024. The revisions were requested as part of the third submission comments received from NPG Planning Solutions in a letter dated October 28, 2024.

The following revisions have been made to Zone Change Sketch based on the above-mentioned correspondence:

- 1) The height of the existing dwelling is 2 storeys.
- 2) The Accessory Buildings that are to remain – Equipment Shed on Retained Parcel and the rear Silo on Severed Parcel – have been reviewed and the zone chart on the sketch has been amended to include additional zoning information.
- 3) The Silo located to the rear of the Severed Parcel is intended to stay with the dwelling. It is a small steel silo, in good condition, that the owner intends to use for storage for the dwelling – ie. lawn mower, patio furniture, tools, etc. The ground floor area is 15m² and the height is 4.6m which meets the zoning requirements.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Mary & John Brunsveld

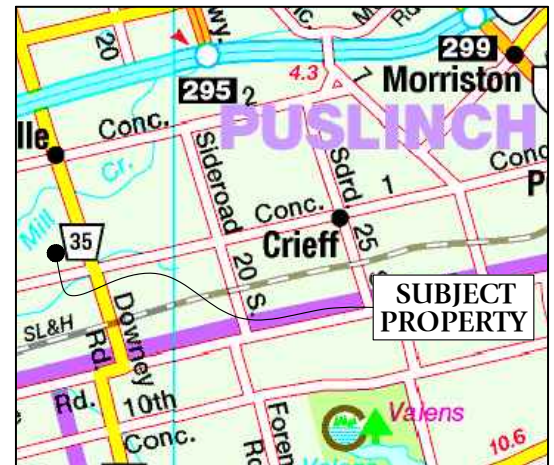
**ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

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8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

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

ZONE CHANGE REQUEST:

- A** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL ZONE:
- i) TO PROHIBIT RESIDENTIAL DEVELOPMENT
 - ii) TO PROHIBIT THE HOUSING OF LIVESTOCK IN THE EXISTING ACCESSORY BUILDING
 - iii) TO PROHIBIT LIVESTOCK IN ANY NEW ACCESSORY BUILDING UNLESS MDS II GUIDELINES ARE MET

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 25th DAY OF SEPTEMBER, 2024
AND AMENDED ON OCTOBER 29th, 2024

JEFFREY E. BUJSMAN
ONTARIO LAND SURVEYOR



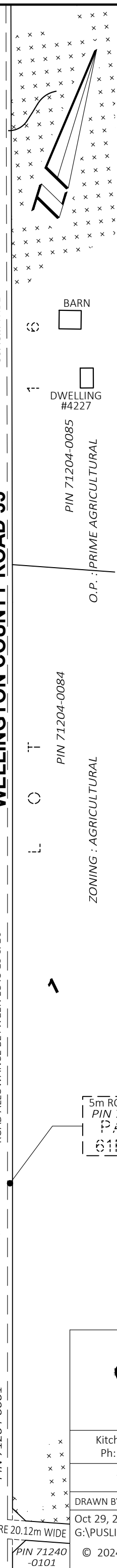
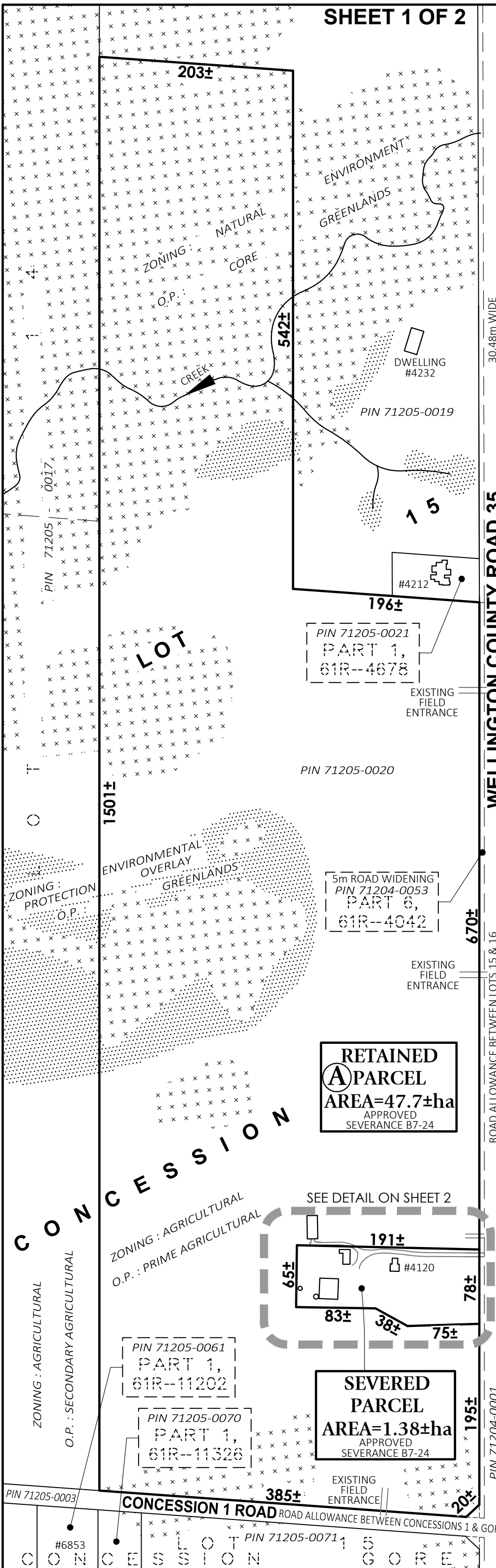
Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

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SHEET 2 OF 2

ZONING: AGRICULTURAL (NO DWELLING)		
TABLE 11.2 REGULATIONS	REQUIRED	RETAINED PARCEL
Minimum Lot Area	4.0ha	47.7ha
Minimum Lot Frontage	120m	385m
ACCESSORY BUILDING - EQUIPMENT SHOP		
TABLE 4.1 - REGULATIONS	REQUIRED	RETAINED PARCEL
Maximum Building Lot Coverage (Lot Area more than 4ha)	1,400m ²	266m ²
Maximum Height (Lot Area more than 1ha)	7.0m	5.0m
Minimum Front Yard	10m	Complies
Minimum Side Yard	2.0m	6.8m
Minimum Rear Yard	2.0m	Complies

ZONING: AGRICULTURAL - REDUCED LOT REGULATIONS		
TABLE 11.3 REGULATIONS	REQUIRED	SEVERED PARCEL (DWELLING #4120)
Height of Dwelling	N/A	2 Storeys
Ground Floor Area of Dwelling	N/A	105m ²
Minimum Lot Area	0.4ha	1.38ha
Minimum Lot Frontage (County Road 35)	25.0m	78m
Minimum Front Yard	7.5m	83m
Minimum Interior Side Yard	3.0m	11.2m
Minimum Rear Yard	7.5m	95m
Maximum Lot Coverage (Dwelling)	30%	0.7%
Maximum Permitted Lot Coverage (Accessory Buildings) For Lots Between 1 to 4 ha	500m ²	Silo = 15m ²
Maximum Building Height - Accessory Buildings	7m	Silo = 4.6m
Minimum Rear Yard - Accessory Building	2m	2.0m

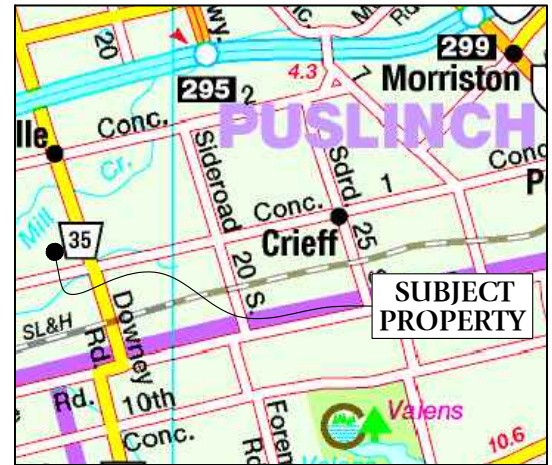
**ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1000



VAN HARTEN SURVEYING INC.

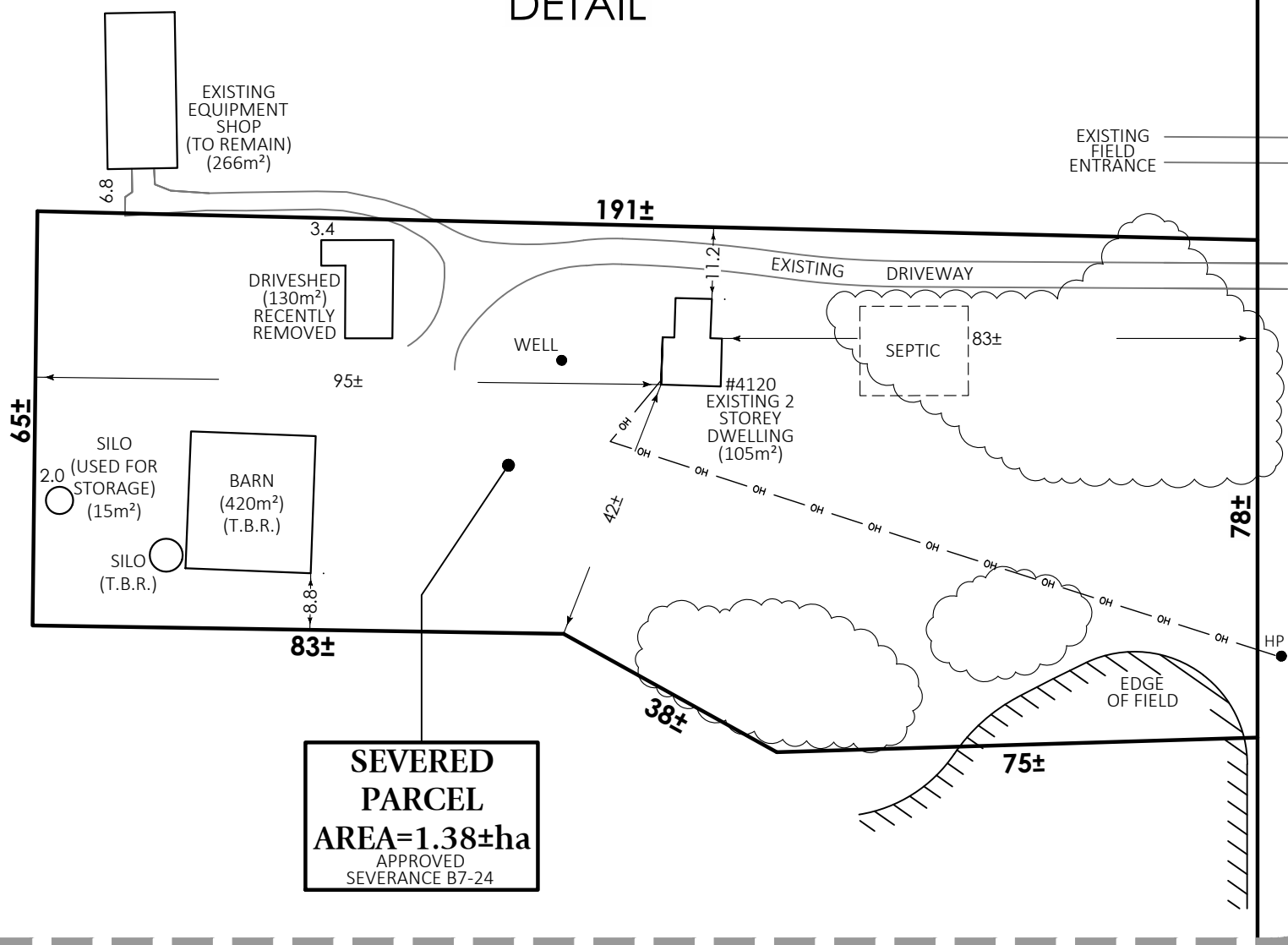
KEYMAP:



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 & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
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. PROPERTY OWNERS: MARY & JOHN BRUNSVELD.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

DETAIL



SEVERED PARCEL
AREA=1.38±ha
APPROVED SEVERANCE B7-24

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