THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 10, 2026, 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/webinar/register/WN_aehaQpq7Tf-UlQJrBG4guQ

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International numbers available: https://us02web.zoom.us/u/kAtiNo9Of

AGENDA

DATE: November 10, 2026
MEETING: 7:00 PM

≠ 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. **October 13, 2026 Committee of Adjustment Committee Meeting Minutes**

Recommendation:
That the Consent Agenda items listed for the November 10, 2026, Committee of Adjustment meeting be received for information.

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

7.1. **D13-SPE – 15 Farnham Rd, Township of Puslinch**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4, Table 4.1 to allow a reduced rear side yard setback of 1.2m where 2m is required.

Recommendation:

That Report D13-2026-014 for Minor Variance application D13-SPE for the lands municipally known as 15 Farnham Road legally described as Part of Lot 2 and 3, Plan 131; Part 2, 61R-22177 in the Township of Puslinch be received for information; and
Whereas the Owner is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit decrease rear yard setback for an accessory building; and

Whereas the requested variance would provide relief from Section 4.4.2 (Accessory Buildings and Structures) of the Zoning By-law to permit the minimum required rear yard setback of an accessory building to be 1.2 m, whereas 2.0 m is permitted; and
Whereas the Subject Lands are designated Prime Agricultural (PA7-4) within the County of Wellington Official Plan (Official Plan) and zoned Agricultural under the Zoning By-law; and

Whereas the Subject Lands were created via consent (File B17-21) on June 16, 2021 and are therefore subject to the Reduced Agricultural Lot requirements per Section 11.2 of the Zoning By-law; and

Whereas the Subject Lands received approval of minor variance related to lot frontage and Minimum Distance Separation I on November 9, 2021 to satisfy conditions of consent.

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the Planning Act;
Therefore, that Planning Staff recommend that the Minor Variance application be approved.

7.2 **D13-CHE – 4397 Sideroad 20 N, Township of Puslinch**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 4.2(a)(ii) to allow for an additional residential unit that is a maximum of size of 50.0% (93m2) where 45% is permitted.

Requesting relief of New Comprehensive Zoning By-law # 23- 2018, as amended, Section 4.2(c)(iv)(i) to allow for an additional residential unit height of 6.35m where a maximum of 5.0m is permitted.

Recommendation

That Report D13-2026-015 for Minor Variance application D13-CHE for the lands municipally known as 4397 Sideroad 20 North, legally described as Part of Lot 21, Concession 2, Parts 1 & 3 Reference Plan 61R-8375, in the Township of Puslinch be received for information; and

Whereas the Agent is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit an increased maximum height of a detached additional residential unit (ARU) and to permit an increased maximum total floor area of an ARU; and

Whereas the requested variances would provide relief from Section 4.2 (Additional Residential Units) of the Zoning By-law are to permit a detached ARU to have maximum height of 6.31 metres, whereas 5 metres is permitted; and permit a maximum total floor area of an ARU to be 50.8% of the total floor area of the principal dwelling up to a maximum of 130 m^2, where as a maximum of 45% of the total floor area of the principal dwelling up to a maximum of 130 m^2 is permitted; and

Whereas the Subject Lands are designated as Secondary Agricultural, Greenlands, Core Greenlands within the County of Wellington Official Plan (Official Plan) and zoned Agricultural and Natural Environment under the Zoning By-law; and

Whereas the Grand River Conservation Authority has issued a building permit supporting the proposed ARU;

Whereas Planning Staff is of the opinion that the requested variances maintain the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

7.3 **D13-MDO – 98 Gilmour Rd (Retained), Township of Puslinch**

Requesting relief of New Comprehensive Zoning By-law # 23- 2018, as amended, from Section 11.4, Table 11.3 to allow a reduced lot area of 0.38 hectares for retained parcel, instead of 0.4 hectares as required.

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 Retained Parcel to be 130 meters from the barn located at the property municipally known as 4407 Victoria Rd, instead of 162 meters as required.

Recommendation

That Report D13-2026-016 for Minor Variance application D13-MDO for the lands municipally known as 98 Gilmour Road, legally described as Part Lot 23, Concession 8, Part 2 Reference Plan 61R-4752 in the Township of Puslinch be received for information; and

Whereas the Agent is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit a decreased Minimum Distance Separation (MDS I) setback and a reduced lot area; and

Whereas the requested variances would provide relief from Section 4.16 (Minimum Distance Separation – MDS I and II) and Section 11.4 (Reduced Agricultural Lot Requirements) of the Zoning By-law to permit a minimum setback of 130 metres whereas 162 metres is required, and to permit a minimum lot size of 0.38 hectares whereas 0.4 hectares is required; and

Whereas the subject lands are designated Secondary Agricultural within the County of Wellington Official Plan (Official Plan) and zoned Agricultural under the Zoning By-law; and

Whereas the subject lands were approved for a severance by the County Land Division Committee in July 2026 (File B14-26); and

Whereas Planning Staff is of the opinion that the requested variances maintain the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

7.4 **D13-DOM – 98 Gilmor Rd (Severed), Township of Puslinch**

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 Retained Parcel to be 87 meters from the barn located at the property municipally known as 4407 Victoria Rd, instead of 162 meters as required.

Recommendation
That Report D13-2026-017 for Minor Variance application D13-DOM for the lands municipally known as 98 Gilmour Road, legally described as Part Lot 23, Concession 8, Part 2 Reference Plan 61R-4752 in the Township of Puslinch be received for information; and

Whereas the Agent is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit a decreased Minimum Distance Separation (MDS I) setback; and

Whereas the requested variance would provide relief from Section 4.16 (Minimum Distance Separation – MDS I and II) of the Zoning By-law to permit a minimum setback of 87 metres whereas 162 metres is required; and

Whereas the subject lands are designated Secondary Agricultural within the County of Wellington Official Plan (Official Plan) and zoned Agricultural under the Zoning By-law; and

Whereas the subject lands were approved for a severance by the County Land Division Committee in July 2026 (File B14-26); and

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

8. **New Business**
   8.1. None

9. **Staff Report**
   9.1. None

10. **Adjournment ≠**

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 13, 2026 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

M I N U T E S

DATE: October 13, 2026
MEETING: 7:00 p.m.

The October 13, 2026, 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:
Councilor John Sepulis, Chair
Kim McCarthy
Chris Pickard
Kiro Attia -absent
Paul Sadhra

ABSENT:

STAFF IN ATTENDANCE:
Monika Farncombe, Planning & Corporate Services Coordinator
Max Fedchyshak, NPG Planning Solutions, Township Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-032: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Kim McCarthy

That the Committee approves the October 13, 2026 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. September 8, Committee of Adjustment Meeting Minutes.

Resolution No. 2026-033: Moved by Committee Member Chris Pickard and Seconded by Committee Member Kim McCarthy

That the Committee of Adjustment approves the Minutes from the meeting held September 8, 2026 as circulated.

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 D13-SUT – 129 Farnham Rd, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 4.2(a)(iii) to allow for a separate secondary entrance to service a proposed additional residential unit in an existing accessory structure.

Resolution No. 2026-034: Moved by Committee Member Kiro Attia
Seconded by Committee Member Chris Pickard

That Report D13-2026-013 for Minor Variance application D13-SUT for the lands municipally known as 129 Farnham Road in the Township of Puslinch be received for information; and

Whereas the Owner is requesting relief from Section 4.2(a)(iii) of the Township of Puslinch Zoning By-law 23-2018 (Puslinch Zoning By-law), as amended, to allow for a separate secondary entrance to service a proposed additional residential unit (ADU) in an existing accessory structure; and

Whereas the subject lands are designated Prime Agricultural within the County of Wellington Official Plan (Official Plan) and zoned Agricultural under the Puslinch Zoning By-law; and

Whereas Planning Staff is of the opinion that the requested variances maintain the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved;

CARRIED.

8. NEW BUSINESS

None

9. Staff Reports

None

9. ADJOURNMENT

Resolution No. 2026-035: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Kim McCarthy

That the Committee of Adjustment hereby adjourns at 7:09 p.m.

CARRIED.

REPORT D13-2026-014

TO:	Committee of Adjustment Chair and Members of Committee
PREPARED BY:	Max Fedchyshak, MCIP, RPP, Planning Lead
PRESENTED BY:	Monika Farncombe, Planning and Corporate Services Coordinator
MEETING DATE:	November 10, 2026
SUBJECT:	Minor Variance Application File: D13-SPE 15 Farnham Rd, Township of Puslinch
APPLICANT:	Johanna Speers, Owner

RECOMMENDATION

That Report D13-2026-014 for Minor Variance application D13-SPE for the lands municipally known as 15 Farnham Road legally described as Part of Lot 2 and 3, Plan 131; Part 2, 61R-22177 in the Township of Puslinch be received for information; and

Whereas the Owner is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit decrease rear yard setback for an accessory building; and

Whereas the requested variance would provide relief from Section 4.4.2 (Accessory Buildings and Structures) of the Zoning By-law to permit the minimum required rear yard setback of an accessory building to be 1.2 m, whereas 2.0 m is permitted; and

Whereas the Subject Lands are designated Prime Agricultural (PA7-4) within the County of Wellington Official Plan (Official Plan) and zoned Agricultural under the Zoning By-law; and

Whereas the Subject Lands were created via consent (File B17-21) on June 16, 2021 and are therefore subject to the Reduced Agricultural Lot requirements per Section 11.2 of the Zoning By-law; and

Whereas the Subject Lands received approval of minor variance related to lot frontage and Minimum Distance Separation I on November 9, 2021 to satisfy conditions of consent.

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the *Planning Act*;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

Requested Relief

The Minor Variance application, under Section 45(1) of the *Planning Act*, requests the following variance:

Regulation	By-law Section	Requirement	Proposed	Extent of Relief
Minimum required rear yard setback for accessory buildings and structures	Table 4.1	2.0 m	1.2 m	0.8 m

Subject Lands Key Map:



Background:

The Subject Lands are located along Farnham Road within the Township of Puslinch and are situated within a rural area characterized by a mix of rural residential and agricultural uses. The Subject Lands are zoned Agricultural (A) under the Zoning By-law and feature a lot area of approximately 0.4 hectares with approximately 11 metres of frontage on Farnham Road. The lot was created by consent application B17-21 which was approved in June of 2021. Minor Variance applications were also submitted and approved in November 2021 as part of the conditions of the consent application to permit a reduced lot frontage of 11 metres instead of the required 25 metres and to permit a Minimum Distance Separation (MDS) I setback of 370 metres opposed to the required 976 metres. The Zoning By-law establishes regulations for accessory buildings, including minimum rear yard setbacks.

The Subject Lands contains an existing single detached dwelling and one accessory building and private driveway access. The Owner is seeking relief from the accessory

building minimum rear yard setback requirement of the Zoning By-law to recognize the existing location of an accessory building on the Subject Lands.

The existing accessory building is located approximately 117 metres from the front lot line, 3.5 metres from the interior lot line and 1.2 metres from the rear lot line. The accessory building was constructed with a rear lot line setback that is less than the minimum required setback of 2.0 metres under the Zoning By-law. The Owner has submitted the Minor Variance application to recognize the existing building and permit a reduced rear lot line setback of 1.2 metres.

Discussion of Four Tests of Minor Variance:

Four Tests	Discussion
Does the proposed relief maintain the general intent and purpose of the Official Plan?	The County of Wellington Official Plan supports rural residential uses and recognizes the presence of accessory buildings that are incidental to residential and agricultural uses. The proposed variance relates to accessory building that supports the residential use of the Subject Lands by providing additional storage directly associated with the principal dwelling. The proposal does not introduce significant land use conflicts as the requested relief is minor in nature as discussed below. Therefore, the variance remains compatible with the surrounding rural context. As such, the variance maintains the general intent and purpose of the Official Plan.
Does the proposed relief maintain the general intent and purpose of the Zoning By-law?	The intent of the Zoning By-law provisions regulating accessory building setbacks is to ensure that such buildings are appropriately located to maintain adequate separation from adjacent lot lines and neighbouring uses. The provisions are intended to minimize potential impacts on adjacent lots, including massing and drainage, while

Four Tests	Discussion
	providing sufficient space for building maintenance and access without encroaching onto neighbouring lots. The Zoning By-law establishes a minimum accessory building rear yard setback of 2.0 metres. In this case, the accessory building has already been constructed 1.2 metres from the rear lot line. The requested variance would permit a reduced setback of 1.2 metres to recognize the existing building. The reduced setback is not anticipated to result in adverse impacts or compatibility concerns as the accessory building is located away from existing buildings on neighbouring lots. The setback still maintains enough space for maintenance and upkeep without requiring access to the neighbouring lots. Accordingly, the requested variance maintains the general intent and purpose of Zoning By-law by recognizing the existing accessory building while maintaining separation from neighbouring lots, minimizing potential impacts and providing space for routine maintenance.
Is the proposed relief desirable for the development and use of the land, building or structure?	The requested variance is to accommodate an already constructed accessory building that supports the established residential use of the Subject Lands. The accessory building is subordinate to the principal use of the lot and is consistent with the general function and character of an accessory building within a rural residential area. The proposal reinforces the principal use of the lot and does not create significant compatibility concerns. As such, the

Four Tests	Discussion
	variance is desirable for the appropriate use of the land and building.
Is the proposed relief considered minor in nature?	The evaluation of “minor” generally focuses on impacts to adjacent lots. The accessory building was built approximately 0.6 metres closer than permitted from the rear lot line, and a variance is being requested to bring the building into zoning compliance. The accessory building is located at the rear corner of the Subject Lands, with no other buildings in close proximity on neighbouring lots. In addition, there appears to be vegetation on the neighbouring lot along the rear lot line that acts as a screening measure which helps mitigate potential visual impacts. The setback of 1.2 metres maintains sufficient separation from the rear lot line to accommodate routine building maintenance and access without requiring encroachment onto neighbouring lots. The variance recognizes an existing building, no additional construction or reduction in separation distances are proposed. Given these factors, the accessory building is not anticipated to generate adverse impacts on adjacent lots or the surrounding rural area. As such, the requested relief can be considered minor in nature.

Conclusion:

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

Engagement Opportunities:

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

Attachments:

- Schedule “A” Application
- Schedule “B” Site Plan submitted by the Applicant
- Schedule "C” Staff/Public/Agency Comments

Report prepared by:

_____

Brianna Miller, MSc, A.Ag.
Planner
NPG Planning Solutions Inc.

Report reviewed by:

_____

Max Fedchyshak, MCIP, RPP
Planning Lead
NPG Planning Solutions Inc.

_____

Justine Brotherson
Director of Corporate Services/
Municipal Clerk

TOWNSHIP OF PUSLINCH EST. 1850

Affidavit

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

Cloudpermit application number
CA-3523001-P-2026-78

Applicant, Agent, Property owner, Payer

Last name	First name	Corporation or partnership
Speers	Johanna	
Street address [redacted]	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N0B2J0
Other phone +1 5198277997	Mobile phone +1 5197663555	
Fax	Email jspeers@royallepage.ca	

Subject Land Information

Address	Legal description	Roll number
15 FARNHAM RD (Primary)	PLAN 131 PT LOTS 2 AND 3 RP;61R22177 PART 2	2301000008161020000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Johanna Speers, 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 affi[redacted]	Municipality	Day, month, year
	Guelph	3 / 09 / 2026

Place an imprint of your stamp below

PATRICK GERARD MCSEVEN NOTARY PUBLIC ONTARIO

Affidavit and signatures

Applicant

The Johanna Speers, 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 2026-10-06, 5:06:02 p.m. EDT by Johanna Speers.

Send correspondence to	
Send correspondence to ☐ Owner(s) ☑ Agent ☐ Others	
Who to send the Invoice to ☐ Owner ☑ Agent ☐ Other	

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

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made ☑ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) ☐ 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? The lean to is situated at the rear of the detatched garage. The lean to is located 2.438 (5 feet) from the interior side property line and does not comply with the 2.0 metre setback.	Why is it not possible to comply with the provisions of the by-law? it is already built

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary Agricultural	Zoning Designation Agricultural (A) Zone
What is the access to the subject property? ☐ Provincial Highway ☑ Continually maintained municipal road ☐ Seasonally maintained municipal road ☐ Other ☐ Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Farnham Road	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	☑ Existing	☐ Proposed
Communal Water	☐ Existing	☐ Proposed
Provincial Water Taking Permit	☐ Existing	☐ Proposed
Private Septic	☑ Existing	☐ Proposed
Communal Septic	☐ Existing	☐ Proposed
Other Provincial Waste Water System	☐ Existing	☐ Proposed

How is storm drainage provided? *

☐ Storm Sewers ☑ Ditches ☑ Swales

☐ Other means

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? residential detatched garage	What is the existing use of the abutting properties? single detatched residential homes

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 3.0	Main Building Height in Feet 10	Percentage Total Lot Coverage 3
Percentage Accessory Lot Coverage 3	Number of Parking Spaces 0	Number of Loading Spaces
Number of Floors 1	Total Floor Area in Square Meters 121.92	Total Floor Area in Square Feet 400
Ground Floor Area (Exclude Basement) in Square Meters 121	Ground Floor Area (Exclude Basement) in Square Fee 400	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 6.4	Main Building Height in Feet 21	Percentage Total Lot Coverage 30
Percentage Accessory Lot Coverage 30	Number of Parking Spaces 10	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 929	Total Floor Area in Square Feet 3048
Ground Floor Area (Exclude Basement) in Square Meters 929	Ground Floor Area (Exclude Basement) in Square Fee 3048	

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 11	Front Yard in Feet 36.089	Rear Yard in Meters 62.484
Rear Yard in Feet 205	Side Yard (interior) in Meters 130.93	Side Yard (interior) in Feet 429.56
Side Yard (Exterior) in Meters 49.60	Side Yard (Exterior) in Feet 162.7	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property November 2025	Date of construction of buildings property aug 2023	How long have the existing uses continued on the subject property? 3
Has the owner previously applied for relief in respect of the subject property? ☐ Yes ☑ No		

Other Related Planning Applications	
Planning Application: Official Plan Amendment ☐ Yes ☑ No	Planning Application: Zoning By-Law Amendment ☐ Yes ☑ No
Planning Application: Plan of Subdivision ☐ Yes ☑ No	Planning Application: Consent (Severance) ☑ Yes ☐ No
Planning Application: Site Plan ☐ Yes ☑ No	Planning Application: Minor Variance ☑ Yes ☐ No
Are there any easements on the subject property? ☐ Yes ☑ No	

Consent (Severance): File Number	Consent (Severance): Approval Authority	Consent (Severance): Subject Lands
Consent (Severance): Purpose	Consent (Severance): Status	
Minor Variance: File Number	Minor Variance: Approval Authority	Minor Variance: Subject Lands
Minor Variance: Purpose	Minor Variance: Status	

Minor Variance Application must be commissioned

I understand that the required sketch must include the following information:

- [x] The boundaries and dimensions of the subject land.
- [x] The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- [x] The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- [x] The current uses on land that is adjacent to the subject land.
- [x] The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- [ ] If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- [x] The location and nature of any easement affecting the subject land.

Please confirm the following

- [x] 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.

ELEVATIONS IN RED ARE "AS BUILT" ELEVATIONS RECORDED ON MARCH 25, 2024 BY VAN HARTEN SURVEYING INC.

ELEVATIONS IN RED ARE "AS BUILT" ELEVATIONS RECORDED ON MARCH 25, 2024 BY VAN HARTEN SURVEYING INC.

distance from fence line to posts = 4 feet 9 inches

Lean-To Length: 12.19 m (40')
Lean-To Width
3.66 m (12')
Total Footprint Area: 44.59 m² (480 sq. ft.)

SEWAGE SYSTEM
(Refer to Van Harten Surveying Inc. other details)
Q = 3,650 L/Day
T = 10 min/Cm
Septic Tank Size = 4500 L
Filter Bed Area = 170 m²
Distribution Pipe

FARNHAM ROAD (ESTABLISHED BY REGISTERED PLAN 131) (20.1m WIDE)
PIN 71185 - 0141(LT)

PART 1 PLAN 61R-22177

LOT 1 REGISTERED PLAN 2177

LOT 2

LOT 3

PROPOSED DRIVEWAY

PROPOSED DETACHED GARAGE AREA = 106.6m²

PROPOSED LEAN-TO AREA = 402.4m² COVERAGE=10%

EXISTING DWELLING No. 11

EXISTING DWELLING No. 19

EXISTING LOW AREA TO REMAIN (SEE NOTE)

PROPOSED RETAINING WALLS (DESIGN BY OTHERS)

PROPOSED WELL

9,000 L SEPTIC TANK

COVERED PORCH

GARAGE

SHED

POOL

DECK

ROAD ALLOWANCE SHOWN ON PLAN 131
(CLOSED BY BY-LAW No. 6-1953, REGISTERED AS INSTRUMENT IS-14684)

NOTE:
TO IMPROVE INFILTRATION, AREA TO BE USED FOR LEAN-TO WHEN REMOVING TOPSOIL AND BE TO EXPOSE UNDERLYING NATIVE SAND AND GRAVEL. STONE COULD THEN BE PLACED TO ELEVATION SHOWN AND COVERED WITH 150mm OF TOPSOIL AND GRASS. ALTERNATIVELY, STONE COULD BE COVERED WITH FILTER FABRIC AND RIVER ROCK.

CALL BEFORE YOU DIG
THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON INFORMATION AVAILABLE AT THE TIME OF THIS FIELD SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

November 30, 2021
25389-17

DRAINAGE CERTIFICATE

15 Farnham Road,
Part 2, Deposit Plan 61R-22177
Being Part of Lots 2 & 3,
Registered Plan 131

TOWNSHIP OF PUSLINCH

I hereby certify that a survey for the purpose of recording the drainage pattern for the above-mentioned property was carried out on March 25th, 2024.

Our field investigation indicates that the grading results in a drainage pattern that is in reasonable compliance with that shown on the approved grading plan for this property.

In our opinion the builder has provided positive drainage in the front, rear and side yards of this lot.



John Duffy, P.Eng.
Consulting Engineer

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com

Comment Summary for D13-SPE

Roads: No comments

Bylaw: No comments

Building: The building department has no building code concerns about reducing the rear yard setback for the proposed lean-to addition to the existing garage. There does appear to be some discrepancy in the setback distance provided, but ultimately, as long as the setback is not reduced below 1.2 m, the building department will continue to have no concerns.

A building permit application has been received for this project and technical comments will be made under that permit application.

Fire: No comments

Source Water: 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.

County Planning: See attached

COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

October 26, 2026

BY E-MAIL

Monika Farncombe, Planning and Corporate Services Coordinator
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Farncombe:

Re: Proposed Minor Variance – D13-SPE
Johanna Speers
15 Farnham Rd, Puslinch
Township of Puslinch

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is requested from Zoning By-law No. 023-18:

- Section 4.4, Table 4.1, to permit a reduced interior side yard setback of 1.44m, whereas a minimum interior side yard setback of 2m is required.

The subject property is designated Primary Agricultural in the County Official Plan. Planning Staff note that the proposed variance is to permit an accessory building at the rear of the property.

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

Yours truly,

[redacted]

Aiden Orlans
Student Planner

[redacted]

Allie Gorman, MSc
Planner

REPORT D13-2026-015

TO:	Committee of Adjustment Chair and Members of Committee
PREPARED BY:	Max Fedchyshak, MCIP, RPP, Planning Lead
PRESENTED BY:	Monika Farncombe, Planning and Corporate Services Coordinator
MEETING DATE:	November 10, 2026
SUBJECT:	Minor Variance Application File: D13-CHE 4397 Sideroad 20 North, Township of Puslinch
APPLICANT:	Pavneet Kaur, Agent; Jagdev Cheema (Owner)

RECOMMENDATION

That Report D13-2026-015 for Minor Variance application D13-CHE for the lands municipally known as 4397 Sideroad 20 North, legally described as Part of Lot 21, Concession 2, Parts 1 & 3 Reference Plan 61R-8375, in the Township of Puslinch be received for information; and

Whereas the Agent is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit an increased maximum height of a detached additional residential unit (ARU) and to permit an increased maximum total floor area of an ARU; and

Whereas the requested variances would provide relief from Section 4.2 (Additional Residential Units) of the Zoning By-law are to permit a detached ARU to have maximum height of 6.31 metres, whereas 5 metres is permitted; and permit a maximum total floor area of an ARU to be 50.8% of the total floor area of the principal dwelling up to a maximum of 130 m^2, where as a maximum of 45% of the total floor area of the principal dwelling up to a maximum of 130 m^2 is permitted; and

Whereas the Subject Lands are designated as Secondary Agricultural, Greenlands, Core Greenlands within the County of Wellington Official Plan (Official Plan) and zoned Agricultural and Natural Environment under the Zoning By-law; and

Whereas the Grand River Conservation Authority has issued a building permit supporting the proposed ARU;

Whereas Planning Staff is of the opinion that the requested variances maintain the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the *Planning Act*;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

Requested Relief

The Minor Variance application, under Section 45(1) of the *Planning Act*, requests the following variances:

Regulation	By-law Section	Requirement	Proposed	Extent of Relief
Maximum permitted height for an ARU (detached)	Section 4.2	5 m	6.31 m	1.31 m
Maximum permitted Total Floor Area of an ARU	Section 4.2	45% of the total floor area of the principal dwelling unit up to a maximum of 130 m^2.	50.8% of the total floor area of the principal dwelling unit up to a maximum of 130 m^2.	5%

Subject Lands Key Map:



Background:

The Subject Lands are located along Sideroad 20 North within the Township of Puslinch and are situated within a rural area characterized by a mix of rural residential and agricultural uses and natural heritage features. The lands are zoned Agricultural (A) and Natural Environment (NE) under the Zoning By-law. The Subject Lands feature a lot area of approximately 1.1 hectares with approximately 122 metres of frontage on Sideroad 20 North. The Zoning By-law establishes regulations for ARUs, including maximum height and gross floor area requirements.

The Subject Lands contain an existing single detached dwelling and two accessory structures and appears to feature significant vegetation and private driveway access. The Agent is seeking approval to permit increased ARU height and total floor area beyond the limits of the Zoning By-law to accommodate the conversion of an existing accessory building into a detached ARU on the Subject Lands.

The Zoning By-law provides the following:

> *4.2(a)(i) The maximum total floor area of an additional residential unit shall not exceed 45 percent of the total floor area of the principal dwelling unit up to a maximum of 130 m². The calculation of floor area shall include any part of a dwelling unit that meets the definition of a habitable room;*

It is noted that floor plans for the principal building were not provided. However, the applicant indicates that the principal dwelling has a gross floor area of 185.87 square

metres, while the proposed ARU features a gross floor area of 94.38 square metres. This represents approximately 50.8% of the total floor area of the principal dwelling unit, thereby requiring relief from Section 4.2(a)(i) of the Zoning By-law.

As floor plans for the principal dwelling have not been provided, Township staff are relying on the figures submitted by the applicant. Should this information prove inaccurate, future zoning relief may be required.

The ARU is proposed to be located approximately 27 metres from the Subject Lands frontage and 33.5 metres south of the primary dwelling. The ARU is proposed to be 6.31 metres in height where 5.0 metres is permitted and 50.8% of the total floor area of the principal dwelling where 45% is permitted.

The existing accessory structure that is proposed to be converted into an additional residential dwelling unit previously obtained a building permit from the Grand River Conservation Authority (GRCA) so a Minor Variance is not required for the reduced setback to the Natural Environment Zone per section 4.31(c) of the Zoning By-law. Section 4.31(c) permits a reduced setback to the Natural Environment Zone where the reduced setback is supported by the Conservation Authority and written approval has been provided.

Discussion of Four Tests of Minor Variance:

Four Tests	Discussion
Does the proposed relief maintain the general intent and purpose of the Official Plan?	The County of Wellington Official Plan supports rural residential uses including ARUs as long as these units are subordinate in scale and function to the principal dwelling on the Subject Lands. The proposed variances relating to the maximum floor area and height maintain the general intent and purpose of the Official Plan. The requested relief results from the repurposing of an existing accessory structure, with no new structures proposed on the lot. The proposed ARU has a total floor area of 94.38 m² compared to the principal dwelling's 185.87 m² and therefore remains subordinate in scale and function. The proposed ARU remains compatible with the surrounding rural residential and agricultural context and continues to function as a subordinate use to the principal

Four Tests	Discussion
	dwelling. Accordingly, the requested variances maintain the general intent and purpose of the Official Plan.
Does the proposed relief maintain the general intent and purpose of the Zoning By-law?	The intent of the Zoning By-law provisions regulating the size and height of ARUs is to ensure that such structures remain clearly subordinate to the principal dwelling and do not visually or functionally dominate the Subject Lands. Despite the proposed increase in total floor area to 50.8% of the total floor area of the principal dwelling the proposed ARU will remain subordinate to the existing dwelling. The intent of the height provision is to minimize adverse impacts on adjacent properties. The proposed ARU height of 6.31 metres is required to allow for the conversion of the existing accessory building. The location of the ARU is well setback from the road and interior lot lines in addition to being screened by existing vegetation minimizing any potential impacts related to height. As a result, the proposal maintains the intent of the Zoning By-law by ensuring the accessory structure does not visually or functionally dominate neighbouring properties.
Is the proposed relief desirable for the development and use of the land, building or structure?	The requested variances facilitate the continued use and functionality of the Subject Lands by permitting an existing accessory building to be converted into an additional residential dwelling. The conversion will allow for additional housing without having to construct a new building on the Subject Lands. The proposed ARU remains subordinate to the principal dwelling and is compatible with the existing rural character of the surrounding area. The proposed conversion makes efficient use of an existing structure and maintains the existing development pattern on the Subject Lands. The requested height and size variances accommodate the dimensions of the existing accessory building. As such, the variances are desirable for the appropriate use of the land.

Four Tests	Discussion
Is the proposed relief considered minor in nature?	The determination of whether a variance is minor in nature is based on the potential impacts of the proposed development rather than solely on the numerical extent of the requested relief. The proposed ARU exceeds the maximum permitted height by 1.35 metres and the maximum permitted floor area by 5%. While these exceed the Zoning By-law requirements, the proposed structure remains subordinate to the principal dwelling and is setback 30.5 metres from the road and 33.3 metres south of the principal dwelling. The existing vegetation and separation from surrounding residential dwellings help mitigate potential impacts the increased height. Further, the proposed variance does not involve the construction of a new structure, but rather the conversion of an existing accessory building. Given these factors, the proposed accessory building will not generate adverse impacts on adjacent properties or the surrounding rural area. As such, the requested relief can be considered minor in nature.

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

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

Attachments:
- Schedule “A” Application
- Schedule “B” Site Plane submitted by Agent
- Schedule "C” Staff/Public/Agency Comments

Report prepared by:

_____

Brianna Miller
Planner
NPG Planning Solutions Inc.

Report reviewed by:

_____

Max Fedchyshak, MCIP, RPP
Planning Lead
NPG Planning Solutions Inc.

_____

Justine Brotherson
Director of Corporate Services/
Municipal Clerk

TOWNSHIP OF PUSLINCH EST. 1850

Affidavit

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

Cloudpermit application number
CA-3523001-P-2026-95

Applicant		
Last name KAUR	First name PAVNEET	Corporation or partnership Noble Prime Solutions Ltd
Street address 2131 Williams Parkway	Unit number 19	Lot / Con.
Municipality Brampton	Province Ontario	Postal code L6S 5Z4
Other phone	Mobile phone +1 4378881800	
Fax	Email applications@nobleltd.ca	

Property owner, Payer		
Last name CHEEMA	First name JAGDEV	Corporation or partnership
Street address 4397 SIDEROAD 20 N	Unit number	Lot / Con.
Municipality Puslinch	Province ON	Postal code N1H 6J3
Other phone +1 5192127364	Mobile phone [redacted]	
Fax	[redacted]	

Subject Land Information		
Address	**Legal description**	**Roll number**
4397 SIDEROAD 20 N (Primary)	CON 2 PT LOT 21 RP 61R8375;PARTS 1 & 3	2301000002091000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Noble Prime Solutions Ltd (PAVNEET KAUR), 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	Municipality	Day, month, year
[redacted]	Region of Peel	September 30, 2026

Place an imprint of your stamp below

BRIJNEET SINGH ARORA
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
309 - 50 Sunny Meadow Blvd.,
Brampton Ontario L6R 0Y7
Ph# 905-791-2500; Fax # 905-790-7757

Affidavit and signatures

Applicant

The PAVNEET KAUR, 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 2026-09-28, 12:11:45 p.m. EDT by PAVNEET KAUR.

Send correspondence to

Send correspondence to

☐ Owner(s) ☑ Agent ☐ Others

Who to send the Invoice to

☐ Owner ☑ Agent ☐ Other

Provide a description of the "entire" property

Concession	Lot	Registered Plan Number
PTS 1 &3, 61R8375	21	PTS 1 &3, 61R8375
Area in Hectares	**Area in Acres**	**Depth in Meters**
1.08	2.68	89.21

Depth in Feet	Frontage in Meters	Frontage in Feet	Width of road allowance (if known)
292.8	121.92	400	

Reason for Application

Please indicate the Section of the Planning Act under which this application is being made

☑ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)

☐ 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?

-TO PERMIT A MAXIMUM HEIGHT OF 6.31 m FOR ADDITIONAL RESIDENTIAL UNIT, WHEREAS ZONING BY LAW PERMITS A MAXIMUM HEIGHT OF 5.0m; -TO PERMIT ADDITIONAL RESIDENTIAL UNIT WITH GROSS FLOOR AREA 50.8% OF PRINCIPAL DWELLING, WHEREAS ZONING BY LAW ALLOWS ARU WITH GROSS FLOOR AREA OF ONLY 45% OF PRINCIPAL DWELLING.

Why is it not possible to comply with the provisions of the by-law?

proposal not complying

What is the current Official Plan and zoning status?

Official Plan Designation	Zoning Designation
Secondary Agricultural, Greenlands, Core Greenlands	Agricultural (A), Natural Environment, Environmental Protection Overlay

What is the access to the subject property?

☐ Provincial Highway ☑ Continually maintained municipal road ☐ Seasonally maintained municipal road

☐ Other ☐ Continually maintained county road

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

sideroad 20 N

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	☐ Existing	☐ Proposed
Communal Water	☑ Existing	☐ Proposed
Provincial Water Taking Permit	☐ Existing	☐ Proposed
Private Septic	☑ Existing	☐ Proposed
Communal Septic	☐ Existing	☐ Proposed
Other Provincial Waste Water System	☐ Existing	☐ Proposed

How is storm drainage provided? *

☑ Storm Sewers ☐ Ditches ☐ Swales

☐ Other means

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

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 8.23	Main Building Height in Feet 27	Percentage Total Lot Coverage 2.0%
Percentage Accessory Lot Coverage 0.16%	Number of Parking Spaces 4	Number of Loading Spaces 0
Number of Floors 2	Total Floor Area in Square Meters 185.87	Total Floor Area in Square Feet 2000
Ground Floor Area (Exclude Basement) in Square Meters 185.87	Ground Floor Area (Exclude Basement) in Square Fee 2000	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters NO CHANGE	Main Building Height in Feet NO CHANGE	Percentage Total Lot Coverage 2%
Percentage Accessory Lot Coverage 0.43%	Number of Parking Spaces 2	Number of Loading Spaces 0
Number of Floors 2	Total Floor Area in Square Meters 94.38	Total Floor Area in Square Feet 1016
Ground Floor Area (Exclude Basement) in Square Meters 94.38	Ground Floor Area (Exclude Basement) in Square Fee 1016	

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 26.85	Front Yard in Feet 88.11	Rear Yard in Meters 11.31
Rear Yard in Feet 37.11	Side Yard (interior) in Meters 4.8	Side Yard (interior) in Feet 15.7
Side Yard (Exterior) in Meters 83.63	Side Yard (Exterior) in Feet 274.4	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property UNKNOWN	Date of construction of buildings property UNKNOWN	How long have the existing uses continued on the subject property? UNKNOWN
Has the owner previously applied for relief in respect of the subject property? ☐ Yes ☑ No		

Other Related Planning Applications	
Planning Application: Official Plan Amendment ☐ Yes ☑ No	Planning Application: Zoning By-Law Amendment ☐ Yes ☑ No
Planning Application: Plan of Subdivision ☐ Yes ☑ No	Planning Application: Consent (Severance) ☐ Yes ☑ No
Planning Application: Site Plan ☐ Yes ☑ No	Planning Application: Minor Variance ☐ Yes ☑ No
Are there any easements on the subject property? ☐ Yes ☑ No	

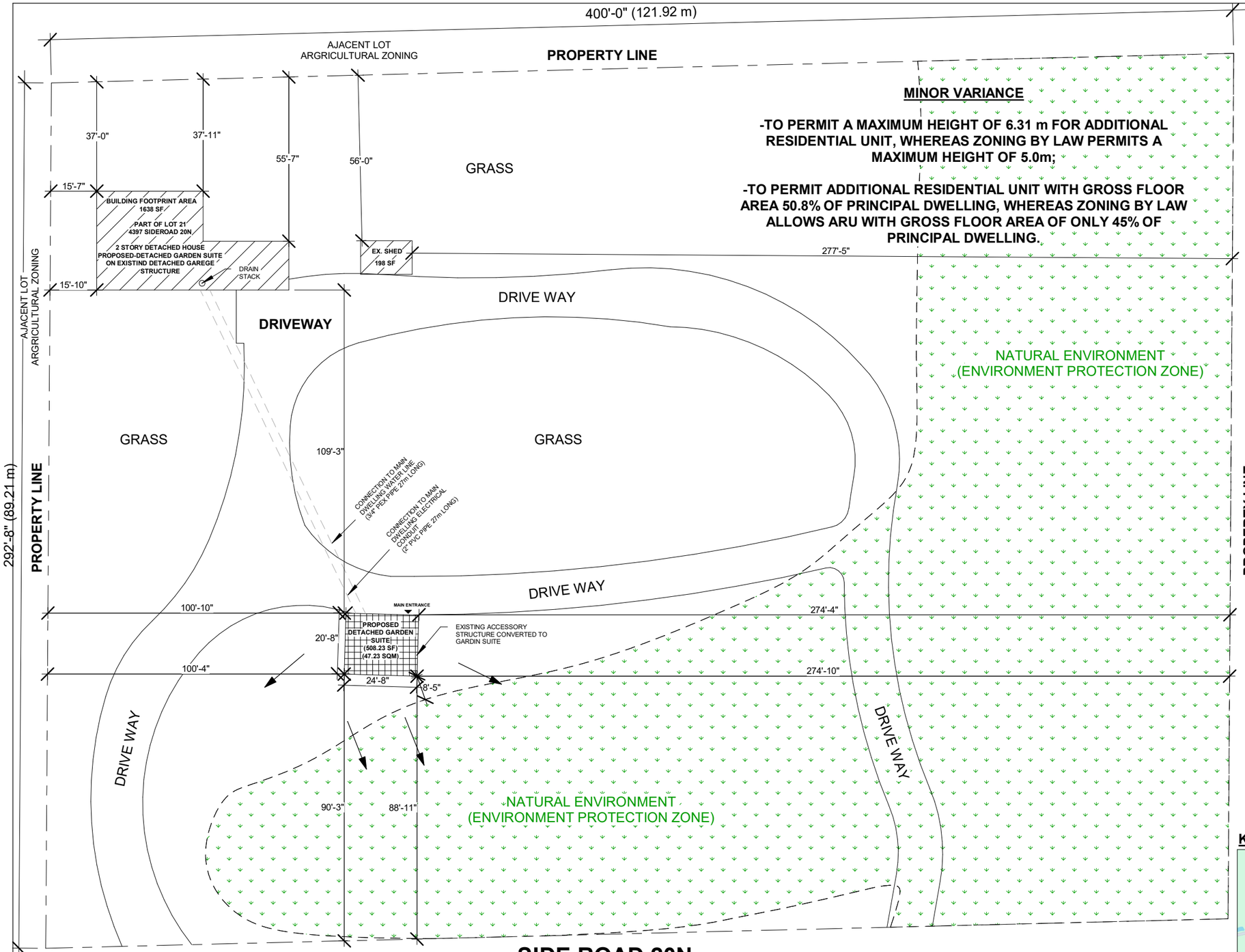
Minor Variance Application must be commissioned

I understand that the required sketch must include the following information:

- [x] The boundaries and dimensions of the subject land.
- [x] The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- [x] The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- [x] The current uses on land that is adjacent to the subject land.
- [x] The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- [x] If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- [x] The location and nature of any easement affecting the subject land.

Please confirm the following

- [x] 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.

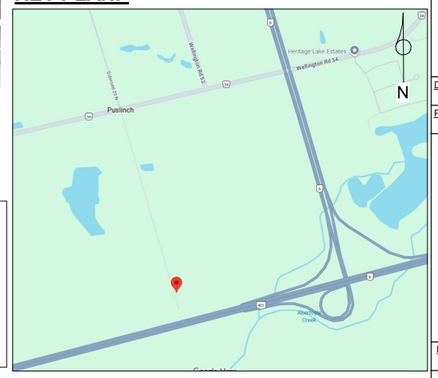


General Notes

1. Ensure drainage flows away from structures
2. Downspouts will discharge onto the ground via splash pads and not across walkways.
3. Lawn and swales should have a minimum slope of 2% and a maximum slope of 6%. Maintain minimum longitudinal slope of 2% and maximum of 5%, with side slopes of a maximum 3 horizontal to 1 vertical. Ensure maximum depth of 300mm and minimum of 150mm for rear yard swales.
4. Where grades exceed 6%, a maximum slope of 3:1 is required, and retaining walls should be used for grade changes greater than 1.0m. Retaining walls higher than 0.6m require a fence on the high side.
5. All disturbed areas must be seeded or sodded, and topsoil must be at least 150mm.
6. A Road Occupancy Permit is required before any work within the City right-of-way.
7. Drainage of abutting properties must not be affected, and surface drainage must be self-contained, collected, and discharged to an approved location.
8. Ensure that grades are compatible with adjacent road grades, abutting properties, and any proposed local improvements
9. Capacity and alignment of boundary swales should not adversely affect adjacent properties
10. Implement siltation control methods during infill construction to prevent erosion and sedimentation on adjacent properties
11. Builder is responsible for ensuring that their development does not create surface drainage problems on or adjacent to private or public lands
12. All construction work must comply with the Standard Drawings and Specifications of the City of Brampton and the Ontario Provincial Standards and Specifications.
13. Preserve existing trees on property unless otherwise specified.
14. Grading and Servicing plan prepared localized to Garden Suite construction.

N

KEY PLAN:-



LOT COVERAGE CALCULATIONS

LOT AREA: 117,013 SF (10,874.81 SQM)
PRINCIPAL DWELLING FOOTPRINT AREA: 1,638 SF (152.23 SQM)
EX. SHED AREA: 198 SF (18.40 SQM)
GARDEN SUITE AREA: 508 SF (47.21 SQM)
TOTAL LOT COVERAGE: 2,344 SF (217.84 SQM)
(2.00 % OF LOT AREA)

PRINCIPAL DWELLING GFA: 2000 SF (185.87 SM)
GARDEN SUITE GFA : 1,016 SF (94.38 SM)
< 50.8% OF PRINCIPAL DWELLING

DIMENSIONS FROM SITE PLAN WERE DRIVEN VARIOUS SITE PLAN THERE MAY BE SLIGHT VARIANCE

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

SITE PLAN/ GRADING PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	
FIRM	**BCIN**
Noble Prime Solutions Ltd	118716

SEP 25/26

01	ISSUED FOR PERMIT	SEP 25/26

ADDRESS:
4397 SIDEROAD 20N,
MORRISTON, ON

DRAWN BY: SHK | CHECKED BY: JB

PROJECT NUMBER: 26R-33131

NOBLE PRIME SOLUTIONS LTD.
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON,ON.
info@nobleltd.ca
(437) 888 1800

DATE: SEP 25/26 | DWG No: A-1

SCALE: 1 : 420

Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

April 22, 2026

Jagdev Cheema
4397 Sideroad 20 North
Puslinch, ON N1H 6J3

by email

Re: Application for Permission No. 151/26, Pursuant to Ontario Regulation 41/24.

The Grand River Conservation Authority approved your application on April 22, 2026. The permit and attached schedules are enclosed. The schedules form part of the permit and describe the work as approved by the Grand River Conservation Authority. Any changes to these plans must be reviewed and approved by Grand River Conservation Authority staff.

Please note that this permission is based on existing information, policies, and practices, and does not bind nor imply that any other permission will be forthcoming. Please review when the permit expires as per the attached permit and keep a copy of the permit on-site.

If you have questions regarding this letter or the conditions described on the permit, please contact Nicholas Stasiak, Regulations Officer, at (519) 621-2763 Extension 2323.

Encl.

c.c. Clerk, Township of Puslinch
Building Inspector, Township of Puslinch
Harjot Kaur, Noble Prime Solutions Limited

Permit No. 151/26

Grand River Conservation Authority

Under Ontario Regulation 41/24 made under the Conservation Authorities Act, R.S.O. 1990, c. C.27, permission is granted to:

Jagdev Cheema

Whose address for purposes pertaining to this project is:

4397 Sideroad 20 North
Puslinch, ON N1H 6J3

To execute proposed works in accordance with the following particulars and conditions:

Location of Work:	4397 Sideroad 20 North Township of Puslinch
Purpose of Work:	To undertake internal renovations to create a dwelling unit, immediately adjacent to a wetland.
This permit is valid from:	April 22, 2026
and expires on:	April 22, 2028

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule “A”.

Dated at Cambridge, Ontario, this 22nd day of April, 2026

GRAND RIVER CONSERVATION AUTHORITY

[redacted]

Chris Foster-Pengelly,
Supervisor of Planning and Reguations

GRCA USE ONLY
APPLICATION NUMBER
151/26

Schedule "A" - Application for Permit Pursuant to Ontario Regulation 41/24

(Prohibited Activities, Exemptions and Permits Regulation)

Please read, complete each section as required, attach fee payment and sign and date this application. Payment must be addressed to the Grand River Conservation Authority. Applications can be mailed to:

Grand River Conservation Authority Administration Office
400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W6
Telephone: 519-621-2761 Fax: (519) 621-4945

Owner's Contact Information:	
Name: JAGDEV CHEEMA	E-mail: [redacted]
Mailing Address: 4397 Sideroad 20 N	City/Town: Puslinch
Postal Code: N1H 6J3	Business Telephone:
Residential Telephone: [redacted]	Fax:

Agent/Consultant/Contractor's Contact Information	
Name: NOBLE PRIME SOLUTIONS LTD (HARJOT KAUR)	E-mail: applications@nobleltd.ca
Mailing Address: 19-2131 WILLIAMS PARKWAY, BRAMPTON ON	City/Town: Brampton
Postal Code: L6S 5Z4	Business Telephone: 437-888-1800
Residential Telephone:	Fax:

Location of Proposed Work:	
Municipal Address: 4397 Sideroad 20 N, Puslinch, ON N1H 6J3	
City/Town/Village: TOWNSHIP OF PUSLINCH	County/Region: WELLINGTON COUNTY
Lot and Concession:	Township:

Application Type (check which applies). Refer to Fee Schedule on Pages 3 and 4.

- ■ Minor Development
- ☐ Minor Interference with Wetlands, Alteration to Shorelines & Watercourses
- ☐ Standard Development
- ☐ Standard Interference with Wetlands, Alteration to Shorelines & Watercourses
- ☐ Major Development
- ☐ Major Interference with Wetlands, Alteration to Shorelines & Watercourses

Description of Proposed Work:

Other

-PROPOSED DETACHED GARDEN SUITE INSIDE EXISTING DETACHED GARAGE STRUCTURE

Please Note: This application must include appropriate plan(s) showing the proposed work. Pre-consultation prior to submission is encouraged to confirm required information, plans, reports, and studies as applicable.

Current Land Use: Residential
Proposed Change in Use (if any):

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

Signature of Owner:	Date:
Signature of Agent:	Date:

April 1, 2024

GENERAL CONDITIONS OF PERMIT

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
   (a) to indemnify and save harmless, the Grand River Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
   (b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law.
   (c) that all complaints arising from the proposed works authorized under this permit shall be reported immediately by the permittee to the Grand River Conservation Authority. The permittee shall indicate any action which has been taken, or is planned to be taken, with regard to each complaint.
   (d) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Grand River Conservation Authority will be granted entry at any time into lands which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The Grand River Conservation Authority may add conditions of approval or cancel this permit in accordance with the *Conservation Authorities Act* and/or Ontario Regulation 41/24.
5. This permit shall not be reassigned (non-transferable).
6. Permits are valid for up to two years unless otherwise noted on the permit. The maximum period of validity of a permit, including extensions, is 60 months. No notice will be issued on expiration of the permit, and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
7. Requests to consider a permit extension must be received 60 calendar days before the expiry date on the permit.
8. The Grand River Conservation Authority may make copies of Schedule A and materials submitted in conjunction with Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.
9. The Grand River Conservation Authority may request that GIS data files be submitted as part of Schedule A, to be used for business purposes pursuant to Regulation 41/24.

NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act R.S.O 1990, C.M.56 the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1990, c.27, as amended. This information is used to assess applications for and, where approved, issue the Permit. Information on this form may be disclosed to Government and Municipal Agencies for review and comment. The name of the applicant, location of the work and a description of the project may be published in GRCA documents including agendas, reports and meeting minutes which are posted on the GRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Administration Division, Grand River Conservation Authority, 400 Clyde Road, P.O. Box 729, Cambridge, Ontario, N1R 5W6, (519) 621-2761.

GRCA Permit, Plan Review, Title Clearance, and Inquiry Fee Schedule 2023-2026

Please refer to the **Fee Notes** outlined below for more details.

Permit Fee Schedule **Note: Applicants** are encouraged to apply online on the **GRCA Permits Application Page.**	
Minor - Low risk of impact on natural hazards or natural feature. No technical reports required	
• Fee for Development Applications	$465
• Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications	$465
Standard - Moderate risk and/or potential impact on natural hazards or natural features. Detailed report and/or plans, site visit required	
• Fee for Development Applications	$675
• Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications	$1,185
Major - Requires one or more reports (Environmental Impact Study, Hydraulic Analysis, Stormwater Management, Geotechnical, etc.)	
• Fee for Development Applications	$10,230
• Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications	Culvert/Bridge replacement $6,710 All other applications $10,230
Large Fill - over 1,000m^3	$10,230 plus $0.50/$m^3$
Works initiated prior to GRCA approval	2 times the fee for the category
Rural Water Quality Programs or GRCA projects	$90
Permit Extension	$90
Plans amended to an approved permit	$90

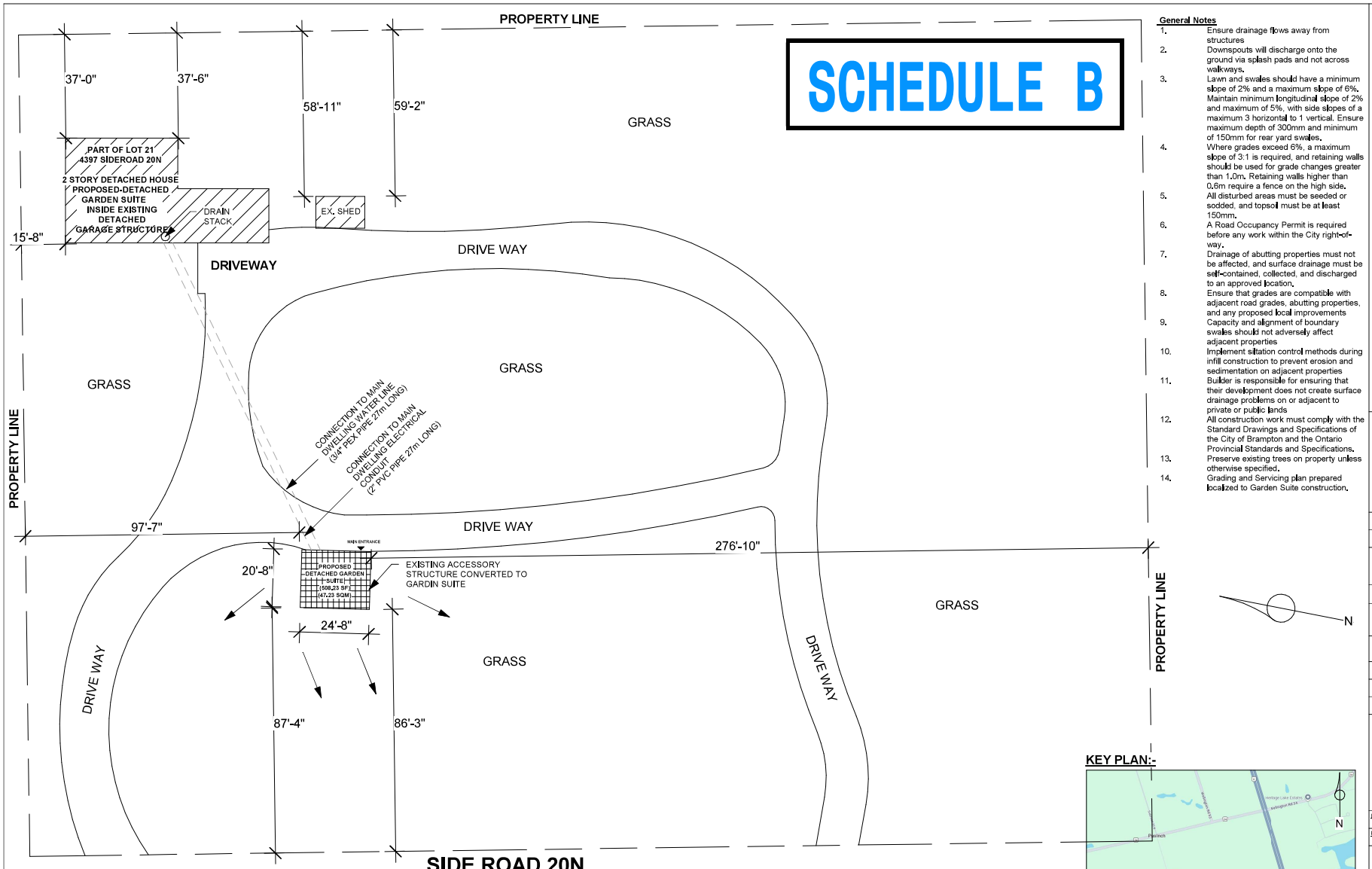
Inquiry Schedule	
Title Clearance, Real Estate, and other Inquiry Fee (per request)	$255/property

Plan Review Fee Schedule	
Subdivision and Vacant Land Condominium	
• Base fee	$2,505
• Per net hectare	$1,305/hectare
• Applicant driven modification	$1,670
• Final clearance for registration of each stage: technical review required	$6,708
• Final clearance Processing Fee: no reports or review required	$255
• Fourth (4^{th}) and subsequent submission for review (same report)	$575

Plan Review Fee Schedule	
Official Plan and/or Zoning Bylaw Amendment	
• Major	$2,500
• Minor	$465
Consent	
• Major	$1,185
• Minor	$465
Minor Variances	
• Major	$675
• Minor	$300
Site Plan Approval Applications	
• Major	$3,515
• Minor	$465
Complex Applications	$10,230
Below Water Table Aggregate Applications	
• No features of interest within 30 metres of licence limit	$10,230
• Features of interest within 30 metres of licence limit	$42,850
Above Water Table Aggregate Applications	
• No features of interest within 30 metres of licence limit	$465
• Features of interest within 30 metres of licence limit	$10,230

2026 Fee Notes

1. All fees are made payable and submitted directly to Grand River Conservation Authority.
2. Applicants are encouraged to consult with staff prior to submission of all applications to determine the extent and nature of the information required to accompany the application, and to determine the appropriate fee.
3. Applicants are encouraged to submit Permit applications through **the GRCA's online Permit Application System** after pre-submission consultation where appropriate.
4. Permit applications that fall into one or more categories will be charged one fee, at the highest rate.
5. Plan review applications that fall into one or more categories will be charged one fee, at the highest rate.
6. The Conservation Authority may provide a refund or require the applicant submit additional funds for a permit or plan review fee if it is found that an incorrect fee has been submitted.
7. Minor Categories – Low risk of impact on natural hazards. Plans required. No technical reports or site visits required.
8. Standard Permit Category – Moderate hazard risk and/or potential impact on natural hazards. Detailed plans required. Scoped technical reports and/or site visits required.
9. Major Permit Category– High hazard risk and/or potential impact to natural hazards. Detailed plans required. One or more technical report required (Environmental Impact Study, Hydraulic Analysis, Storm Water Management, Geotechnical, etc.). Development permit applications for: golf courses, trailer parks, campgrounds, lifestyle communities will be considered as a major permit.
10. Major Plan Review Category– High or Moderate hazard risk and/or potential impact on natural hazards. Detailed plans required. One or more technical reports (may be scoped) are required, and a site visit may be required.
11. Complex Plan Review Category - Planning Act (e.g. OPA/ZC) and/or Site plan applications for: golf courses, trailer parks, campgrounds, lifestyle communities.
12. Large Fill - The fee is applicable to material placed within the Conservation Authority's regulated areas. Grading associated with Planning Act approvals is not considered a large fill application.
13. Major permit applications that have previously paid application or clearance plan review fees to the GRCA will be charged fees under the Minor or Standard category.
14. Permit fees are non-refundable, except where review indicates that no permit is necessary.
15. Permit Extension – Permits are valid for up to 24 months unless otherwise specified on the permit. An application for an extension is $90 and must be requested at least 60 calendar days before the expiry of the permit. Extensions will not be granted after the expiry date and will require a new application, full review, and the Schedule of Fees in effect at the time of submission will apply. The maximum period of validity of a permit, including extensions, is 60 months.
16. The subdivision or vacant land condominium base fee including per net hectare fee will be capped at $30,000.
17. The net hectare fee will be based on the initial submission and will exclude lands outside of the development limit (e.g. natural hazard, natural heritage areas and buffers). Stormwater management facilities and other open space or park uses are to be included in the net hectare fee calculation.
18. At the submission of a subdivision or vacant land condominium application, 70% of the base fee and per net hectare is required. Prior to issuance of conditions of draft plan approval, the remaining 30% of the fee is required.
19. A Processing Fee will apply for a clearance letter for a subdivision or condominium application where no technical review/reports (e.g. no Erosion and Sediment Control plan, SWM brief, etc.) are required.
20. For Aggregate Applications, features of interest include all natural hazards including wetlands and watercourses.
21. Responses to Title Clearances, Real Estate and other Inquiries includes: Correspondence and mapping related to natural hazards and areas regulated under Ontario Regulation 41/24
22. Permit applications will be closed if information/studies/plans required by the GRCA have not been received from the applicant/agent within 1 year of the date requested. No refunds will be issued



SCHEDULE B

General Notes

1. Ensure drainage flows away from structures
2. Downspouts will discharge onto the ground via splash pads and not across walkways.
3. Lawn and swales should have a minimum slope of 2% and a maximum slope of 6%. Maintain minimum longitudinal slope of 2% and maximum of 5%, with side slopes of a maximum 3 horizontal to 1 vertical. Ensure maximum depth of 300mm and minimum of 150mm for rear yard swales.
4. Where grades exceed 6%, a maximum slope of 3:1 is required, and retaining walls should be used for grade changes greater than 1.0m. Retaining walls higher than 0.6m require a fence on the high side.
5. All disturbed areas must be seeded or sodded, and topsoil must be at least 150mm.
6. A Road Occupancy Permit is required before any work within the City right-of-way.
7. Drainage of abutting properties must not be affected, and surface drainage must be self-contained, collected, and discharged to an approved location.
8. Ensure that grades are compatible with adjacent road grades, abutting properties, and any proposed local improvements
9. Capacity and alignment of boundary swales should not adversely affect adjacent properties
10. Implement siltation control methods during infill construction to prevent erosion and sedimentation on adjacent properties
11. Builder is responsible for ensuring that their development does not create surface drainage problems on or adjacent to private or public lands
12. All construction work must comply with the Standard Drawings and Specifications of the City of Brampton and the Ontario Provincial Standards and Specifications.
13. Preserve existing trees on property unless otherwise specified.
14. Grading and Servicing plan prepared localized to Garden Suite construction.

LOT COVERAGE CALCULATIONS

LOT AREA: 117,072 SF (10,880.22 SQM)
PRINCIPAL DWELLING AREA: 2,123.09 SF (197.30 SQM)
EX. SHED AREA: 198.10 (18.41 SQM)
GARDEN SUITE AREA: 508.23 SF (47.23 SQM)
TOTAL LOT COVERAGE: 2,829.42 SF (262.95 SQM)
(2.41 % OF LOT AREA)

KEY PLAN:-



THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

SITE PLAN/ GRADING PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	
FIRM	**BCIN**
Noble Prime Solutions Ltd	118716

APR 01/26

01	ISSUED FOR PERMIT	APR 01/26

ADDRESS:
4397 SIDEROAD 20N,
MORRISTON, ON

DRAWN BY: SHK | CHECKED BY: JB

PROJECT NUMBER: 26R-33131

NOBLE PRIME SOLUTIONS LTD.
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON,ON.
info@nobleltd.ca
(437) 888 1800

DATE: APR 01/26 | DWG No: A-1

SCALE: 1 : 400

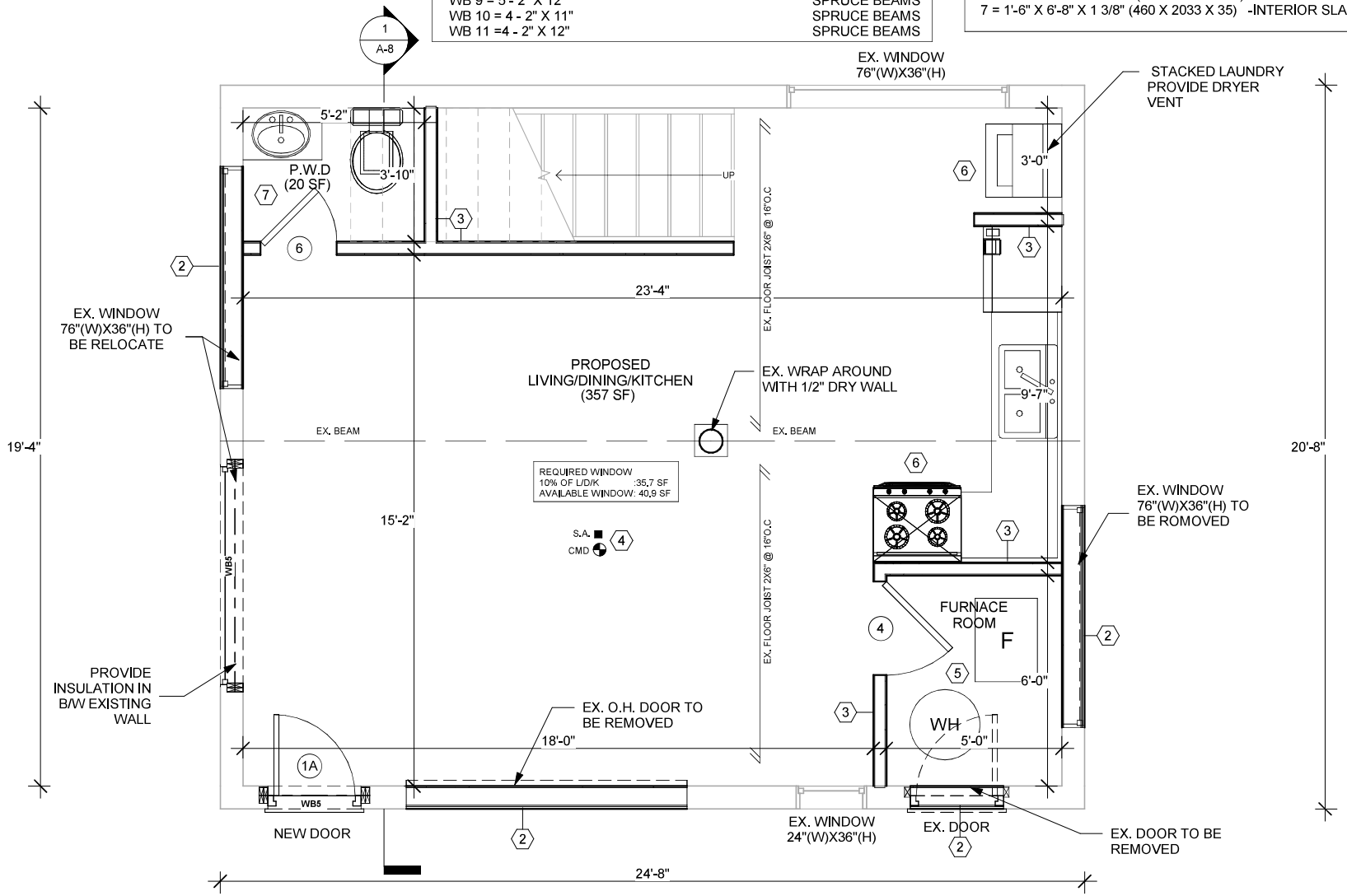
SCHEDULE B

WOOD LINTEL AND BEAMS

WB 1 = 2 - 2" X 6"	SPRUCE BEAMS
WB 2 = 3 - 2" X 6"	SPRUCE BEAMS
WB 3 = 2 - 2" X 8"	SPRUCE BEAMS
WB 4 = 3 - 2" X 8"	SPRUCE BEAMS
WB 5 = 2 - 2" X 10"	SPRUCE BEAMS
WB 6 = 3 - 2" X 10"	SPRUCE BEAMS
WB 7 = 2 - 2" X 12"	SPRUCE BEAMS
WB 8 = 3 - 2" X 12"	SPRUCE BEAMS
WB 9 = 5 - 2" X 12"	SPRUCE BEAMS
WB 10 = 4 - 2" X 11"	SPRUCE BEAMS
WB 11 =4 - 2" X 12"	SPRUCE BEAMS

DOOR SCHEDULE
(IN COMPLIANCE WITH O.B.C. SECTION 9.6.)

1 = 2'-10" X 8'-0"	-INSULATED ENTRANCE DOOR
1A = 2'-8" X 8'-0"	-INSULATED FRONT DOOR
2 = 2'-8" X 6'-8" (815 X 2033)	-WOOD & GLASS DOOR
3 = 2'-8" X 6'-8" X 1 3/4" (815 X 2033 X 45)	-EXTERIOR SLAB DOOR
4 = 2'-8" X 6'-8" X 1 3/8" (815 X 2033 X 35)	-INTERIOR SLAB DOOR
5 = 2'-6" X 6-8" X 1 3/8" (760 X 2033 X 35)	-INTERIOR SLAB DOOR
6 = 2'-2" X 6'-8" X 1 3/8" (660 X 2033 X 35)	-INTERIOR SLAB DOOR
6a = 2'-0" X 6'-8" X 1 3/8" (600 X 2033 X 35)	-INTERIOR SLAB DOOR
7 = 1'-6" X 6'-8" X 1 3/8" (460 X 2033 X 35)	-INTERIOR SLAB DOOR



GROUND FLOOR AREA: 371 SF (34,5 SQM)

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GROUND FLOOR

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	
FIRM	BCIN
Noble Prime Solutions Ltd	118716

APR 01/26

01 ISSUED FOR PERMIT	APR 01/26

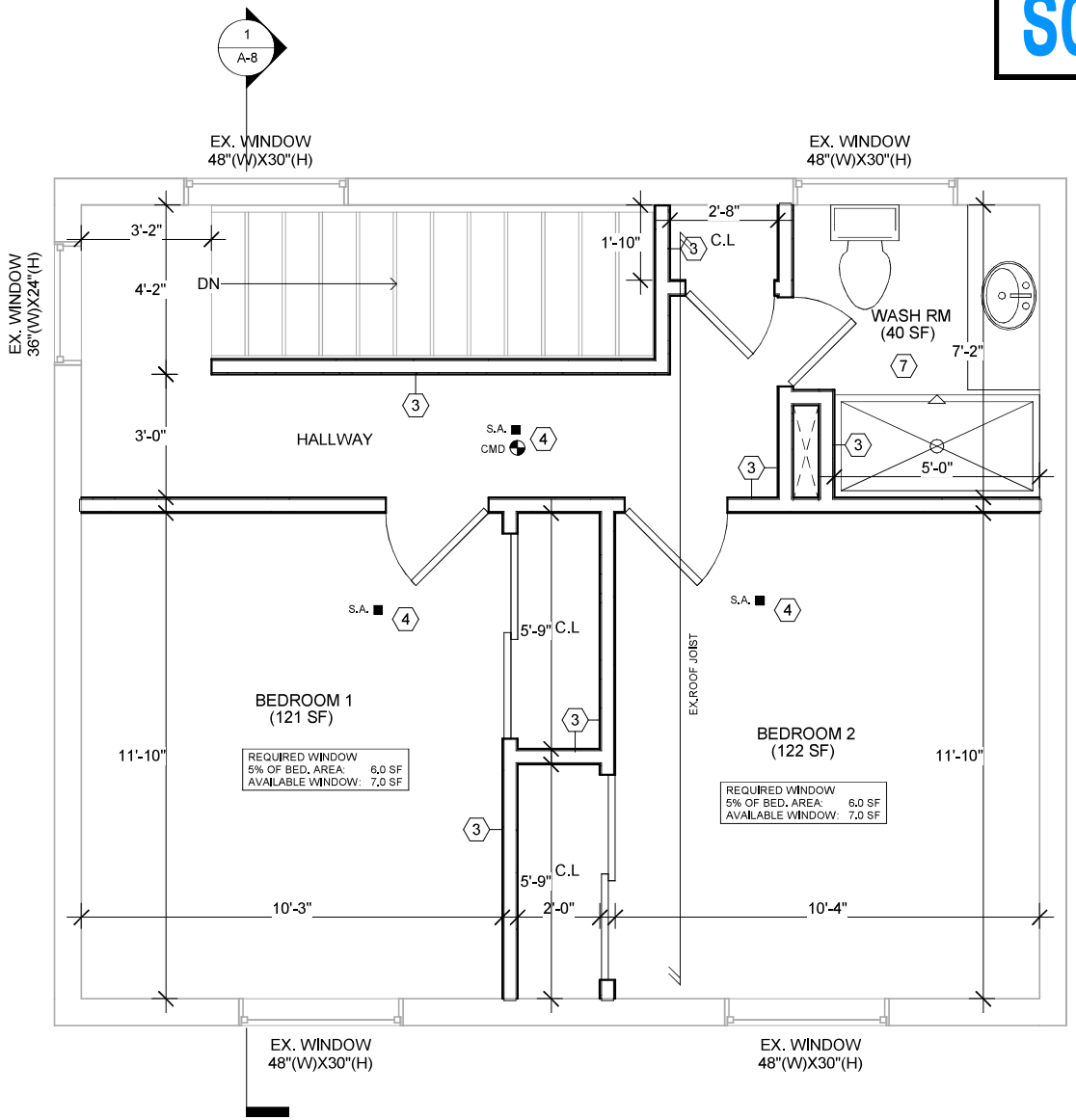
ADDRESS:
4397 SIDEROAD 20N,
MORRISTON, ON

DRAWN BY: SHK CHECKED BY: JB
PROJECT NUMBER: 26R-33131

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2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON,ON.
info@nobleltd.ca
(437) 888 1800

DATE: APR 01/26
SCALE: 1 : 35
DWG No: A-2

SCHEDULE B



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SECOND FLOOR

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	
FIRM	BCIN
Noble Prime Solutions Ltd	118716

APR 01/26

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(437) 888 1800

DATE: APR 01/26 | DWG No: A-3

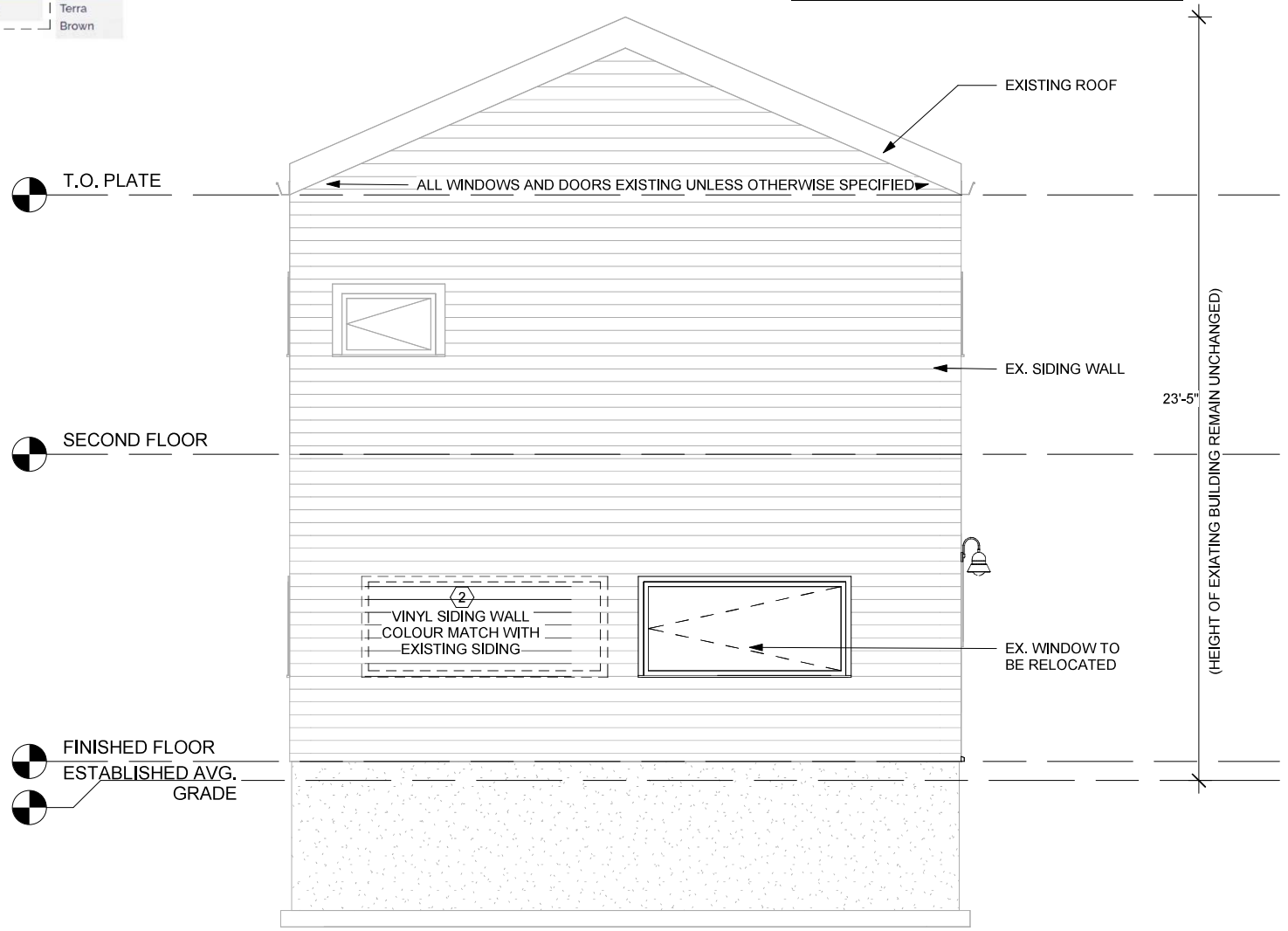
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COLOUR OPTIONS:



PROPOSED EXTERIOR SIDING COLOUR

SCHEDULE B



THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

RIGHT SIDE ELEVATION

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	[redacted]CIN
Noble Prime Solutions Ltd	118716

APR 01/26

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DRAWN BY: SHK | CHECKED BY: JB

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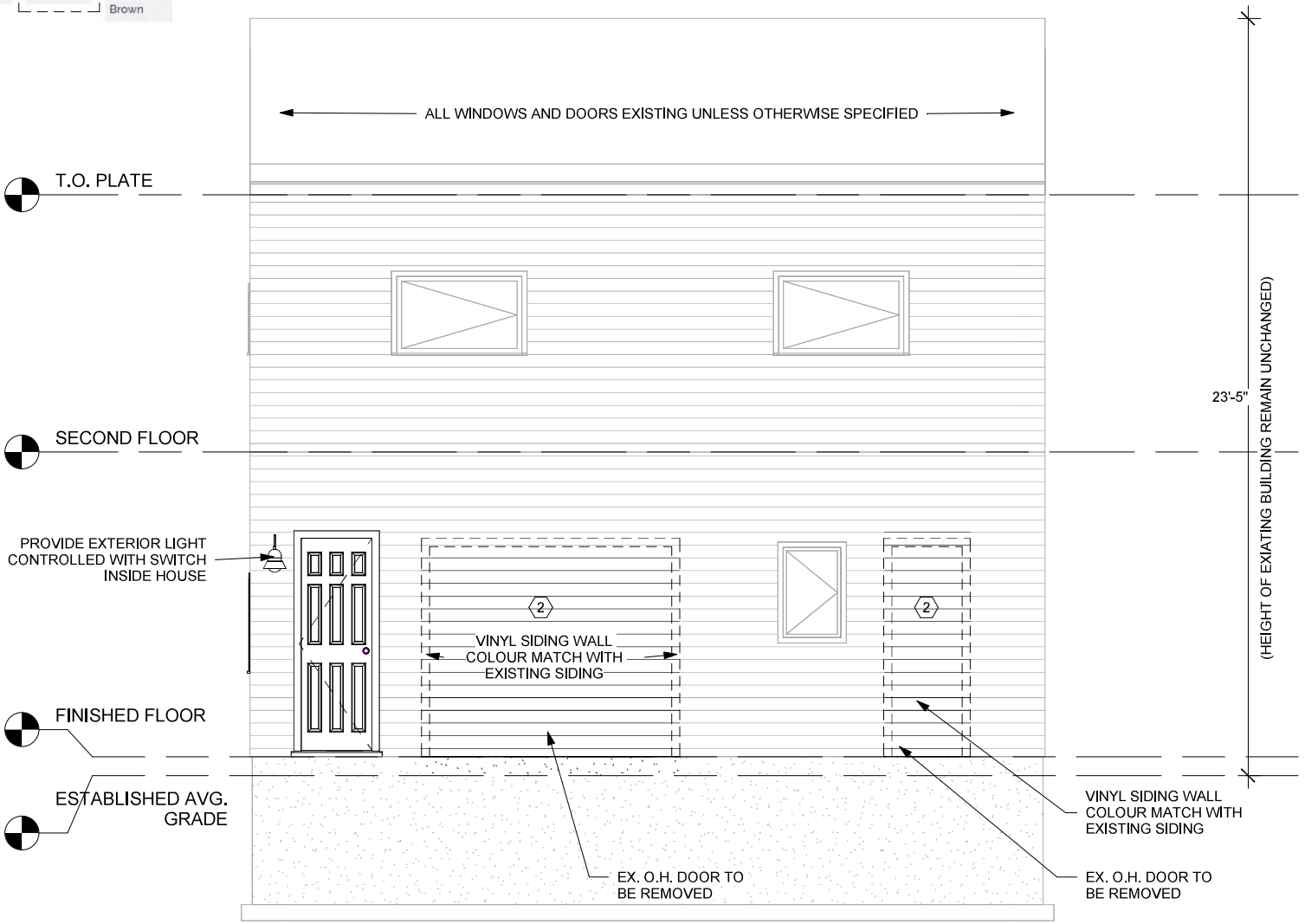
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SCALE: 1 : 40
DWG No: A-4

SCHEDULE B

COLOUR OPTIONS:



PROPOSED EXTERIOR SIDING COLOUR



FRONT ELEVATION

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	
FIRM	BCIN
Noble Prime Solutions Ltd	118716

APR 01/26

01 ISSUED FOR PERMIT	APR 01/26

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DRAWN BY: SHK | CHECKED BY: JB

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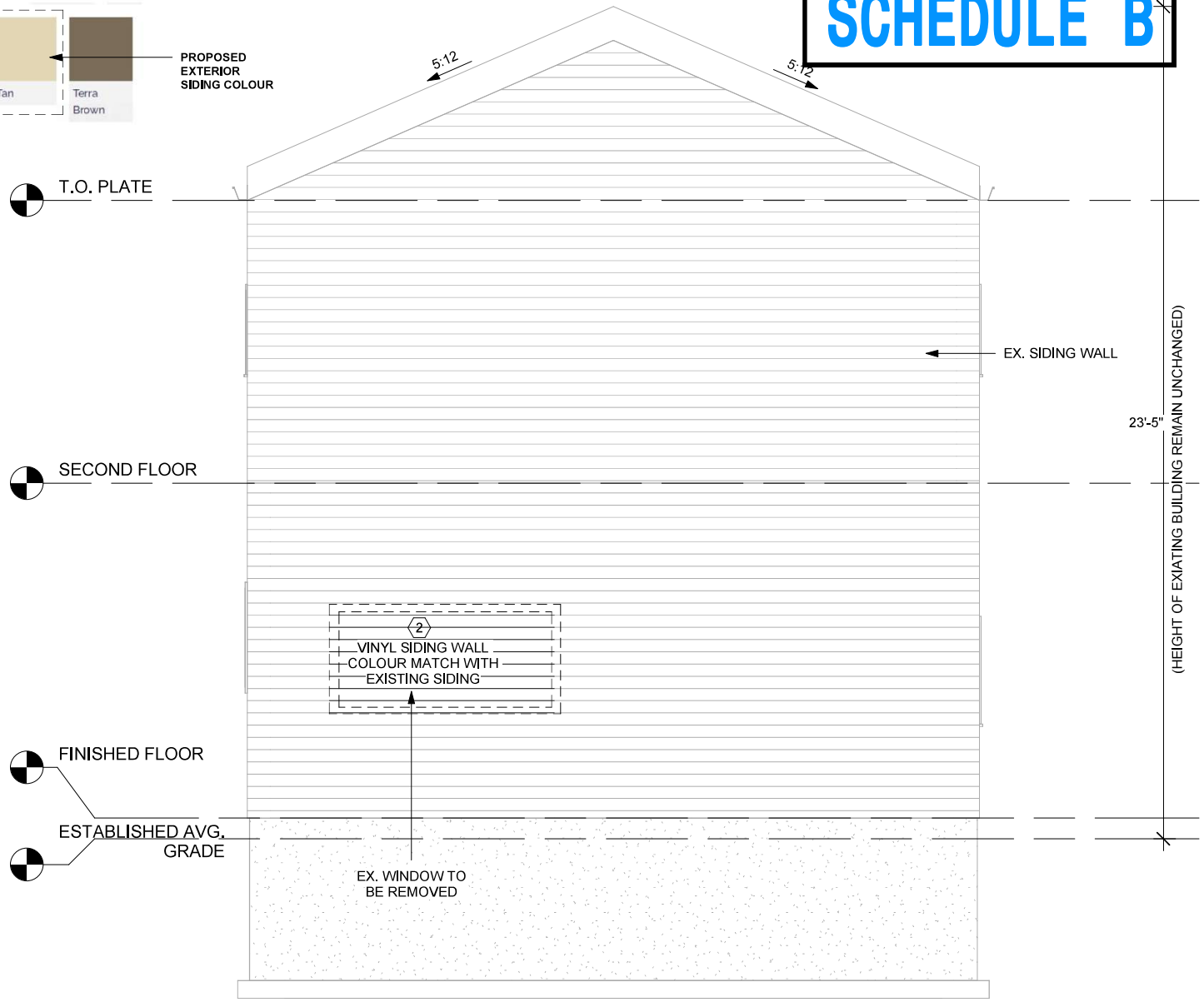
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BRAMPTON,ON.
info@nobleltd.ca
(437) 888 1800

DATE: APR 01/26
SCALE: 1 : 40
DWG No: A-5

SCHEDULE B

COLOUR OPTIONS:





LEFT SIDE ELEVATION

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	
FIRM	BCIN
Noble Prime Solutions Ltd	118716

APR 01/26

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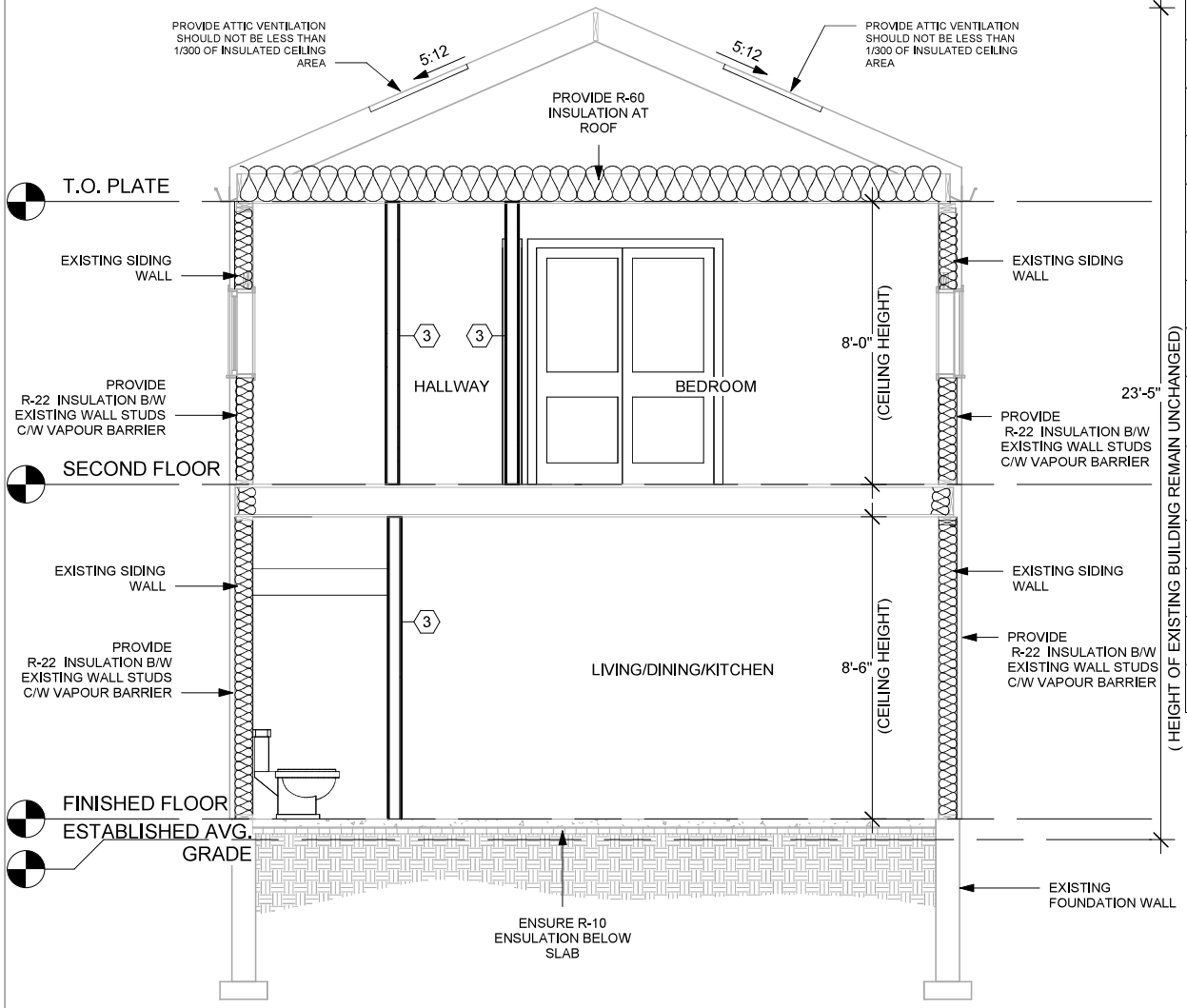
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(437) 888 1800

DATE: APR 01/26
SCALE: 1 : 35
DWG No: A-6

SCHEDULE B



THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTRY STANDARD SB-12, SECTION 2.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	NOTES:
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	8.81 (R-60)	BLOWN-LOOSE
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R-31)	BATT OR SPRAY
EXPOSED FLOOR MINIMUM RSI (R) VALUE	5.46 (R-31)	STYRO FOAM
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	3.87 (R-22)	6" R-22 BATT
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 ci (R-20 ci)	4" R-20 BLANKET
EDGE OF BELOW GRADE SLAB <600MM BELOW GRADE MINIMUM RSI (R) VALUE	1.76 (R-10)	RIGID INSUL.
WINDOWS AND SLIDING GLASS DORS MAXIMUM U-VALUE	1.8	DOUBLE PANE LOW EMISSIVITY
SKYLIGHTS MAXIMUM U-VALUE	2.8	DOUBLE PANE LOW EMISSIVITY
SPACE HEATING EQUIPMENT MINIMUM AFUE	94%	NATURAL GAS
HOT WATER HEATER MINIMUM AFUE	0.67	NATURAL GAS
HRV MINIMUM EFFICIENCY	60%	

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CROSS SECTION

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
[redacted]	
FIRM	BCIN
Noble Prime Solutions Ltd	118716

APR 01/26

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info@nobleltd.ca
(437) 888 1800

DATE: APR 01/26

SCALE: 1 : 40

DWG No: A-8

CONSTRUCTION NOTES

(AS PER O.B.C 2024)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.

1 ROOF CONSTRUCTION

- ASPHALT SHINGLES NO. 210 (10.25 KG./M²)
- PLYWOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS.
- ROOF RAFTER FOR SIZES REF. TO ROOF PLAN
- APPROVED WAVES PROTECTION TO EXTEND 3'-0" (915MM) FROM EDGE OF ROOF AND MIN. 12"(305MM) BEYOND INNER FACE OF EXTERIOR WALL.
- TRUSS BRACING AS PER TRUSS MANUFACTURER.
- PREFIN. ALUM. EAVETROUGH, FASCIA, R.W.L. &VENTED SOFFIT.
- ATTIC VENTILATION (ARTICLE 9.19.1.2)
- ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

2 SIDING WALL CONSTRUCTION (2" X 6")

-
- SIDING AS PER ELEVATION. (ATTACH SIDING TO FRAMING MEMBERS, FURRING OR BLOCKING BETWEEN FRAMING MEMBERS.)
- APPROVD SHEATHING PAPER ON APPROVED EXTERIOR GRADE SHEATHING ON 2" X 6" (38 X 140MM) SPRUCE STUDES @ 16"(400 MM) O.C.
- WITH APPROVED R22 (RSI 3.87) MIN. BATT INSULATION.
- WITH APPROVED CONTINUOUS 6 MIL POLYETHYLYNE AIR/VAPOUR BARRIER(O.B.C. SECTION 9.25.3 / 9.25.4.).
- 1/2" (12.7MM) GYPSUM WALLBOARD IINT. FINISH. ATTACHEMENT SHALL CONFORMB TO O.B.C SENTEENCE 9.233..16..(1).

(MIN. ASSEMBLY R-22 / RSI 3.81)

3 INTERIOR STUD PARTITION

-
- 2" X 4" (38 X 89MM) WOOD STUDS@16" (400MM) O.C.
- 2" X 6" (38 X 140MM) WOOD STUDS@16" (400MM) O.C.
- WITH DOUBLE 2" X 4" (38 X 89MM) OR 2" X 6" (38 X 140MM).
- TOP PLATES AND SINGLE BOTTOM PLATE.
- AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (NOTE: O.B.C. ARTICLE 9.23.11.3. SINGLE TOP PLATE FOR NON-LOAD BEARING WALL).

48 SMOKE ALARM & CARBON MONOXIDE DETECTOR

SMOKE ALARM:
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.19.)

- PROVIDE ONE PER FLOOR NEAR THE STAIRS WITH AX 16'-5" (5.0M) FROM BEDROOMS.
- AND THE DISTANCE FROM ANY POINT ON A FLOOR LEVEL DOES NOT EXCEED 49'-2"(15M)
- ALL ALARMS TO BE CONNECTED IN CRCUIT AND INTER-CONNECTED SO ALL ALARMS WILL CAUSE ALL ALARMS WILL SOUND.
- BASEMENT/CRAWL SPACE THAT IS 25'-11" (900MM) OR MORE ABOVE OR BELOW AND ADJACENT FLOOR LEVEL AT LEAST ONE SMOKE ALARM IS REQUIRED.

MONOXIDE DETECTOR
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.33.4)

- REQUIREMENTS TO BE CHECKED AND INSTALLED WITH LOCAL BY-LAW.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNITS ADJACENT TO EACH SLEEPING AREA.
- ALL DETECTORS SHALL BE PERMANENTALY WIRED WITH OUT DISCONNECT SWITCH AND ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

4 MECHANICAL

- MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR I NOT AIR CONDITIONED 0.5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS.
- SPACE HEATING EQUIPMENT TO HAVE MIN. 94% AFUE AND HRV 60% MIN. EFFICIENCY. DOMESTIC HOT WATER HEATER TO BE MIN. 0.67 EF.

6 EXHAUST DUCT VENT FOR DRYER AND COOK TOP

- LAUNDRY DRYING EQUIPMENT SHALL BE INDEPENDENT OF OTHER EXHAUST DUCT.
- DESIGNED AND INSTALLD SO THAT THE ENTIRE DUCT CAN BE CLEANED WITH A SMOOTH NON-CORROSION MATERIAL.
- DUCT TO BE PROTECTED Y THE WEATHER & INSECTS ALL SCREENING SALL BE OF RUST PROOF MATERIAL.
- EXHAUST DUCT FOR COOKING WQUIPMENT SHALL BE INDEPENDENT OF OTHER DUCTS.

7 BATHROOM OR WATER CLOSET ROOM

(IN COMPLIANCE WITH O.B.C. SENTENCE 9.32. AND PART 6)

- MECHANICALLY VENTED TO PROVIDE MIN. 2 AIR CHANGES PER HOUR.
- SHALL BE CONSTRUCTED TO PROVIDE PROTECTION FROM WEATHER AND INSECTS.
- SCREENING SHALL BE OR RUST PROOF MATERIAL.

SCHEDULE B

LEGEND

CMD	CARBON MONOXIDE DETECTOR
S.A.	SMOKE ALARM. INTERCONNECTED
WA	WARM AIR REGISTER
RA	RETURN AIR REGISTER
	EXHAUST FAN.
FD	FLOOR DRAIN
EP	ELECTRICAL PANEL
LHR	LOW HEAD ROOM AREA
	LIGHT FIXTURE
	THREE WAY SWITCH
	SPRINKLERS

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER BCIN
Tanvir Rai 103482

FIRM BCIN
Noble Prime Solutions Ltd 118716

APR 01/26

ADDRESS
4397 SIDEROAD 20N,
MORRISTON, ON

01	ISSUED FOR PERMIT
	APR 01/26

DRAWN BY: KR CHECKED BY: JB
PROJECT NUMBER: 26R-33131

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY, UNIT 19,
BRAMPTON, ON.
info@nobleltd.ca
(437) 888 1800
(647) 207 5470

DATE: APR 01/26
SCALE: 3/16" = 1'-0"
DRAWING: N-1

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

CONSTRUCTION NOTES

Comment Summary for D13-CHE

Roads: No comments

Bylaw: No comments

Building: No concerns from a building code perspective to permit the proposed height (6.31m), gross floor area percentage (50.8%) and reduce setback (2.5m) to NE zone.

The building has recieved a building permit application for this project and will have technical comments under that application. A GRCA approval has been recieved for the location proposed under the building permit application.

Fire: Review conducted. Provided that all work conforms to the OBC, there are no concerns.

Source Water: 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.

County Planning: See attached

COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

October 22nd, 2026

BY E-MAIL

Monika Farncombe, Planning and Corporate Services Coordinator
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Farncombe:

Re: Proposed Minor Variance – D13-CHE
Jagdev Cheema
4397 Sideroad 20 N.
Township of Puslinch

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is requested from Zoning By-law No. 023-18:

- Section 4.2a.i: To permit a maximum total floor area of an addition residential unit of 50.8%, whereas the by-law permits a maximum total floor area of 45%, up to a maximum of 130 m^2.
- Section 4.4.2, Table 4.1: To permit a maximum height for an accessory structure of 6.31m, whereas the by-law permits a maximum height of 5.0m.

The subject property is designated Secondary Agricultural and Greenlands and Core Greenlands in the County Official Plan. Identified features on the property include GRCA regulated wetlands, floodplain and significant woodlands. The property is also located within an Environmentally Sensitive Area (Fletcher Creek). Planning Staff note that the proposed variance is to facilitate the conversion of an existing accessory structure into an additional residential unit. Any comments from the GRCA should be considered

The Township will need to be satisfied that the proposed minor variance maintains the general intent and purpose of the County of Wellington Official Plan, including Greenlands System policies.

It is noted that the subject lands are regulated by Grand River Conservation Authority (GRCA) and arwithin a Wellhead Protection Area. Any comments received from GRCA and Wellington Source Water should be addressed.

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.

COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

Yours truly,

[redacted]

Aiden Orlans
Student Planner

Allie Gorman, MSc
Planner

REPORT D13-2026-016

TO:	Committee of Adjustment Chair and Members of Committee
PREPARED BY:	Max Fedchyshak, MCIP, RPP, Planning Lead
PRESENTED BY:	Monika Farncombe, Planning and Corporate Services Coordinator
MEETING DATE:	November 10, 2026
SUBJECT:	Minor Variance Application File: D13-MDO 98 Gilmour Road, Township of Puslinch
APPLICANT:	Hailey Keast (Van Harten Surveying Inc), Agent; Michael Domingues (Owner)

RECOMMENDATION

That Report D13-2026-016 for Minor Variance application D13-MDO for the lands municipally known as 98 Gilmour Road, legally described as Part Lot 23, Concession 8, Part 2 Reference Plan 61R-4752 in the Township of Puslinch be received for information; and

Whereas the Agent is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit a decreased Minimum Distance Separation (MDS I) setback and a reduced lot area; and

Whereas the requested variances would provide relief from Section 4.16 (Minimum Distance Separation – MDS I and II) and Section 11.4 (Reduced Agricultural Lot Requirements) of the Zoning By-law to permit a minimum setback of 130 metres whereas 162 metres is required, and to permit a minimum lot size of 0.38 hectares whereas 0.4 hectares is required; and

Whereas the subject lands are designated Secondary Agricultural within the County of Wellington Official Plan (Official Plan) and zoned Agricultural under the Zoning By-law; and

Whereas the subject lands were approved for a severance by the County Land Division Committee in July 2026 (File B14-26); and

Whereas Planning Staff is of the opinion that the requested variances maintain the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the *Planning Act*;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

Requested Relief

The Minor Variance application, under Section 45(1) of the *Planning Act*, requests the following variances:

Regulation	By-law Section	Requirement	Proposed	Extent of Relief
Minimum Distance Separation I (MDS I) setback between a residential lot and a livestock facility	Section 4.16.1	162 m	130 m	32 m
Minimum permitted lot size for a reduced agricultural lot	Section 11.4	0.4 ha	0.38 ha	0.02 ha

Subject Property Key Map:



Background:
The Subject Lands are located along Gilmour Road within the Township of Puslinch and are situated within a rural area characterized by a mix of rural residential and agricultural uses. The lands are zoned Agricultural (A) under the Zoning By-law. Consent application B14-26 was previously submitted and approved by the County Land Division Committee to sever the Subject Lands into two rural residential lots, both with frontage along Gilmour Road. This variance application has been submitted for the retained lot to fulfill conditions of approval.

The Zoning By-law establishes Minimum Distance Separation (MDS I) setbacks requirements in accordance with the guidelines outlined in Publication 853 by the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) and lot area requirements for reduced agricultural lots. This application is subject to MDS Guideline #34, which establishes requirements for lot creation outside of settlement areas.

The property is currently vacant of buildings and appears to feature significant vegetation and private driveway access. The Agent is seeking approval to permit a reduced MDS I setback of 130 metres from a neighbouring livestock facility, whereas 162 metres is required, and a reduced minimum lot area of 0.38 hectares, whereas 0.4 hectares is required. The requested variances would facilitate the creation of the retained residential lot in accordance with the previously approved consent application B14-26.

Discussion of Four Tests of Minor Variance:

Four Tests	Discussion
Does the proposed relief maintain the general intent and purpose of the Official Plan?	The County of Wellington Official Plan supports rural residential uses and permits the creation of lots, subject to applicable policies. The requested variance application would permit a reduced MDS I setback from a neighbouring barn to fulfill a condition of consent application B14-26. The Subject Lands are designated Secondary Agricultural under the Official Plan and are located within an established rural residential cluster. The retained lot features a lot area of 0.38 hectares and would be located approximately 130 metres from the neighbouring livestock facility. Existing residential uses are located on either side of and directly across the road from the neighbouring barn, including one located 104 metres from the barn, reflecting

Four Tests	Discussion
	the established rural residential character of the surrounding area with no known compatibility issues. The proposed lot area represents a minor reduction from the minimum requirement of 0.4 ha and would maintain a lot configuration consistent with the surrounding rural residential development pattern. The requested MDS I setback reduction recognizes the existing residential development surrounding the livestock facility and is not anticipated to introduce significant additional land use compatibility concerns or substantiality constrain the continued operation of the livestock facility. Therefore, the variances maintain the general intent and purpose of the Official Plan.
Does the proposed relief maintain the general intent and purpose of the Zoning By-law?	The intent of the Zoning By-law provisions regulating MDS I setbacks, in accordance with the OMAFA guidelines, is to minimize potential land use conflicts between sensitive land uses and livestock operations. These provisions establish minimum separation distances to reduce potential impacts associated with agricultural activities, including odour and noise, while protecting the continued operation and future expansion of livestock facilities. The requested variance would permit a reduced MDS I setback of 130 metres, whereas 162 metres is required. The Subject Lands are located within an established rural residential cluster, with existing residential uses surrounding the neighbouring livestock operation. The livestock operation is relatively small in scale and has operated with no known compatibility issues related to the adjacent rural residential uses. Given the surrounding development pattern, the requested relief is not anticipated to introduce significant additional land use conflicts or substantially constrain the continued operation of the neighbouring livestock facility.

Four Tests	Discussion
	The intent of the minimum lot area provisions is to ensure that lots are appropriately sized to accommodate their intended uses, including buildings, private servicing, access and required setbacks, while maintaining compatibility with surrounding land uses. The Zoning By-law requires a minimum lot area of 0.4 hectares for a reduced agricultural lot, whereas 0.38 hectares is proposed. The requested reduction of 0.02 hectares represents approximately 5% of the required minimum lot area. The retained lot would remain generally consistent with the surrounding rural residential development pattern and is intended to accommodate future residential development. Despite the reduction, the parcel will feature significant area to accommodate future residential development and private servicing. Accordingly, the requested variances maintain the general intent and purpose of the Zoning By-law by recognizing the established rural residential development pattern, minimizing potential land use conflicts and maintaining an appropriate lot configuration for future rural residential use.
Is the proposed relief desirable for the development and use of the land, building or structure?	The requested variances would facilitate the creation of a residential lot in accordance with the previously approved consent application B14-26. The Subject Lands are located within an established rural residential cluster, with existing residential uses surrounding the neighbouring livestock operation. The retained lot would have an area of 0.38 hectares, representing a reduction of 0.02 hectares from the minimum requirement. The requested reduction would accommodate the lot configuration while maintaining the intended residential use of the lands. The requested MDS I relief would permit a separation

Four Tests	Discussion
	distance of 130 metres from the neighbouring livestock facility. Given the established residential development pattern and relatively small scale of the livestock operation, the proposed variance is not anticipated to introduce additional land use compatibility concerns. Accordingly, the requested variances would facilitate the creation of a rural residential lot consistent with the surrounding rural residential character and are desirable for the appropriate development and use of the Subject Lands.
Is the proposed relief considered minor in nature?	The evaluation of whether a variance is minor in nature generally focuses on the anticipated impacts on adjacent properties and surrounding land uses rather than solely on the numerical extent of the requested relief. The requested MDS I variance would permit a reduced setback of 130 metres, whereas 162 metres is required, representing a reduction of 32 metres. Although the requested variance would permit a reduced MDS I setback, the retained lot is located within an established rural residential cluster, with existing residential uses on either side of and directly across from the neighbouring livestock operation. The requested minimum lot area variance would permit a lot area of 0.38 ha, whereas 0.4 ha is required, representing a reduction of 0.02 hectares, or 5%. Despite the reduction, it is not anticipated to result in adverse impacts on neighbouring properties or the surrounding rural area and would retain sufficient space to accommodate a dwelling and servicing infrastructure. Given the established development pattern, separation from the neighbouring livestock facility and limited reduction in the minimum lot area, the requested variances are not anticipated to introduce additional land

Four Tests	Discussion
	use conflicts or adversely impact surrounding properties. Accordingly, the requested relief can be considered minor in nature.

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

Engagement Opportunities:

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

Attachments:

- Schedule “A” Application
- Schedule “B” Sketch prepared by Agent
- Schedule "C” Staff/Public/Agency Comments

Report prepared by:

_____
Brianna Miller, MSc, A.Ag.
Planner
NPG Planning Solutions Inc.

Report reviewed by:

_____
Max Fedchyshak, MCIP, RPP
Senior Planner
NPG Planning Solutions Inc.

_____
Justine Brotherson
Director of Corporate Services/
Municipal Clerk

Retained Parcel

TOWNSHIP OF PUSLINCH

Affidavit

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

Cloudpermit application number
CA-3523001-P-2026-92

Applicant		
Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
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	Province Ontario	Postal code N1L 1G6
Other phone +1 5198212763	Mobile phone +1 519-821-2763	
Fax	Email jeff.buisman@vanharten.com	

Property owner, Payer		
Last name Domingues	First name Michael	Corporation or partnership
Street address [redacted]	Unit number	Lot / Con.
Municipality [redacted]	Province Ontario	Postal code [redacted]
Other phone	Mobile phone [redacted]	
Fax	Email [redacted]	

Subject Land Information		
Address	**Legal description**	**Roll number**
98 GILMOUR RD (Primary)	PUSLINCH CON 8 REAR PT LOT;23 RP 61R4752 PART 2	230100006017100000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Hailey Keast, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in th [redacted] missioner for taking affidavits)

Signature of Commissioner for taking affidavits	Municipality	Day, month, year
[redacted]	City of Guelph	24/Sept/2026.

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 2026-09-24, 11:26:58 a.m. EDT by Hailey Keast.

Send correspondence to	
Send correspondence to ☐ Owner(s) ☑ Agent ☐ Others	
Who to send the Invoice to ☑ Owner ☐ Agent ☐ Other	

Provide a description of the "entire" property			
Concession 8	Lot 23	Registered Plan Number	
Area in Hectares 0.38	Area in Acres	Depth in Meters 95	
Depth in Feet	Frontage in Meters 40.0	Frontage in Feet	Width of road allowance (if known) 12.19m

Reason for Application

Please indicate the Section of the Planning Act under which this application is being made

☑ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)

☐ 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?	Why is it not possible to comply with the provisions of the by-law?
The following minor variances are being requested for the Retained Parcel: B) To permit a reduced Minimum Distance Separation (MDSI) from the small barn at 4407 Victoria Road South to the Retained Parcel to be 130m vs. 162m required. C) To permit a minimum lot area of the Retained Parcel to be 0.38ha vs. 0.40ha required in Table 11.3 of the Zoning By-law.	A severance has been approved, subject to conditions and a minor variance is required as a condition to address zoning compliance. MDS cannot be met to a small barn across the road and the lot area is slightly under the required minimum therefore, variances are being requested. Please see the covering letter for more details.

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary Agricultural	Zoning Designation Agricultural
What is the access to the subject property? ☐ Provincial Highway ☑ Continually maintained municipal road ☐ Seasonally maintained municipal road ☐ Other ☐ Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Gilmour Road	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road. N/A

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	☐ Existing	☑ Proposed
Communal Water	☐ Existing	☐ Proposed
Provincial Water Taking Permit	☐ Existing	☐ Proposed
Private Septic	☐ Existing	☑ Proposed
Communal Septic	☐ Existing	☐ Proposed
Other Provincial Waste Water System	☐ Existing	☐ Proposed

How is storm drainage provided? *

☐ Storm Sewers ☑ Ditches ☐ Swales

☐ Other means

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

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters N/A	Main Building Height in Feet N/A	Percentage Total Lot Coverage N/A
Percentage Accessory Lot Coverage 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 Fee N/A	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 6m	Main Building Height in Feet 20	Percentage Total Lot Coverage 14
Percentage Accessory Lot Coverage N/A	Number of Parking Spaces 2	Number of Loading Spaces N/A
Number of Floors 2	Total Floor Area in Square Meters 535	Total Floor Area in Square Feet 5758
Ground Floor Area (Exclude Basement) in Square Meters 535	Ground Floor Area (Exclude Basement) in Square Fee 5758	

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 23	Front Yard in Feet 75	Rear Yard in Meters 38
Rear Yard in Feet 124	Side Yard (interior) in Meters 11	Side Yard (interior) in Feet 36
Side Yard (Exterior) in Meters N/A	Side Yard (Exterior) in Feet N/A	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property April 7, 2017	Date of construction of buildings property No date - future once severance is finalized	How long have the existing uses continued on the subject property? Vacant - Decades
Has the owner previously applied for relief in respect of the subject property? ☑ Yes ☐ No	Please indicate the file number and describe briefly Additional minor variance application being submitted simultaneously for Severed Parcel	

Other Related Planning Applications		
Planning Application: Official Plan Amendment ☐ Yes ☑ No	Planning Application: Zoning By-Law Amendment ☐ Yes ☑ No	
Planning Application: Plan of Subdivision ☐ Yes ☑ No	Planning Application: Consent (Severance) ☑ Yes ☐ No	
Planning Application: Site Plan ☐ Yes ☑ No	Planning Application: Minor Variance ☐ Yes ☑ No	
Are there any easements on the subject property? ☐ Yes ☑ No		
Consent (Severance): File Number B14-26	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands 98 Gilmour Road
Consent (Severance): Purpose Rural Residential Severance	Consent (Severance): Status Approved, subject to conditions	

Minor Variance Application must be commissioned

I understand that the required sketch must include the following information:

- [x] The boundaries and dimensions of the subject land.
- [x] The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- [x] The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- [x] The current uses on land that is adjacent to the subject land.
- [x] The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- [x] If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- [x] The location and nature of any easement affecting the subject land.

Please confirm the following

- [x] 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.

Van Harten
LAND SURVEYORS - ENGINEERS

September 24, 2026
35216-26
Jeff.Buisman@vanharten.com

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

Attention: Monika Farncombe

Dear Ms. Farncombe,

Re: Minor Variance Submission for Severance B14-26
98 Gilmour Road
Part of Lot 23, Concession 8
Part 2, 61R-4752
PIN 71195-0014
Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application forms, MDS Farm Data Sheet, PIN Report and Map and the required deeds. Payment will be made directly with the Township for the application fee of **$1,612.00 per application.**

Proposal:

Minor Variance requests are being made for the Severed & Retained Parcels of the Severance Application B14-26 that was approved subject to conditions at the July 2026 County Land Division Committee Meeting. The variance is required to satisfy Conditions 6 and 10 of the approved application.

The Minor Variance request is as follows for the Severed Parcel:

A) To permit a Minimum Distance Separation (MDSI) from the barn at 4407 Victoria Road South to the Severed Parcel to be 87m instead of 162m as required.

The Minor Variance requests are as follows for the Retained Parcel:

B) To permit a Minimum Distance Separation (MDSI) from the barn at 4407 Victoria Road South to the Retained Parcel to be 130m instead of 162m as required.
C) To permit a minimum lot area of 0.38 ha instead of 0.40 ha as required in Table 11.3 of the Zoning By-law.

The subject property is vacant and known as #98 Gilmour Road (PIN 71195-0014). The approved severance is to split the parcel essentially in half to create a new parcel for rural residential purposes and where a dwelling will be constructed on both the severed and retained parcels.

The Severed Parcel (#98) is a corner lot with a frontage of 40.2m along Gilmour Road, a frontage of 97.1m along Victoria Road South, with an area of 0.40ha where a single-detached dwelling, well and septic are proposed. There is an existing entrance from Gilmour Road, providing safe access to the site.

The Retained Parcel will have a frontage of 40.0m along Gilmour Road, depth of 94.5 to 95.7m, for a lot area of 0.38ha where a single-detached dwelling, well and septic are proposed. The sightlines have been evaluated and safe access is possible for the parcel.

The subject property is zoned Agricultural and has an Official Plan designation of Secondary Agricultural. The Reduced Agricultural Lot Requirements in Section 11.4 of the Zoning By-law have been evaluated for the parcels.

Lot Area:

The subject property is zoned Agricultural and the Reduced Agricultural Lot Requirements in Section 11.4 of the Zoning By-law have been evaluated for the parcels.

The Severed (corner) Parcel meets the lot frontage, area and setback requirements.

The Retained Parcel meets the lot frontage and setback requirements; however, the lot area is slightly under at 0.38ha instead of 0.40ha minimum and a Minor Variance is being requested to address this.

There have been a number of similar-sized parcels created over the years within Puslinch and the slightly reduced lot area is still of a sufficient size to permit development of a single detached dwelling with private services. The standard conceptual site grading plan is being prepared to show that development of a single dwelling with private services is possible on the lot with the slightly reduced area.

The adjacent parcels to the west (#96 Gilmour) and north (#4410 Victoria) are also slightly under the required zoning lot area at 0.28ha and 0.31ha respectively. Both parcels easily accommodate a dwelling, septic and well and the subject property and variance request is larger at 0.38ha.

Therefore, we consider this request to be minor in nature, as it follows the general intent of the Zoning By-law and Official Plan and there will be no adverse effects on neighbouring parcels.

Minimum Distance Separation (MDSI):

There is one property across the road at #4407 Victoria Road South that we have considered for MDS impact on the subject property. The building is a small barn and shop. The livestock area is approximately 60m^2 and the remainder of the building is a shop.

Our MDS Evaluation considered this severance as a Type B scenario as defined in Guideline #34 due to the creation of four or more lots outside a settlement area. If Type A was applied to the application being submitted, the minimum requirement would be half the amount, which would meet the MDS requirement. Using the farm information from the owner of 4407 Victoria Road South, we determined that the required MDS distance is 162m, whereas the actual distance to the Severed Parcel is 87m and 130m to the Retained Parcel. Therefore, MDS cannot be met and the variances are being requested.

We consider the requests to the minor in nature and will not have a negative impact on the small barn.

- There are three homes, #4410, #4401 and #4399 that are all relatively close (120m, 104m & 128m) to this barn already.
- The owner of the barn has informed us that the barn is used only for a few animals as a hobby and that 3 horse stalls was the best description of its capacity.
- The severance applications (B41/12 & B42/12) to create #4401 evaluated the MDS scenario as being Type A. If Type A was applied to the application being submitted, the minimum requirement would be 81m, in which case both the Severed and Retained parcels would meet the MDS requirement.
- The proposed dwellings will not create a new conflict for the existing livestock building.

Summary:

The Minor Variance requests for the reduced lot area and reduced MDSI setback are reasonable and we provide the opinion that the requests meets the four tests for a variance and will not have a negative impact on neighbour parcels. The proposal provides a great opportunity for an in-fill development on each lot, and the proposal fits with the character of the area.

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

Very truly yours,
Van Harten Surveying Inc.

[redacted]

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

cc Michael & Sara Domingues

Properties

PIN 71195 - 0014 LT *Interest/Estate* Fee Simple

Description PT LOT 23, CONCESSION 8 , TOWNSHIP OF PUSLINCH, PT 2, 61R4752 ; TOWNSHIP OF PUSLINCH

Address 98 GILMOUR ROAD
PUSLINCH

Consideration

Consideration $580,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name HER MAJESTY THE QUEEN IN RIGHT OF CANADA

Address for Service Public Services and Procurement
Canada
Seized Property Management Directorate
Portage III, 9C1, 11 Laurier Street
Gatineau QC K1A 0S5
Joy Sellers: 873.469.4842
Case Officer

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a representative of the Crown.

Transferee(s) *Capacity* *Share*

Name 2464793 ONTARIO INC.

Address for Service PO Box 158 Stn A
Orangeville ON L9W 2Z6

Statements

Schedule: Upon an application by the Attorney General of Canada, an order of the Superior Court of Justice (Central West Region, at Guelph) signed on 6 February 2012, declared this property to be offence-related property and forfeited the subject lands to Her Majesty the Queen in right of Canada as of the date of the order, pursuant to section 16 of the Controlled Drugs and Substances Act. A copy of the order of forfeiture was registered in the land registry office for the Land Titles Division of Wellington County on 2012 06 29 as WC347578.

I Colin T. Wyse, solicitor make the following law statement - The said order of forfeiture is still in force and effect and has not been stayed. The order has not been successfully appealed and the time for such appeal has now expired. Pursuant to the Seized Property Management Act, the Minister of Public Services and Procurement is authorized to dispose of the subject lands.

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Colin Terris Wyse — 3400-130 King Street West Box 36 -The Exchange Twr, Toronto, M5X1K6 — acting for Transferor(s) — Signed — 2017 04 07

Tel 416-973-2086

Fax 416-973-0809

I have the authority to sign and register the document on behalf of the Transferor(s).

Ellen Sophia Pefhany — 24 Queen St.East Suite 800, Brampton, L6V 1A3 — acting for Transferee(s) — Signed — 2017 04 07

Tel 905-451-6714

Fax 905-454-1876

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

DAVIS WEBB LLP — 24 Queen St.East Suite 800, Brampton — 2017 04 07

Submitted By

L6V 1A3

Tel 905-451-6714

Fax 905-454-1876

Fees/Taxes/Payment

Statutory Registration Fee	$63.35
Provincial Land Transfer Tax	$8,075.00
Total Paid	$8,138.35

File Number

Transferor Client File Number :	80339 (DOJ 8921197/CW/DP)
Transferee Client File Number :	046142-006

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71195 - 0014 PT LOT 23, CONCESSION 8 , TOWNSHIP OF PUSLINCH, PT 2, 61R4752 ; TOWNSHIP OF PUSLINCH

BY: HER MAJESTY THE QUEEN IN RIGHT OF CANADA

TO: 2464793 ONTARIO INC.

1. ANTONIO DUTRA

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) (_) above.
- ☑ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2464793 ONTARIO INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph (_) and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph (_) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	$580,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	$0.00
(ii) Given Back to Vendor	$0.00
(c) Property transferred in exchange (detail below)	$0.00
(d) Fair market value of the land(s)	$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	$580,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	$0.00
(i) Other considerations for transaction not included in (g) or (h) above	$0.00
(j) Total consideration	$580,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 61 Registration No. WC500131 Date: 2017/04/07

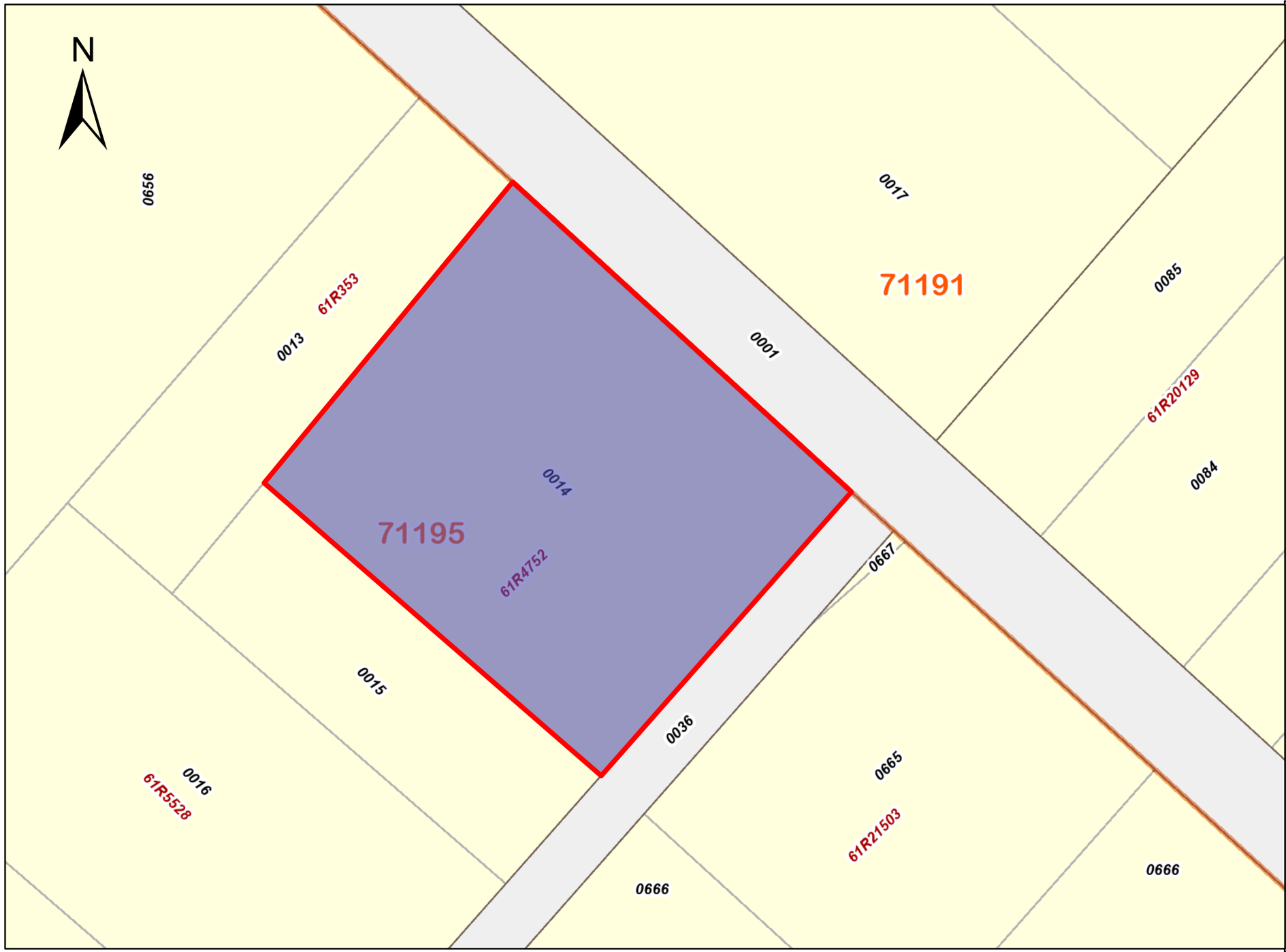
B. Property(s): PIN 71195 - 0014 Address 98 GILMOUR ROAD PUSLINCH Assessment Roll No 2301000 - 00601710

C. Address for Service: PO Box 158 Stn A
Orangeville ON L9W 2Z6

D. (i) Last Conveyance(s): PIN 71195 - 0014 Registration No. null

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☑ No ☐ Not known ☐

E. Tax Statements Prepared By: Ellen Sophia Pefhany
24 Queen St.East Suite 800
Brampton L6V 1A3



ServiceOntario

PRINTED ON 13 APR, 2026 AT 11:35:45
FOR PCHASE01

SCALE

0 10 20 30 40 meters

PROPERTY INDEX MAP

WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	*0449*
BLOCK NUMBER	**08050**
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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PROPERTY DESCRIPTION: PT LOT 23, CONCESSION 8 , TOWNSHIP OF PUSLINCH, PT 2, 61R4752 ; TOWNSHIP OF PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1998/11/09

OWNERS' NAMES
6LINK INCORPORATED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/11/09 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/11/09						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1998/11/09 ***						
61R4752	1989/07/12	PLAN REFERENCE				C
WC347578	2012/06/29	APL AMEND ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	ATTORNEY GENERAL OF CANADA	C
	REMARKS: FORFEITURE ORDER					
WC500131	2017/04/07	TRANSFER	$580,000	HER MAJESTY THE QUEEN IN RIGHT OF CANADA	2464793 ONTARIO INC.	C
WC694075	2023/01/10	APL CH NAME OWNER		2464793 ONTARIO INC.	6LINK INCORPORATED	C

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: Ian O'Keefe

Contact Information

Email: [redacted] Telephone: [redacted]

Civic Address: 4407 Victoria Road Municipality: Puslinch

Lot: 23 Concession: 9 Division:

Lot Size (where livestock facility is located): hectares 3 acres

Signature of Livestock Facility Owner: [redacted] Date: 3/1/26

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 60m2 for animals ft²/m² Rest is for shop ft²/m²

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

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

Liquid manure: <18% dry matter

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 (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)	3	v3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued) **County of Wellington**

Minimum Distance Separation I (MDSI)

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

P 519.837.2600 x2170
F 519.923.1694

MINOR VARIANCE SKETCH

PART OF LOT 23, CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000

0 10 20 40 60 metres

VAN HARTEN SURVEYING INC.

MINOR VARIANCE REQUESTS:

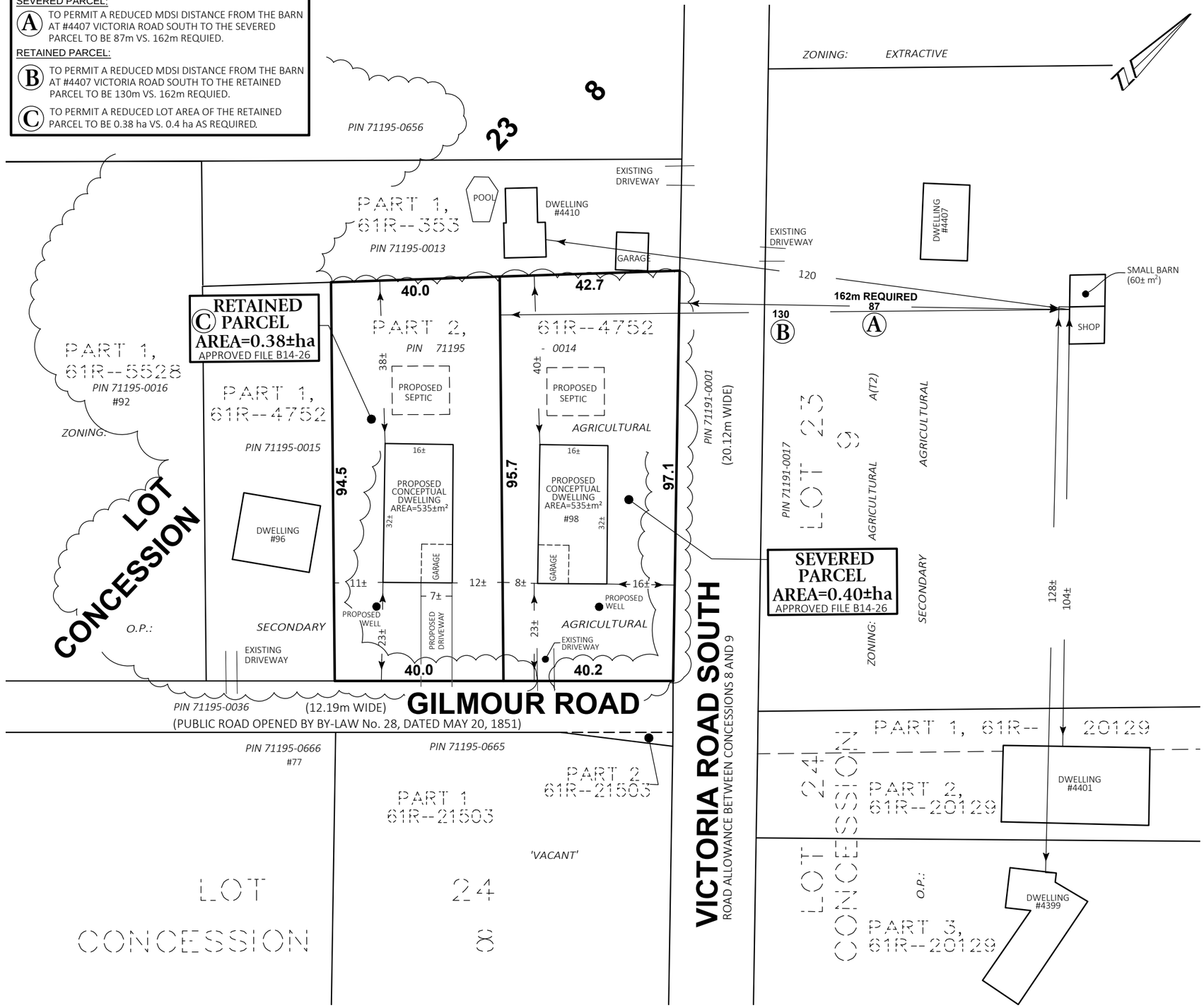
SEVERED PARCEL:

(A) TO PERMIT A REDUCED MDSI DISTANCE FROM THE BARN AT #4407 VICTORIA ROAD SOUTH TO THE SEVERED PARCEL TO BE 87m VS. 162m REQUIED.

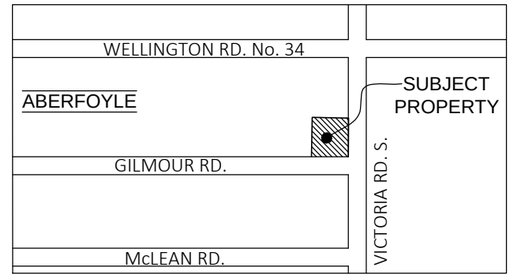
RETAINED PARCEL:

(B) TO PERMIT A REDUCED MDSI DISTANCE FROM THE BARN AT #4407 VICTORIA ROAD SOUTH TO THE RETAINED PARCEL TO BE 130m VS. 162m REQUIED.

(C) TO PERMIT A REDUCED LOT AREA OF THE RETAINED PARCEL TO BE 0.38 ha VS. 0.4 ha AS REQUIRED.



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.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
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.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 24th DAY OF SEPTEMBER, 2026.

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: S.J.	CHECKED BY: J.E.B.	PROJECT No. 35216-26

Sep 24, 2026-9:42:28 AM

G:\PUSLINCH\Con8\Lot23\Acad\MV LOT 23 (35216-26) DOMINGUES UTM 2010.dwg

© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT

Comment Summary for D13-MDO

Roads: No comments

Bylaw: No comments

Building: The Building Department does not have any concerns with the reduction in MDS setbacks from a building code perspective.

Condition:
1. Update site plan with dimension showing the locations of adjacent well types (drilled/dug) and septic septic systems to ensure minimum setbacks can be maintained (15m clearance for drilled wells, 30m clearance for dug wells).

Fire: No comments

Source Water: 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.

County Planning: See attached

COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

October 13, 2026

BY E-MAIL

Monika Farncombe, Planning and Corporate Services Coordinator
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Farncombe:

Re: Proposed Minor Variance – D13-MDO
Michael Domingues
98 Gilmour Road, Puslinch
Township of Puslinch

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is requested from Zoning By-law No. 023-18:

- Minimum Distance Separation (MDS I): To permit a Minimum Distance Separation from the Retained Parcel of 130m, whereas the MDS requires 162m
- Section 11.4, Table 11.3: To permit a minimum lot area of 0.38 ha, whereas the Zoning By-Law requires minimum lot area of 0.40 ha

The subject property is designated Secondary Agriculture in the County Official Plan. Planning staff note that the proposed variance is to satisfy conditions 6 and 10 of severance application B14-26 that was conditionally approved at the July 2026 Land Division Committee meeting.

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

Yours truly,

[redacted]

Aiden Orlans
Student Planner

Allie Gorman, MSc
Planner

REPORT D13-2026-017

TO:	Committee of Adjustment Chair and Members of Committee
PREPARED BY:	Max Fedchyshak, MCIP, RPP, Planning Lead
PRESENTED BY:	Monika Farncombe, Planning and Corporate Services Coordinator
MEETING DATE:	November 10, 2026
SUBJECT:	Minor Variance Application File: D13-DOM 98 Gilmour Road, Township of Puslinch
APPLICANT:	Hailey Keast (VanHarten Surveying Inc), Agent; Michael Domingues (Owner)

RECOMMENDATION

That Report D13-2026-017 for Minor Variance application D13-DOM for the lands municipally known as 98 Gilmour Road, legally described as Part Lot 23, Concession 8, Part 2 Reference Plan 61R-4752 in the Township of Puslinch be received for information; and

Whereas the Agent is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit a decreased Minimum Distance Separation (MDS I) setback; and

Whereas the requested variance would provide relief from Section 4.16 (Minimum Distance Separation – MDS I and II) of the Zoning By-law to permit a minimum setback of 87 metres whereas 162 metres is required; and

Whereas the subject lands are designated Secondary Agricultural within the County of Wellington Official Plan (Official Plan) and zoned Agricultural under the Zoning By-law; and

Whereas the subject lands were approved for a severance by the County Land Division Committee in July 2026 (File B14-26); and

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the County of Wellington Official Plan, the Township Zoning By-law and meet the four tests of the *Planning Act*;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

Requested Relief

The Minor Variance application, under Section 45(1) of the *Planning Act*, requests the following variances:

Regulation	By-law Section	Requirement	Proposed	Extent of Relief
Minimum Distance Separation I (MDS I) setback between a proposed residential lot and a livestock facility	Section 4.16.1	162 m	87 m	75 m

Subject Property Key Map:



Background:
The Subject Lands are located along Gilmour Road and Victoria Road South within the Township of Puslinch and are situated within a rural area characterized by a mix of rural residential and agricultural uses. The lands are zoned Agricultural (A) under the Zoning By-law. Consent application B14-26 was previously submitted and approved by the County Land Division Committee to sever the Subject Lands into two rural residential lots, both with frontage along Gilmour Road. This variance application has been submitted for the severed lot to fulfill conditions of approval.

The Zoning By-law establishes Minimum Distance Separation (MDS I) setbacks requirements in accordance with the guidelines outlined in Publication 853 by the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA). This application is subject to MDS Guideline #34, which establishes requirements for lot creation outside of settlement areas.

The property is currently vacant of buildings and appears to feature significant vegetation and private driveway access. The Agent is seeking relief to from the minimum MDS I setback requirement to fulfill a condition of approval for consent application B14-26. The severed lot is to be located along Gilmour Road and Victoria Road South. The lot line of the severed parcel along Victoria Road South is proposed to be 87 metres from the barn where 162 metres is required.

Discussion of Four Tests of Minor Variance:

Four Tests	Discussion
Does the proposed relief maintain the general intent and purpose of the Official Plan?	The County of Wellington Official Plan supports rural residential uses and permits the creation of lots, subject to applicable policies. The requested variance application would permit a reduced MDS I setback from a neighbouring barn to fulfill a condition of consent application B14-26. The Subject Lands are designated Secondary Agricultural under the Official Plan and are located within an established rural residential cluster. The conditionally approved severance would create two residential lots, with the lot line of severed lot closest to the barn following the existing lot line along Victoria Road South. Additionally, residential uses are located on either side of and directly across the road from the neighbouring barn, reflecting the

Four Tests	Discussion
	established rural residential character of the surrounding area with no known compatibility issues. As the severance maintains the existing lot line closest to the barn and is situated within an established rural residential cluster, the requested relief is not anticipated to introduce additional land use compatibility issues or further constrain any potential expansions of the agricultural operation. Therefore, the variance maintains the general intent and purpose of the Official Plan.
Does the proposed relief maintain the general intent and purpose of the Zoning By-law?	The intent of the Zoning By-law provisions regulating MDS I setbacks, in accordance with the OMAFA guidelines, is to minimize potential land use conflicts between sensitive land uses and livestock operations. These provisions establish minimum separation distances to reduce potential impacts associated with agricultural activities, including odour and noise, while protecting the continued operation and future expansion of livestock facilities. The requested variance would permit a reduced MDS I setback of 87 metres where 162 is required. The Subject Lands are zoned Agricultural under the Zoning By-law and are located within an established rural residential cluster. The lot line along Victoria Road South follows the existing lot line and does not extend closer to the neighbouring barn. Additionally, there are already established residential uses on either side and directly across the road from the livestock operation, reflecting an established residential development pattern in the surrounding area. The livestock operation is relatively small in scale, and the conditionally approved severance is not anticipated to introduce significant new land use conflicts given the established residential development pattern surrounding the barn. Given the established residential uses surrounding the barn and the retention of the existing lot line, the requested relief is not anticipated to significantly

Four Tests	Discussion
	constrain the continued operation and potential expansion of the operation. As a result, the proposal maintains the intent of the Zoning By-law by recognizing the existing development pattern while minimizing potential land use conflicts and maintaining compatibility between residential and agricultural uses.
Is the proposed relief desirable for the development and use of the land, building or structure?	The requested variance would facilitate the creation of a residential lot in accordance with the previously approved consent application B14-26. The Subject Lands are located within an established rural residential cluster, with existing residential uses surrounding the neighbouring livestock operation. The severance maintains the existing lot line along Victoria Road South and is consistent with the established development pattern of the surrounding area. The requested relief would facilitate the creation of rural residential lot without altering the existing separation between the Subject Lands and the barn. Given the surrounding residential uses and relativity small scale of the livestock operation, the proposed variance is not anticipated to introduce additional land use compatibility issues or adversely impact the continued operation of the livestock facility. Accordingly, the requested variance is desirable for development and use of the Subject Lands.
Is the proposed relief considered minor in nature?	The evaluation of whether a variance is minor in nature generally focuses on the anticipated impacts on adjacent properties and surrounding land uses rather than solely on the numerical extent of the requested relief. The requested variance would permit a reduced MDS I setback of 87 metres, whereas 162 metres is required, representing a reduction of 75 metres. Although the requested variance would permit a numerical reduction in

Four Tests	Discussion
	the required MDS I setback, the severance maintains the existing lot line along Victoria Road South, which is the closest property boundary to the neighbouring barn. Furthermore, the Subject Lands are located within an established rural residential cluster, with existing residential uses on either side of and directly across from the neighbouring livestock operation. Given the existing development pattern, separation distances and relatively small scale of the livestock operation, the requested relief is not anticipated to introduce significant additional land use conflicts or substantially constrain the continued operation of the neighbouring agricultural use. Accordingly, the requested variance can be considered minor in nature.

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

Engagement Opportunities:

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

Attachments:

- Schedule “A” Application
- Schedule “B” Sketch prepared by Agent
- Schedule "C” Staff/Public/Agency Comments

Report prepared by:

_____
Brianna Miller, MSc, A.Ag.
Planner
NPG Planning Solutions Inc.

Report reviewed by:

_____	**_____**
Max Fedchyshak, MCIP, RPP	**Justine Brotherson**
Senior Planner	**Director of Corporate Services/**
NPG Planning Solutions Inc.	**Municipal Clerk**

Severed Parcel

TOWNSHIP OF PUSLINCH

Affidavit

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

Cloudpermit application number
CA-3523001-P-2026-83

Applicant		
Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
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	Province Ontario	Postal code N1L 1G6
Other phone +1 5198212763	Mobile phone +1 519-821-2763	
Fax	Email jeff.buisman@vanharten.com	

Property owner, Payer		
Last name Domingues	First name Michael	Corporation or partnership
Street address [redacted]	Unit number	Lot / Con.
Municipality [redacted]	Province Ontario	Postal code [redacted]
Other phone	Mobile phone [redacted]	
Fax	Email [redacted]	

Subject Land Information		
Address	**Legal description**	**Roll number**
98 GILMOUR RD (Primary)	PUSLINCH CON 8 REAR PT LOT;23 RP 61R4752 PART 2	230100006017100000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Hailey Keast, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

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

[redacted]

Signature of Commissioner for taking affidavits	Municipality	Day, month, year
[redacted]	City of Guelph	24/Sept/2026.

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 2026-09-24, 11:23:18 a.m. EDT by Hailey Keast.

Send correspondence to	
Send correspondence to ☐ Owner(s) ☑ Agent ☐ Others	
Who to send the Invoice to ☑ Owner ☐ Agent ☐ Other	

Provide a description of the "entire" property			
Concession 8	Lot 23	Registered Plan Number	
Area in Hectares 0.40	Area in Acres	Depth in Meters 97.1	
Depth in Feet	Frontage in Meters 40.2	Frontage in Feet	Width of road allowance (if known) 20.12m and 12.19m

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made ☐ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) ☑ 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? The following minor variance is being requested for the Severed Parcel: A) To permit a reduced Minimum Distance Separation (MDSI) from the small barn at 4407 Victoria Road South to the Severed Parcel to be 87m vs. 162m required.	Why is it not possible to comply with the provisions of the by-law? A severance has been approved, subject to conditions and a minor variance is required as a condition to address zoning compliance. MDS cannot be met to a small barn across the road, and the variance is being requested. Please see the covering letter for more details.

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary Agricultural	Zoning Designation Agricultural
What is the access to the subject property? ☐ Provincial Highway ☑ Continually maintained municipal road ☐ Seasonally maintained municipal road ☐ Other ☐ Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Gilmour Road (driveway) and Victoria Road South	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road. N/A

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	☐ Existing	☑ Proposed
Communal Water	☐ Existing	☐ Proposed
Provincial Water Taking Permit	☐ Existing	☐ Proposed
Private Septic	☐ Existing	☑ Proposed
Communal Septic	☐ Existing	☐ Proposed
Other Provincial Waste Water System	☐ Existing	☐ Proposed

How is storm drainage provided? *

☐ Storm Sewers ☑ Ditches ☐ Swales

☐ Other means

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

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters N/A	Main Building Height in Feet N/A	Percentage Total Lot Coverage N/A
Percentage Accessory Lot Coverage 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 Fee N/A	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 6	Main Building Height in Feet 20	Percentage Total Lot Coverage 13
Percentage Accessory Lot Coverage N/A	Number of Parking Spaces 2	Number of Loading Spaces N/A
Number of Floors 2	Total Floor Area in Square Meters 535	Total Floor Area in Square Feet 5758
Ground Floor Area (Exclude Basement) in Square Meters 535	Ground Floor Area (Exclude Basement) in Square Fee 5758	

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 23	Front Yard in Feet 75	Rear Yard in Meters 40
Rear Yard in Feet 130	Side Yard (interior) in Meters 8	Side Yard (interior) in Feet 26
Side Yard (Exterior) in Meters 16	Side Yard (Exterior) in Feet 52	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property April 7, 2017	Date of construction of buildings property No plans - future once severance is finalized	How long have the existing uses continued on the subject property? Vacant - Decades
Has the owner previously applied for relief in respect of the subject property? ☑ Yes ☐ No	Please indicate the file number and describe briefly Additional minor variance application being submitted simultaneously for Retained Parcel	

Other Related Planning Applications	
Planning Application: Official Plan Amendment ☐ Yes ☑ No	Planning Application: Zoning By-Law Amendment ☐ Yes ☑ No
Planning Application: Plan of Subdivision ☐ Yes ☑ No	Planning Application: Consent (Severance) ☑ Yes ☐ No
Planning Application: Site Plan ☐ Yes ☑ No	Planning Application: Minor Variance ☐ Yes ☑ No
Are there any easements on the subject property? ☐ Yes ☑ No	

Consent (Severance): File Number B14-26	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands 98 Gilmour Road
Consent (Severance): Purpose Rural Residential Severance	Consent (Severance): Status Approved, subject to conditions	

Minor Variance Application must be commissioned

I understand that the required sketch must include the following information:

- [x] The boundaries and dimensions of the subject land.
- [x] The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- [x] The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- [x] The current uses on land that is adjacent to the subject land.
- [x] The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- [x] If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- [x] The location and nature of any easement affecting the subject land.

Please confirm the following

- [x] 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.

Van Harten
LAND SURVEYORS - ENGINEERS

September 24, 2026
35216-26
Jeff.Buisman@vanharten.com

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

Attention: Monika Farncombe

Dear Ms. Farncombe,

Re: Minor Variance Submission for Severance B14-26
98 Gilmour Road
Part of Lot 23, Concession 8
Part 2, 61R-4752
PIN 71195-0014
Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application forms, MDS Farm Data Sheet, PIN Report and Map and the required deeds. Payment will be made directly with the Township for the application fee of **$1,612.00 per application.**

Proposal:

Minor Variance requests are being made for the Severed & Retained Parcels of the Severance Application B14-26 that was approved subject to conditions at the July 2026 County Land Division Committee Meeting. The variance is required to satisfy Conditions 6 and 10 of the approved application.

The Minor Variance request is as follows for the Severed Parcel:

A) To permit a Minimum Distance Separation (MDSI) from the barn at 4407 Victoria Road South to the Severed Parcel to be 87m instead of 162m as required.

The Minor Variance requests are as follows for the Retained Parcel:

B) To permit a Minimum Distance Separation (MDSI) from the barn at 4407 Victoria Road South to the Retained Parcel to be 130m instead of 162m as required.
C) To permit a minimum lot area of 0.38 ha instead of 0.40 ha as required in Table 11.3 of the Zoning By-law.

The subject property is vacant and known as #98 Gilmour Road (PIN 71195-0014). The approved severance is to split the parcel essentially in half to create a new parcel for rural residential purposes and where a dwelling will be constructed on both the severed and retained parcels.

The Severed Parcel (#98) is a corner lot with a frontage of 40.2m along Gilmour Road, a frontage of 97.1m along Victoria Road South, with an area of 0.40ha where a single-detached dwelling, well and septic are proposed. There is an existing entrance from Gilmour Road, providing safe access to the site.

The Retained Parcel will have a frontage of 40.0m along Gilmour Road, depth of 94.5 to 95.7m, for a lot area of 0.38ha where a single-detached dwelling, well and septic are proposed. The sightlines have been evaluated and safe access is possible for the parcel.

The subject property is zoned Agricultural and has an Official Plan designation of Secondary Agricultural. The Reduced Agricultural Lot Requirements in Section 11.4 of the Zoning By-law have been evaluated for the parcels.

Lot Area:

The subject property is zoned Agricultural and the Reduced Agricultural Lot Requirements in Section 11.4 of the Zoning By-law have been evaluated for the parcels.

The Severed (corner) Parcel meets the lot frontage, area and setback requirements.

The Retained Parcel meets the lot frontage and setback requirements; however, the lot area is slightly under at 0.38ha instead of 0.40ha minimum and a Minor Variance is being requested to address this.

There have been a number of similar-sized parcels created over the years within Puslinch and the slightly reduced lot area is still of a sufficient size to permit development of a single detached dwelling with private services. The standard conceptual site grading plan is being prepared to show that development of a single dwelling with private services is possible on the lot with the slightly reduced area.

The adjacent parcels to the west (#96 Gilmour) and north (#4410 Victoria) are also slightly under the required zoning lot area at 0.28ha and 0.31ha respectively. Both parcels easily accommodate a dwelling, septic and well and the subject property and variance request is larger at 0.38ha.

Therefore, we consider this request to be minor in nature, as it follows the general intent of the Zoning By-law and Official Plan and there will be no adverse effects on neighbouring parcels.

Minimum Distance Separation (MDSI):

There is one property across the road at #4407 Victoria Road South that we have considered for MDS impact on the subject property. The building is a small barn and shop. The livestock area is approximately 60m^2 and the remainder of the building is a shop.

Our MDS Evaluation considered this severance as a Type B scenario as defined in Guideline #34 due to the creation of four or more lots outside a settlement area. If Type A was applied to the application being submitted, the minimum requirement would be half the amount, which would meet the MDS requirement. Using the farm information from the owner of 4407 Victoria Road South, we determined that the required MDS distance is 162m, whereas the actual distance to the Severed Parcel is 87m and 130m to the Retained Parcel. Therefore, MDS cannot be met and the variances are being requested.

We consider the requests to the minor in nature and will not have a negative impact on the small barn.

- There are three homes, #4410, #4401 and #4399 that are all relatively close (120m, 104m & 128m) to this barn already.
- The owner of the barn has informed us that the barn is used only for a few animals as a hobby and that 3 horse stalls was the best description of its capacity.
- The severance applications (B41/12 & B42/12) to create #4401 evaluated the MDS scenario as being Type A. If Type A was applied to the application being submitted, the minimum requirement would be 81m, in which case both the Severed and Retained parcels would meet the MDS requirement.
- The proposed dwellings will not create a new conflict for the existing livestock building.

Summary:

The Minor Variance requests for the reduced lot area and reduced MDSI setback are reasonable and we provide the opinion that the requests meets the four tests for a variance and will not have a negative impact on neighbour parcels. The proposal provides a great opportunity for an in-fill development on each lot, and the proposal fits with the character of the area.

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

Very truly yours,
Van Harten Surveying Inc.

[redacted]

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

cc Michael & Sara Domingues

Properties

PIN 71195 - 0014 LT *Interest/Estate* Fee Simple

Description PT LOT 23, CONCESSION 8 , TOWNSHIP OF PUSLINCH, PT 2, 61R4752 ; TOWNSHIP OF PUSLINCH

Address 98 GILMOUR ROAD
PUSLINCH

Consideration

Consideration $580,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name HER MAJESTY THE QUEEN IN RIGHT OF CANADA

Address for Service Public Services and Procurement
Canada
Seized Property Management Directorate
Portage III, 9C1, 11 Laurier Street
Gatineau QC K1A 0S5
Joy Sellers: 873.469.4842
Case Officer

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a representative of the Crown.

Transferee(s) *Capacity* *Share*

Name 2464793 ONTARIO INC.

Address for Service PO Box 158 Stn A
Orangeville ON L9W 2Z6

Statements

Schedule: Upon an application by the Attorney General of Canada, an order of the Superior Court of Justice (Central West Region, at Guelph) signed on 6 February 2012, declared this property to be offence-related property and forfeited the subject lands to Her Majesty the Queen in right of Canada as of the date of the order, pursuant to section 16 of the Controlled Drugs and Substances Act. A copy of the order of forfeiture was registered in the land registry office for the Land Titles Division of Wellington County on 2012 06 29 as WC347578.

I Colin T. Wyse, solicitor make the following law statement - The said order of forfeiture is still in force and effect and has not been stayed. The order has not been successfully appealed and the time for such appeal has now expired. Pursuant to the Seized Property Management Act, the Minister of Public Services and Procurement is authorized to dispose of the subject lands.

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Colin Terris Wyse — 3400-130 King Street West Box 36 -The Exchange Twr, Toronto, M5X1K6 — acting for Transferor(s) — Signed — 2017 04 07

Tel 416-973-2086

Fax 416-973-0809

I have the authority to sign and register the document on behalf of the Transferor(s).

Ellen Sophia Pefhany — 24 Queen St.East Suite 800, Brampton, L6V 1A3 — acting for Transferee(s) — Signed — 2017 04 07

Tel 905-451-6714

Fax 905-454-1876

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

DAVIS WEBB LLP — 24 Queen St.East Suite 800, Brampton — 2017 04 07

Submitted By

L6V 1A3

Tel 905-451-6714

Fax 905-454-1876

Fees/Taxes/Payment

Statutory Registration Fee	$63.35
Provincial Land Transfer Tax	$8,075.00
Total Paid	$8,138.35

File Number

Transferor Client File Number :	80339 (DOJ 8921197/CW/DP)
Transferee Client File Number :	046142-006

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71195 - 0014 PT LOT 23, CONCESSION 8 , TOWNSHIP OF PUSLINCH, PT 2, 61R4752 ; TOWNSHIP OF PUSLINCH

BY: HER MAJESTY THE QUEEN IN RIGHT OF CANADA

TO: 2464793 ONTARIO INC.

1. ANTONIO DUTRA

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) (_) above.
- ☑ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2464793 ONTARIO INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph (_) and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph (_) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	$580,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	$0.00
(ii) Given Back to Vendor	$0.00
(c) Property transferred in exchange (detail below)	$0.00
(d) Fair market value of the land(s)	$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	$580,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	$0.00
(i) Other considerations for transaction not included in (g) or (h) above	$0.00
(j) Total consideration	$580,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 61 Registration No. WC500131 Date: 2017/04/07

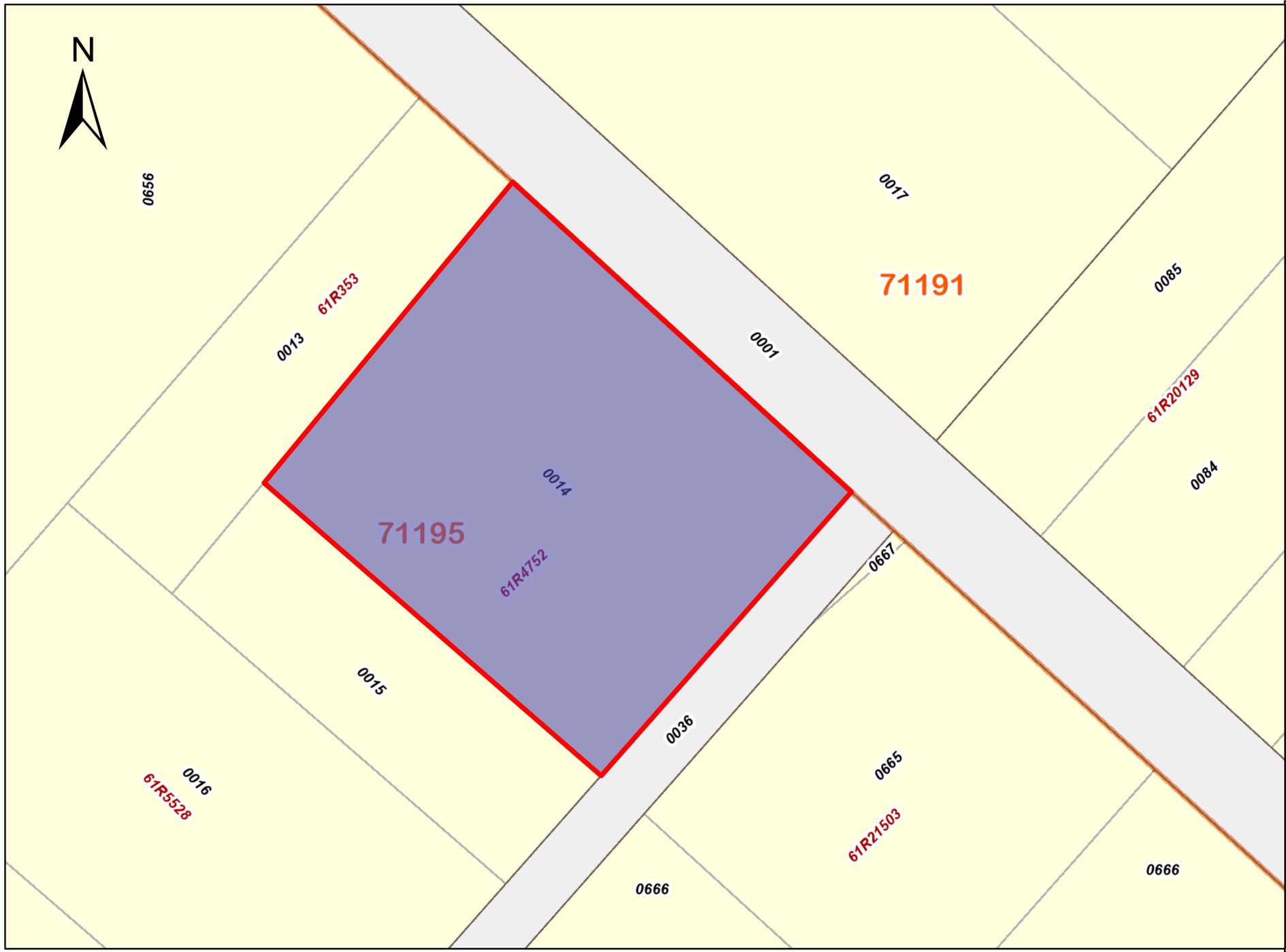
B. Property(s): PIN 71195 - 0014 Address 98 GILMOUR ROAD PUSLINCH Assessment Roll No 2301000 - 00601710

C. Address for Service: PO Box 158 Stn A
Orangeville ON L9W 2Z6

D. (i) Last Conveyance(s): PIN 71195 - 0014 Registration No. null

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☑ No ☐ Not known ☐

E. Tax Statements Prepared By: Ellen Sophia Pefhany
24 Queen St.East Suite 800
Brampton L6V 1A3



ServiceOntario

PRINTED ON 13 APR, 2026 AT 11:35:45
FOR PCHASE01

SCALE

0 10 20 30 40 meters

PROPERTY INDEX MAP

WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	*0449*
BLOCK NUMBER	**08050**
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

© King's Printer for Ontario, 2026

PROPERTY DESCRIPTION: PT LOT 23, CONCESSION 8 , TOWNSHIP OF PUSLINCH, PT 2, 61R4752 ; TOWNSHIP OF PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1998/11/09

OWNERS' NAMES
6LINK INCORPORATED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/11/09 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/11/09						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1998/11/09 ***						
61R4752	1989/07/12	PLAN REFERENCE				C
WC347578	2012/06/29	APL AMEND ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	ATTORNEY GENERAL OF CANADA	C
	REMARKS: FORFEITURE ORDER					
WC500131	2017/04/07	TRANSFER	$580,000	HER MAJESTY THE QUEEN IN RIGHT OF CANADA	2464793 ONTARIO INC.	C
WC694075	2023/01/10	APL CH NAME OWNER		2464793 ONTARIO INC.	6LINK INCORPORATED	C

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: Ian O'Keefe

Contact Information

Email: [redacted] Telephone: [redacted]

Civic Address: 4407 Victoria Road Municipality: Puslinch

Lot: 23 Concession: 9 Division:

Lot Size (where livestock facility is located): hectares 3 acres

Signature of Livestock Facility Owner: [redacted] Date: 3/1/26

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 60m2 for animals ft²/m² Rest is for shop ft²/m²

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

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

Liquid manure: <18% dry matter

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 (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)	3	v3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued) **County of Wellington**

Minimum Distance Separation I (MDSI)

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

P 519.837.2600 x2170
F 519.923.1694

MINOR VARIANCE SKETCH

PART OF LOT 23, CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000

0 10 20 40 60 metres

VAN HARTEN SURVEYING INC.

MINOR VARIANCE REQUESTS:

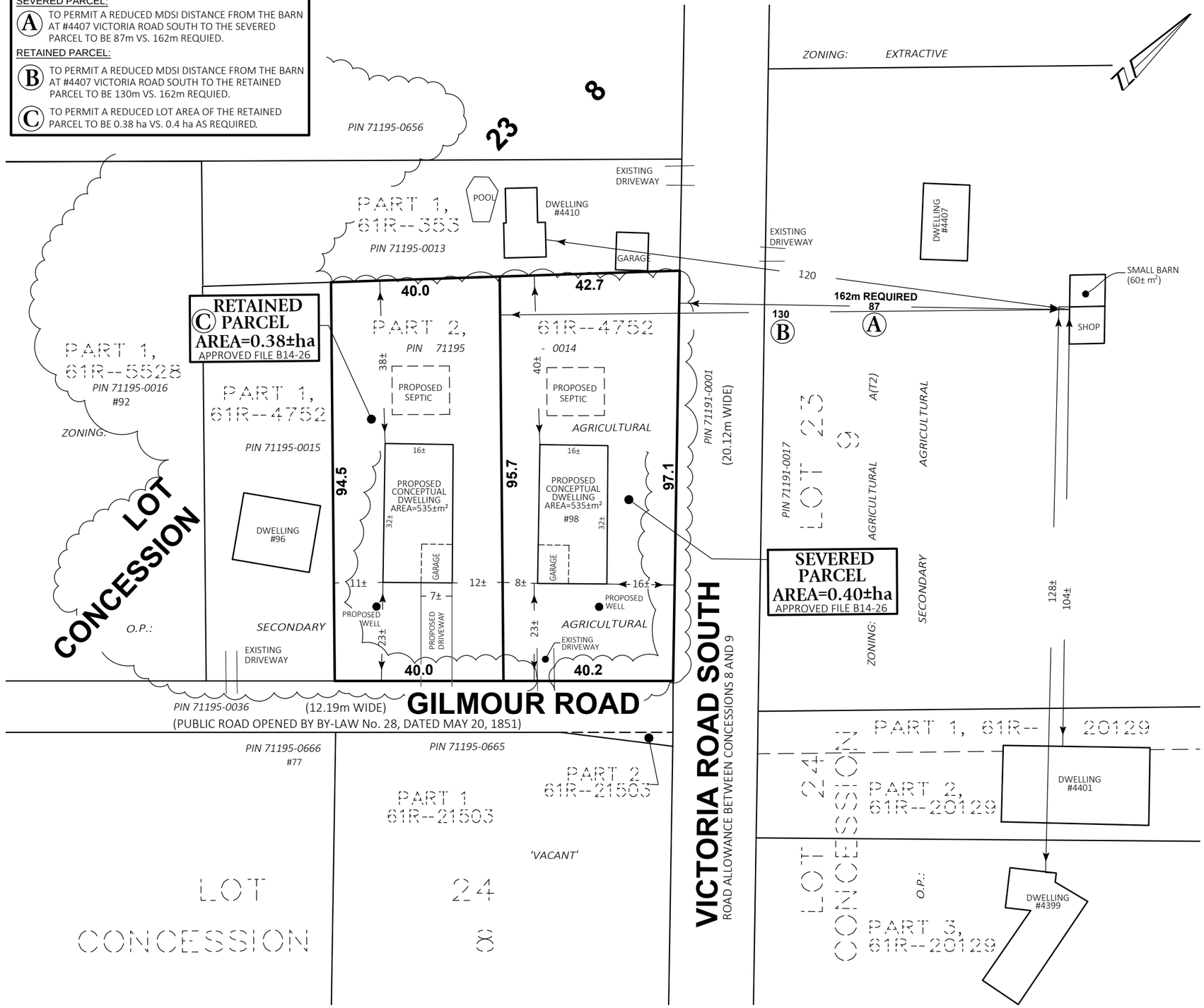
SEVERED PARCEL:

(A) TO PERMIT A REDUCED MDSI DISTANCE FROM THE BARN AT #4407 VICTORIA ROAD SOUTH TO THE SEVERED PARCEL TO BE 87m VS. 162m REQUIED.

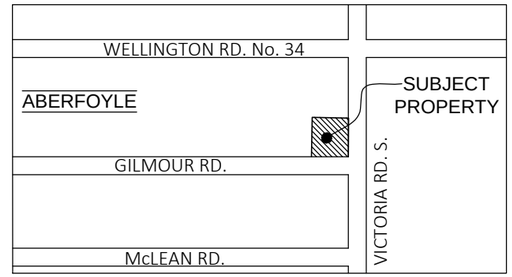
RETAINED PARCEL:

(B) TO PERMIT A REDUCED MDSI DISTANCE FROM THE BARN AT #4407 VICTORIA ROAD SOUTH TO THE RETAINED PARCEL TO BE 130m VS. 162m REQUIED.

(C) TO PERMIT A REDUCED LOT AREA OF THE RETAINED PARCEL TO BE 0.38 ha VS. 0.4 ha AS REQUIRED.



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.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
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.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 24th DAY OF SEPTEMBER, 2026.

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: S.J.	CHECKED BY: J.E.B.	PROJECT No. 35216-26

Sep 24, 2026-9:42:28 AM

G:\PUSLINCH\Con8\Lot23\Acad\MV LOT 23 (35216-26) DOMINGUES UTM 2010.dwg

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Comment Summary for D13-DOM

Roads: No comments

Bylaw: No comments

Building: The Building Department does not have any concerns with the reduction in MDS setbacks from a building code perspective.

Condition:
1. Update site plan with dimension showing the locations of adjacent well types (drilled/dug) and septic septic systems to ensure minimum setbacks can be maintained (15m clearance for drilled wells, 30m clearance for dug wells).

Fire: No comments

Source Water: 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.

County Planning: See attached

COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

October 13, 2026

BY E-MAIL

Monika Farncombe, Planning and Corporate Services Coordinator
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Farncombe:

Re: Proposed Minor Variance – D13-DOM
Michael Domingues
98 Gilmour Road, Puslinch
Township of Puslinch

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is requested from Zoning By-law No. 023-18:

- Minimum Distance Separation (MDS I): To permit a Minimum Distance Separation from the Severed Parcel of 87m, whereas the MDS requires 162m

The subject property is designated Secondary Agriculture in the County Official Plan. Planning staff note that the proposed variance is to satisfy conditions 6 and 10 of severance application B14-26 that was conditionally approved at the July 2026 Land Division Committee meeting.

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

Yours truly,

[redacted]

Aiden Orlans
Student Planner

Allie Gorman, MSc
Planner