



Planning & Development Advisory Committee
September 11, 2018
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- (1) Planning & Development Advisory Committee meeting minutes held Tuesday August 14th 2018.

4. LAND DIVISION

- (1) Goodrow Equine Services Limited – Part Lot 9, Concession 2 – File No. D10GOO (B93-18)

Proposed lot line adjustment is 22.6 hectares with 410 metre frontage, agricultural use with existing horse track and pond to be added to abutting property – David & Gwendolyn Goodrow

Retained parcel is 0.5 hectares with 60 m frontage, vacant land for proposed rural residential use.

- (2) Frederick Prior – Part Lot 16, Plan 804 – File No. D10PRI (B91-18)

Proposed severance is 0.4 hectares with 44.8 frontage, vacant land with existing driveway for proposed rural residential use.

Retained parcel is 2.4 hectares with 60 metre frontage, existing and proposed rural residential use with existing dwelling and coach house.

5. NEXT MEETING Tuesday October 9th @ 7:00 p.m.

6. ADJOURNMENT



MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Dianne Paron

MEMBERS ABSENT: None

OTHERS IN ATTENDANCE:

Karen Landry, CAO/Clerk
Michelle Innocente, County Planning

COMMITTEE OF ADJUSTMENT

1. to 5. There were no matters to be heard.

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. OPENING REMARKS

The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

7. DISCLOSURE OF PECUNIARY INTEREST

None

8. APPROVAL OF MINUTES

(a) It was noted that the minutes of the Planning & Development Advisory Committee Meeting held Tuesday April 10th, 2018 were inadvertently included on the agenda.

(b) Moved by Dan Kennedy and Seconded by Dianne Paron

That the minutes of the Planning & Development Advisory Committee Meeting held Tuesday July 10th, 2018 be adopted, as amended.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

None

10. ZONING BY-LAW AMENDMENTS

10a) Zoning Amendment D14/COX – COX Construction Ltd. – Part Lots 11 & 12, Concession 4, Forestell Road

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Extractive to Agricultural. The license has been surrendered to the MNR and the site has been rehabilitated.

Jeff Buisman, on behalf of the applicant provided the Committee with an overview of the proposed application.

Committee members did not have any questions.

Moved by Dennis O'Connor and Seconded by Deep Basi

That the Planning Development and Advisory Committee supports the proposed zoning by-law amendment application.

CARRIED

10b) Zoning Amendment D14/DOU – David Doughty – Part Lot 34 & 25, Concession 2, 7129 Smith Road

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agriculture (A) to Agriculture Site Specific (A-) to require an one-storey dwelling and a 305m dwelling setback from all Capital Paving operations; related to County of Wellington severance B77/16.

Jeff Buisman, on behalf of the applicant provided the Committee with an overview of the proposed application.

Michelle Innocente, referred to the Growth Plan provisions and advised she is currently working with the Township's environmental consultant, Greg Scheifele.

Dan Kennedy inquired about the arc and Dianne Paron inquired how much of the required 30 metre setback is being encroached upon.

Jeff Buisman, reviewed the details of the sketch.

Councillor Sepulis noted the trees seem young.

Michelle Innocente reviewed the terms: woodlot, significant woodlot and the Natural Heritage System.

Dave Doughty advised the committee that the woodlot was logged in the 30's and 50's and that the trees are 40 years old.

Dianne Paron inquired about the conservation authority requirement.

Michelle Innocente advised of the Growth Plan requirements and that there is no mechanism to modify the setback.

Moved by Dennis O'Connor and Seconded by Deep Basi

That the Planning Development and Advisory Committee supports in principle and subject to legislative timeline implications being adhered to the proposed zoning by-law amendment application.

CARRIED

11. LAND DIVISION

The following decisions for files D10-SHE, D10-BRA, D10-STU, D10-OOS, D10-BAL, D10-ROD, D10-BUR, D10-PRI were received.

12. OTHER MATTERS

Councillor Sepulis provided an update regarding Site Plan Application D11-LEA and referred to the email dated July 24, 2018 from Michael Roess, Chief Fire Prevention Officer.

13. CLOSED MEETING

No matters

14. NEXT MEETING

- Next Regular Meeting September 11th @ 7:00 p.m.

15. ADJOURNMENT

Moved by Deep Basi and Seconded by Dennis O'Connor

- That the Planning & Development Advisory Committee adjourns at 7:22 p.m.

CARRIED

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

August 10, 2018

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: August 02, 2018

FILE NO. B93-18

APPLICANT

Goodrow Equine Services Limited
6711 Wellington Road 34
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 9
Concession 2

Proposed lot line adjustment is 22.6 hectares with 410m frontage, agricultural use with existing horse track and pond to be added to abutting property - David & Gwendolyn Goodrow.

Retained parcel is 0.5 hectares with 60m frontage, vacant land for proposed rural residential use.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

September 19, 2018

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION of this application - please make your request in writing to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be NOTIFIED OF THE DECISION of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

- Local Municipality - Puslinch County Planning Conservation Authority - GRCA
- County Engineering
- Bell Canada County Clerk Roads/Solid Waste Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION B

Required Fee: \$ 1100
Fee Received: Aug 2/18

File No. B93/18

Accepted as Complete on: Aug 2/18

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Goodrow Equine Services Limited c/o David GOODROW

Address 6711 Wellington Road 34, Cambridge, ON, N3C 2V4

Phone No. 228-365-5288

Email: drdavrugby@gmail.com

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____ **Email:** _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3 (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

☒ **Conveyance to effect an addition to a lot**

☐ **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:

Part of Lot 9, Concession 2, Part 1, 61R-8364 (PIN 71208-0113)

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 2

Lot No. Part of Lot 9

Registered Plan No.

Lot No.

Reference Plan No. 61R-3641

Part No. Part 1

Civic Address Ellis Road

(b) When was property acquired: August 2004

Registered Instrument No. WC74862

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 387 / 410 ±

AREA

22 ha ±

Depth 612 ±

Existing Use(s)

Horse Track & Pond

Existing Buildings or structures: None

Proposed Uses (s): To be added to Part 1, 61R-8364 as part of agricultural property

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

Type of water supply - Existing [] Proposed [] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other (specify): Private well exists on lands to be added to

Type of sewage disposal - Existing [] Proposed [] (check appropriate space)

[] Municipally owned and operated sanitary sewers

[X] Septic Tank [X] individual [] communal

[] Pit Privy

[] Other (specify): Septic exists on lands to be added to

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 60 / 55 ±

AREA

0.6 ha ±

Depth 104 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)Existing ☐Proposed ☒

- ☐ Provincial Highway
☐ County Road
☒ Municipal road, maintained year round
☐ Municipal road, seasonally maintained
☐ Easement

- ☐ Right-of-way
☐ Private road
☐ Crown access road
☐ Water access
☐ Other (specify) _____

Type of water supply - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated piped water system
☒ Well ☒ individual ☐ communal
☐ Lake
☐ Other (specify): _____

Type of sewage disposal - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank ☒ individual ☐ communal
☐ Pit Privy
☐ Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐
*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES ☐ NO ☒

9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☒ NO ☐

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☒ NO ☐

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☐ NO ☒

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☐ NO ☒

15. Is there a noxious industrial use within 500 metres [1640']? YES ☐ NO ☒

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☐ NO ☒
Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES ☐ NO ☒

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES ☐ NO ☒

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

If YES, what was the nature and type of industrial use(s)?

- b) Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

If YES, what was the nature and type of the commercial use(s)

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [X] UNKNOWN []
- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a resubmission of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [] NO [X]
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [X] NO [] UNKNOWN []

PIN 71208-0113 Created by Consent August 29, 2000 by INST No. LT37325 (File No. B196/99) for Agricultural purposes. Transferred from Capital Paving Inc. to David Stephens and Gillian Stephens

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The application is consistent with the PPS. There are no MDS concerns as the structures already exist and a lot line adjustment is deemed not to create a new lot.

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The Natural Heritage System mapping indicates that there is a wetland area on the subject property, however no development is proposed within the wetland area and this application is for a boundary adjustment.

26. a) Indicate the existing County Official Plan designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural and Core Greenlands in the Official Plan. This proposal follows the guidelines set out in Section 10.4.6 that states lot line adjustments are permitted for boundary adjustments as long as there is no adverse effect on agriculture will occur.

b) Indicate the existing Local Official Plan (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. What is the zoning of the subject lands? **Agricultural (A & A-33) and Natural Environment (NE)**

28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐

If NO, a) has an application been made for re-zoning?

YES ☐ NO ☐ File Number _____

b) has an application been made for a minor variance?

YES ☐ NO ☐ File Number _____

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☒ NO ☐

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages, provide complete name and address of Mortgagee _____

Lands to be Added to: Mortgage as in Instrument No. WC202813 with The Bank of Nova Scotia located at 4519 Dundas Street, Burlington, ON, L7M 5B4

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

30. **Type of Farm Operation** conducted on these subject lands: **Horses**

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☒

31. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands** **None**

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width	Length	Area	Use
	Width	Length	Area	Use

32. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>

33. Are there any drainage systems on the retained and severed lands? YES ☐ NO ☒

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

August 1, 2018

25585-18

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application and Sketch
6711 Wellington County Road 34 & Ellis Road
Part of Lot 9, Concession 2
Part 1, 61R-3641 & Part 1, 61R-8364
PIN 71208-0114 & 71208-0113
Township of Puslinch**

Please find enclosed an application for a Lot Line Adjustment Severance and Sketch on the above-mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, PIN report and map, the required deed, addresses of neighbouring properties, MDS Farm Data Sheet, a cheque to the GRCA for \$400 and a cheque to Wellington County for \$1,100.

Proposal:

The proposal of this lot line adjustment is to sever the majority of the land from the vacant parcel along Ellis Road (PIN 71208-0114), owned by Goodrow Equine Services Limited and merge it with the parcel to the north known as No. 6711 Wellington Road 34 (PIN 71208-0113), owned by David and Gwendolyn Goodrow for continued agricultural purposes.

The Severed Parcel has an area of 22.6 ha where a horse track and pond exist. The Lands to be added to contain a dwelling, arena with a dwelling unit, barn with 14 horse stalls and a vet clinic on 7.5 ha of land. This parcel is zoned Agricultural (A-33) to permit a veterinary clinic and accessory dwelling unit for farm help. The Retained Parcel will be in the southeast corner along Ellis Road with a frontage of 60 m, depth of 104 m for an area of 0.5 ha.

The property is designated Secondary Agricultural in the County of Wellington Official Plan. However recent changes to the Growth Plan for the Greater Golden Horseshoe (GGH) changed the designation to Primary Agricultural. Please note the history of this property in that it was a gravel pit and was rehabilitated sometime after 2000.

This type of severance follows general intent of Section 10.3.5 of the Wellington County Official Plan for "Lot Line Adjustments" where *two farms are merged and an existing farm residence is made surplus to the resulting enlarged farm parcel*, except that in this case no house exists. The existing second farm does not have a residence or other farm buildings. This application also provides the benefit of merging the horse-related operations into one property.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc David Goodrow

34. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source Protection Plan** in effect? YES [] NO [X]

If YES, please complete the Source Water Protection Form and submit with your application.

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [X] NO []

If yes, please indicate the person you have met/spoken to:

Michelle Innocente

36. If a new farm operation, or new crops, or new farm buildings are being proposed for the severed and/or retained lands. Please provide some details:

None

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.**
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

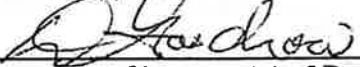
I, (we), Goodrow Equine Services Limited c/o David Goodrow the
Registered Owners of

Part of Lot 9, Concession 2, Part 1, 61R-3641 except Part 1, 61R-8364 Of the Township of Puslinch
in the

County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.



Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph In the County/Region of

Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) _____

Part of Lot 9, Concession 2, Part 1, 61R-3641 except Part 1, 61R-8364 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of

(Owner or Applicant)

Guelph In the

County/Region of Wellington

This 1st day of Aug 20 18



Commissioner of Oaths



(Owner or Applicant)

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021,
Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner(s)



Date

Aug 1, 2018

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION A

Fee Received: Aug 2/18

File No. 393/18

Accepted as Complete on: Aug 2/18

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) David Clifford GOODROW and Gwendolyn Joy GOODROW

Address 6711 Wellington Road 34, Cambridge, ON, N3C 2V4

Phone No. 228-365-5288

Email: drdavrugby@gmail.com

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 2

Lot No. Part of Lot 9

Registered Plan No.

Lot No.

Reference Plan No. 61R-8364

Part No. Part 1

Civic Address 6711 County Road 34

(b) When was property acquired: August 2004

Registered Instrument No. WC74861



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 David Guxlow

Contact Information
Email drdavrugby@gmail.com Telephone 519-658-5446
Civic Address 6711 Wellington Rd 134 Municipality Puslinch
Lot 9 Concession 2 Division _____
Lot Size (where livestock facility is located) 7.5 ha hectares _____ acres
Signature of Livestock Facility Owner [Signature] Date Feb 8/18

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hifers (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)	12	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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 pulletbarn)		
	Layer pullets (day-olds until transferred into layerbarn)		
	Broiler breeder growers (males/females transferred out to layerbarn)		
	Broiler breeder layers (males/females transferred in from growerbarn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkeybarn)		
	Turkey breeder layers (males/females transferred in from growerbarn)		
	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 floorarea)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130

ROAD WIDENING BY
EXPROPRIATION PLAN
M-42560

CONCESSION

LOT 9

14 PIN 71210-0051

LOT 10

15 PIN 71210-0062

PIN 71210-0002 30.48m WIDE

WELLINGTON ROAD 34

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3

#6695

12

PIN 71208-0023

#6703

#6711

186±

ZONING: NATURAL ENVIRONMENT

GREENLANDS

CORE

OP:

APARTMENT IN LOFT

14 STALLS

VET CLINIC

ARENA

PART 1, 61R-8364

401±

SHED COVERALL

775±

TO MERGE

LANDS TO BE
ADDED TO
AREA=7.5±ha

CREATED BY CONSENT AUGUST
2000 BY INSTRUMENT No.
LT37325. APPLICATION
8196/99

13

PIN 71208-0030

96±

128±

314±

183±

LOT

9

ZONING:

AGRICULTURAL

FORMER GRAVEL
PIT: REHABILITATED
AFTER 2000

LANDS TO BE
SEVERED
AREA=22.6±ha

1

PIN 71208-0114

OP:

SECONDARY

AGRICULTURAL

CONCESSION

2

LOT

10

3

PIN 71208-0127

SHED

SHED

DWELLING #6738

APPROVED
SEVERANCE
APPLICATION
B69/18

THIS SKETCH WAS PREPARED
ON THE 31st DAY OF JULY 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

6

PIN 71208-0041

PART 1, 61R-8815
PIN 71208-0126

100±

3641

55±

PROPOSED ENTRANCE

108±

60±

119±

EXISTING ENTRANCE

R=81.0
A=57.5

211±

20.2m± WIDE

ELLIS ROAD

20.2m± WIDE

7

PIN 71208-0029

8

PIN 71208-0033

#6705

9

PIN 71208-0160

10

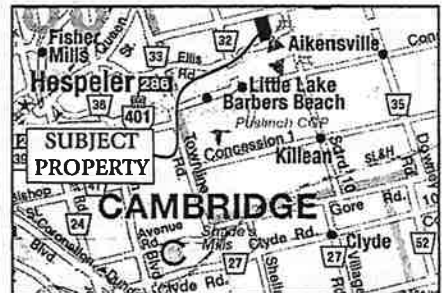
PIN 71208-0159

CAMBRIDGE
"ON ROUTE"
REST STOP

HIGHWAY 401

SEVERANCE SKETCH PART OF LOT 9, CONCESSION 2 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

KEYMAP



SCALE 1 : 3000

0 30 60 120 180 meters

VAN HARTEN SURVEYING INC.

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 (A & A-33) & NATURAL ENVIRONMENT (NE).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & CORE GREENLANDS.
4. SUBJECT LANDS HAVE A DESIGNATION OF PRIME AGRICULTURAL IN THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
8. (A-33) ALLOWS A VETERINARY CLINIC AND AN ACCESSORY DWELLING UNIT FOR FARM HELP.

LOT

10

3

PIN 71208-0127

SHED

SHED

DWELLING #6738

APPROVED
SEVERANCE
APPLICATION
B69/18

THIS SKETCH WAS PREPARED
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PIN 71208-0041

PART 1, 61R-8815
PIN 71208-0126

100±

3641

55±

PROPOSED ENTRANCE

108±

60±

119±

EXISTING ENTRANCE

R=81.0
A=57.5

211±

20.2m± WIDE

ELLIS ROAD

20.2m± WIDE

7

PIN 71208-0029

8

PIN 71208-0033

#6705

9

PIN 71208-0160

10

PIN 71208-0159

CAMBRIDGE
"ON ROUTE"
REST STOP

HIGHWAY 401



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 25585-18

Jul 31, 2018-11:07am

G:\PUSLINCH\Con2\Acad\SEV LOT 9 (GOODROW) UTM.dwg

August 10, 2018

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: August 02, 2018

FILE NO. B91-18

APPLICANT

Frederick Prior
9 Kerr Crescent
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 16
Reg Plan 804

Proposed severance is 0.4 hectares with 44.8m frontage, vacant land with existing driveway for proposed rural residential use.

Retained parcel is 2.4 hectares with 60m frontage, existing and proposed rural residential use with existing dwelling & coach house.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

September 19, 2018

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
 County of Wellington Administration Centre
 74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 1100
 Fee Received: Aug 2/18
 File No. 291/18
 Accepted as Complete on: Aug 2/18

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) Frederick PRIOR

Address 9 Kerr Crescent, Puslinch, ON, N0B 2J0

Phone No. 519-763-1542

Email: _____

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for residential purposes

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession _____ Lot No. _____

Registered Plan No. 804 Lot No. Part of Lot 16

Reference Plan No. _____ Part No. _____

Civic Address 48 Bridle Path

(b) When was property acquired: July 2018 Registered Instrument No. WC544000

5. Description of Land intended to be SEVERED: Metric [] Imperial []

Frontage/Width 43.5 / 41.0 ± AREA 0.4 ha ±

Depth 96.2 ± Existing Use(s) Rural Residential

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)	Existing [X]	Proposed []
[] Provincial Highway	[] Right-of-way	
[] County Road	[] Private road	
[X] Municipal road, maintained year round	[] Crown access road	
[] Municipal road, seasonally maintained	[] Water access	
[] Easement	[] Other	

Type of water supply - Existing [] Proposed [X] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other _____

Type of sewage disposal - Existing [] Proposed [X] (check appropriate space)

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify): _____

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

90.7 / 122 ±

AREA

2.4 ha ±

Depth

202 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

Dwelling & Coach House

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing []

Proposed [X]

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

Type of water supply - Existing [X] Proposed [] (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

Type of sewage disposal - Existing [X] Proposed [] (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify):

7.

Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES [] NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8.

Is there a landfill within 500 metres [1640 feet]?

YES [] NO [X]
9. a)

Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES [] NO [X]
10.

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [X] NO []
11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES [X] NO []
12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES [] NO [X]
13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES [] NO [X]
14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES [] NO [X]
15.

Is there a noxious industrial use within 500 meteres [1640']?

YES [] NO [X]
16.

Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES [] NO [X]

Name of Rail Line Company:

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The application is consistent with the PPS.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The Natural Heritage System mapping indicates that there is a wetland area on the subject property. The lot line of the proposed severance is to be outside of this feature.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Country Residential and Core Greenlands in the Official Plan. The severed parcel is Country Residential and a single detached dwelling is permitted within this area. Section 10.5.6 of the OP states that new lots may be created provided that the land is appropriately zoned.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Estate Residential 2 (ER2), Agricultural, Natural Environment

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]

A minor variance will be applied for pending severance approval

If NO, a) has an application been made for re-zoning? YES [] NO [] File Number _____

b) has an application been made for a minor variance? YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

- Mortgage as in Instrument No. WC544001 with the Bank of Montreal located at 20 Erb Street West, Suite 101, Waterloo, ON, N2L 1T2
- Easement as in Instrument No. RO735268 with the Township of Puslinch for a drainage swale

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands: None

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width	Length	Area <u>75±m²</u>	Use <u>Coach House</u>
	Width	Length	Area	Use

August 1, 2018

23560-16

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
48 Bridle Path
Part of Lot 16, Registered Plan 804
Subject to Easement RO735268
PIN 71197-0316
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$400 and a cheque to Wellington County for \$1,100.

Proposal:

The proposal is to create a new rural residential parcel along Bridle Path in the Aberfoyle Creek and Fox Run Estates with a frontage of 43.5 m, depth of 95.6 m with an area of 0.4± ha. The severed parcel is part of the existing yard of 48 Bridle Path, but there is enough room for a new dwelling. The driveway for the house on the retained parcel will be moved so that it is contained within the retained parcel. The retained parcel will have an area of 2.4± ha where an existing dwelling and coach house will remain.

The new limit between the severed and retained parcels has been set so that the minimum area requirement of 4,000 m² can be achieved along with the minimum 2.0 m clearance to the coach house. The result is a Lot Frontage of 43.5 m at the Front Yard Setback line instead of 50.0 m as required in the Estate Residential 2 (ER2) section of the Zoning By-law. A minor variance will be sought for this reduced frontage. All the zoning requirements for the retained parcel will be met.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Fred Prior

33. **Manure Storage Facilities** on these lands: None

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES [X] NO []

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [] NO [X]

If yes, please indicate the person you have met/spoken to:

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Fred A. Prior the Registered Owners of

Lot 16, Registered Plan 804 Of the Township of Puslinch in the

County/-Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

X



Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph In the County/-Region of

Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) _____

Lot 16, Registered Plan 804 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

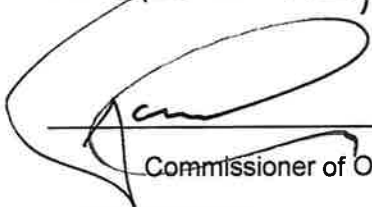
DECLARED before me at the

City Of

Guelph In the

County/-Region of Wellington

This 1 day of Aug 20 18



Commissioner of Oaths



(Owner or Applicant)

James Michael Laws, (Owner or Applicant)
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner(s)



Date

Aug. 1, 2018

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2160

Jana Poechman

From: Kyle Davis <KDavis@centrewellington.ca>
Sent: Friday, August 3, 2018 9:13 AM
To: Jana Poechman
Cc: Source Water
Subject: FW: Screening Form - B91-18
Attachments: WHPA_Map_48Bridle.pdf

Hi Jana,

Thank you for providing the above referenced application for review. This property is located wholly within the Guelph/Guelph-Eramosa WHPA-Q (quantity). This WHPA-Q is not currently in legal effect, and therefore it does not require a Section 59 notice under the Clean Water Act at this time. The applicant should be made aware that policy requirements are being developed for inclusion in the applicable Source Protection Plan and policies may apply to this property in the future. Further information can be found at <http://www.wellingtonwater.ca/en/how-does-this-affect-me/tier-3-water-budget-studies.aspx>

I have attached a map showing the property and Wellhead Protection Areas for your reference.

Regards,

Kyle

Kyle Davis | Risk Management Official

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x362 | kdavis@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: August-02-18 11:10 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: Screening Form - B91-18

Hello.

Here is another form for your review. For circulation August 10th if possible.

Thanks.

Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca

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Explore
Wellington



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Watercourses

- Well Locations
- Q1 and Q2
- Q1 and Q2 Boundary
- RoadsLookup

0.2 0 0.11 0.2 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2016

Notes

