PLANNING & DEVELOPMENT ADVISORY COMMITTEE
June 11, 2019
7:00 p.m.

A G E N D A ADDENDUM

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- May 14, 2019

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

4(a) Minor Variance Application D13/WRI – David Wright/Elizabeth Reade (deferred from February 26, 2019 PDAC meeting)– Property described as Part of Lot 11, Concession 10, 161 Hume Road, Township of Puslinch**.**

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot area of the severed parcel to be 10.0 metres instead of 24.3 metres as required.

4(b) Minor Variance Application D13/DRY – Barrie Drysdale - described as Part Lot 25 Concession 9, 4371 Victoria Road, Township of Puslinch.

Requesting relief from provision 3(d)(i) of Zoning By-law #19/85, as amended, requesting that the accessory building be located in the front yard.

5. OTHER MATTERS

- None

6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. OPENING REMARKS

7. DISCLOSURE OF PECUNIARY INTEREST

8. APPROVAL OF MINUTES

- May 14, 2019

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

11(a) Severance Application B22-19 (D10/VEN) – Angelo & Marcella Venerus, Part Lot 20, Concession 3, 4508 Sideroad 20 N, Puslinch

Proposed severance is 7.61 hectares with 243.8m frontage, existing and proposed rural residential use with existing shed. Note: Re-submission of denied application B20-18.

Retained parcel is 0.48 hectares with 47m frontage, existing and proposed rural residential use with existing dwelling.

11(b) Severance Application B26-19 (D10/FOR) – Daniel Forestell, Part Lot 20, Concession 3, 6948 Wellington Road 34, Puslinch

Proposed severance is 0.4 hectares with 60m frontage, existing agricultural use for proposed rural residential use. Note: Re-submission of denied application B181-17.

Retained parcel is 29 hectares with 500m frontage, existing and proposed agricultural use with existing dwelling without plumbing and barn.

12. OTHER MATTERS

- None

13. CLOSED MEETING

- None

14. NEXT MEETING Tuesday, July 9, 2019 @ 7:00 p.m.

15. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
May 14, 2019
7:00 PM
COUNCIL CHAMBERS

MINUTES

MEMBERS PRESENT
Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT
None

OTHERS IN ATTENDANCE
Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Development and Legislative Coordinator
Cutis Marshall, Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.
William Reeve
Kirk Sargeant
Shawn Sawatzky, Tropical Sunrooms
John Sloot
Jim and Pat Watson
Kim Wozniak

1. OPENING REMARKS

The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dan Kennedy Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meetings held Tuesday, April 9, 2019 be adopted.
CARRIED

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

4a.) Minor Variance Application D13/REE – William Reeve – Property described as Part Lot Concession Gore, 6522 & 6526 Gore Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage of 106.0m instead of 121.9m as required.

- Courtenay Hoytfox outlined the application and advised that the notice requirements for the application had been met and that no objections were received and the following comments have been received:

- Heritage Committee: Advised that there is a significant heritage structure on the property which is an early stone house and are not sure if there would be any impact on the property.

- Jeff Buisman of Van Harten Surveyors, consultant, provided an overview of the application and advised that there is a severance application pending with the County.
- Kim Wozniak outlined the four tests for approval of a minor variance and stated that the application was not minor nor was it necessary because it will provide the owner with three parcels and could impact the abutting wetlands and the protected wellhead and drinking water, and would possibly be developed. She further stated that she wants a condition in the Decision that the property could not be severed by the owner.
- John Sepulis asked Curtis Marshall if the land would be severable in the future.
- Curtis Marshall advised that the severance application was for a lot line adjustment and that no new building lots were created.
- John Sepulis asked if a new severance would be permitted.
- Curtis Marshall advised that the county has not received an application to sever the property at this time, and if one is submitted in the future, the abutting wetlands would have to be addressed.
- Jeff Buisman stated that the County planning report states that the four tests for a minor variance have been met, there is no new building lot and no intention to create a building lot in the near future. He further stated that with the abutting bush and wetlands on the property it would be difficult to sever the lot and further suggested that the condition requested by Kim Wozniak would not be enforceable.
- Dan Kennedy asked if there is anything that says the owner could not erect a building later.
- Jeff Buisman advised that the land is mostly bush and wetland in front of the property and it would be very difficult to put a new driveway leading into the property.
- Paul Sadhra asked if the land is protected by the GRCA.
- Jeff Buisman advised that the land is core greenlands, mirror wetlands and the Grand River Conservation Authority has regulation limits for a new driveway and would require approval and a permit to put a new driveway into the property.
- Dennis O'Connor asked if the heritage building located on the property be impacted.
- Jeff Buisman advised that it is the owner's mother's house and would not be impacted.
- There were no further questions or comments.

The Committee voted on the motion with John Sepulis, Paul Sadhra, Dan Kennedy and Dennis O'Connor in favour and Deep Basi opposed to the motion.

The request is hereby **Approved** with no conditions**.**

CARRIED

4(b) Minor Variance Application D13/SAR – Kirk Sargeant – Property described as Part 1 on Reference Plan 61R-21247, 4852 Sideroad 10 N, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended to permit a second septic system to accommodate the accessory apartment instead of the accessory apartment connecting to the existing well and septic which services the main dwelling, as required.

- Courtenay Hoytfox outline the application and advised that the notice requirements for the application had been met and that no objections were received from the circulated agencies or public.
- The owner provided an overview of the application and noted that one septic system would be located at the front of the dwelling and one septic system would be located at the rear of the dwelling.

- There were no public comments or questions.
- Dan Kennedy inquired if the building department is satisfied with the application
- The owner advised that the building permit was submitted and the required fees have been paid.

The Committee voted on the motion with all in favour.

The request is hereby **Approved with the following condition(s):**

1. The owner shall pay any required development charges.

CARRIED

4(c) Minor Variance Application D13/SLO – Sloot Construction Ltd. - Property described as Units 2-8 inclusive Wellington Vacant Land Condominium No. 246, Fox Run Estates Phase 2, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended to permit reduced side yard setbacks for Units 3-7 to be 5.0m instead of 10.0m as required in Section 9(3)(d) instead of 10.0m for each lot as required.

Requesting relief from provisions of Zoning By-Law #19/85, as amended to permit reduced west side yard setback for Units 2 and 8 to be 5.0m instead of 10.0m for each lot as required.

- Courtenay Hoytfox outlined the application and advised that the notice requirements for the application had be met with no objections received and the following comments:
  - GRCA – On May 14, 2019, after review of an updated site plan sketch, The Grand River Conservation Authority amended its comments from May 8, 2019 which, among other concerns recommended deferral of this application to allow the application the opportunity to provide and Environmental Impact Study (EIS) to address applicable policies. Its May 14, 2019 comments stated that since the east side yards of Units 2 and 8 will now maintain a 10 metre setback it they will not encroach on the "no-touch" wetland buffer and that it appears that the current proposal relating to Units 2 and 8 conforms with the prior EIS study. It further stated that it would suggest that the Tree Savings Plan be reviewed and approved by the Township and County of Wellington prior to any onsite work or that the applicant modify the current proposal to accommodate this requirement. Its last comment was that due to the natural heritage features, the subject properties are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (O. Reg. 150/06) and that a GRCA permit will be required prior to any site alteration, pre-grading or development, but the permitting process would not take the tree saving into account and will provide advisory comments once a site plan has been prepared.
  - County of Wellington – Planning staff have no objection subject to the following condition: That a revised tree saving/compensation plan be submitted to, and approved by, the Township of Puslinch and the County of Wellington.
- John Sepulis clarified for the committee the updated application that the owner submitted and subsequent comments received from various agencies.
- Jeff Buisman of Van Harten Surveyors, consultant, provided an overview of the application and stated that there is better flexibility to where trees bill be planted and that each lot will have a specific tree planting plan for each lot. He further explained that there is an easement located between Units 3 and 4 however it is not registered on title but is listed in the Condominium Declaration and is already in place between the two properties.
- Dan Kennedy asked what direction does the water flow through the swale.
- Jeff Buisman advised that the water drains from the road to the rear of the property.
- Dan Kennedy asked if the Grand River Conservation Authority is satisfied with the application.
- Jeff Buisman advised that it is satisfied.

- John Sepulis commented that the swale is deep and that asking for a reduced setback of 5 metres will put the foundation of the dwelling very close to the swale if there is a "100 year" storm.
- Jeff Buisman advised that the houses could be to the edge of the swale and that the site plan will show how the dwelling would be situated on the property.
- John Sepulis asked that with the reduced side yard setbacks would a larger dwelling be built.
- Jeff Buisman responded that it is possible if requested by the lot owner.
- John Sepulis stated that the original Environmental Impact Study spoke to the soil and location of the septic bed and is concerned that if the lot size is reduced to build a bigger dwelling will the size of the septic bed be located in the right location and will effluent be able to move through the septic bed and how will it affect Mill Creek. The committee might require a condition that a study be done to validate that there will be no negative impact from the increased septic bed.
- Jeff Buisman inquired what kind of study would be required.
- John Sepulis advised that a hydrogeologist prepared the previous study and the study would require to be updated to address that if a larger building is built how it would affect the septic bed if it wouldn't be caught at the building permit stage.
- Jeff Buisman stated that the building permit will need the septic system design so it may not address whatever impact the condition or the study states it will have on the property.
- John Sepulis read what the draft conditions that would be placed in the Decision so that Jeff could provide some clarity.
- Jeff Buisman advised that the septic systems will be tertiary septic beds and should not be a problem.
- John Sepulis advised that one of the conditions in the decision will be stated "to the satisfaction of the Township's engineer".
- During the course of discussion the east side yard setbacks of Unit 4 and the west side yard setbacks of Unit 3 were removed from consideration at the request of Jeff Buisman.
- Jeff Buisman suggested that the owner would agree to keep both of the preceding setbacks at 10 metres and the engineering study would no longer be required.

The Committee voted on the motion with all in favour.

The request is hereby **Approved with the following conditions:**

1. Units 2 and 8:
   (a) The applicant shall obtain a hydrogeological study no later than Friday, May 15, 2020 to demonstrate that the increased septic bed size can be accommodated and the septic effluent will hot have detrimental effect on the wetlands and Mill Creek;
   (b) The applicant shall pay the Township's third party consultant costs including the cost for the Township engineer's review of all required documents.
2. Units 3-7 inclusive:
   (a) The applicant shall obtain a hydrogeological study no later than Friday, May 15, 2020 to show that the increased septic bed size can be accommodated and the septic effluent will not have detrimental effect on the wetlands and Mill Creek;
   ~~(b) That the east side of Unit 4 and the west side of Unit 3 shall be subject to an engineering assessment to show that the water flow through the swale will not affect the homes at a 5.0 metre setback to the satisfaction of the Township's engineer.~~
   (c) That the applicant shall pay the Township's third party consultant costs including for the Township's engineer's review of all required documents.

(d) That the applicant shall submit a revised tree saving/compensation plan to the Township for approval by the Township of Puslinch and the County of Wellington.

CARRIED

4(d) Minor Variance Application D13/WAT – Jim and Pat Watson – Property described as Lot 52 Plan 61M-203, 4 Hemlock Crescent, Township of Puslinch.

(i) Requesting relief from provisions of Zoning By-Law #19/85, as amended to permit a maximum lot size of 50.31m² (16.3%) relief instead of maximum lot coverage of 35%, as required.

(ii) Requesting relief from provisions of Zoning By-Law #19/85, as amended to permit a maximum dwelling size of 3.34m² instead of 116m² as required.

(iii) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced rear yard set-back of 0.46m relief instead of minimum rear yard set-back of 1.2m as required.

- Courtenay Hoytfox outlined the notice application and advised that the notice requirements for the application had been met and that there were no comments or objections.
- Shawn Sawatzky from Tropical Sunrooms, the designer for the owner, provided an overview of the application.
- There were no questions or comments from the public.
- Dan Kennedy asked if the proper foundation meets the Building Code
- Shawn Sawatzky advised that it does.

The Committee voted on the motion with all in favour.

The request is hereby **Approved with no conditions.**

CARRIED

5. OTHER MATTERS

- None.

6. ADJOURNMENT

Moved by: Dennis O'Connor Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 8:05 p.m.

CARRIED

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
MAY 14, 2019
7:00 PM
COUNCIL CHAMBERS

MINUTES

MEMBERS PRESENT
Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT
None

OTHERS IN ATTENDANCE
Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Development and Legislative Coordinator
Curtis Marshall, Planner, County of Wellington

1 - 5. COMMITTEE OF ADJUSTMENT

- See April 9, 2019 Committee of Adjustment minutes.

6. OPENING REMARKS

The meeting was called to order at 8:06 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications. The Chair further indicated that there were no applications to be heard for this meeting.

7. DISCLOSURE OF PECUNIARY INTEREST

None

8. APPROVAL OF MINUTES

Moved by: Dennis O'Connor Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, April 9, 2019, be adopted.

CARRIED

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

- None

12. OTHER MATTERS

12(a) Code of Conduct Overview

- Courtenay Hoytfox provided an update of the Code of Conduct for Councilors and Committee Members. All committee members will sign and return to Courtenay Hoytfox once they have

reviewed it.

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, June 11, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Paul Sadhra Seconded by: Dennis O'Connor

That the Planning & Development Advisory Committee is adjourned at 8:10 p.m.

CARRIED

+ 706.00

TOWNSHIP OF PUSLINCH

PROGRESSING TOGETHER

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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): BARRIE DRYSDALE

Address: 4371 VICTORIA RD.

City: PUSLINCH

Postal Code: N0B. 2J0

E-mail Address: [redacted]

Telephone Number: [redacted]

Fax: N/A

Applicant (Agent) Name(s): AS ABOVE

Address:

City:

Postal Code:

E-mail Address:

Telephone Number:

Fax:

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

Send correspondence to: Owner: ☒ Agent ☐ Other: _____

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

Municipal address: ~~PART LOT~~ 25 A371 VICTORIA RD

Concession: 9 Lot: 25

Registered Plan Number: _____

Area: _____ ha Depth: 1000 m Frontage: 120 m

79 ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

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

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).

CONSTRUCTION OF ACCESSORY BUILDING THAT WOULD BE CLOSER TO THE ROAD THAN THE EXISTING DWELLING

5. Why is it not possible to comply with the provisions of the by-law? (please specifically indicate on sketch).

MOVING THE ACCESSORY BUILDING BACK WOULD ENCROACH UPON THE GRCA WETLANDS.

6. What is the current Official Plan and zoning status?

Official Plan Designation: CONC 9 PT LOT 25

Zoning Designation: _____

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

_____

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

VICTORIA RD.

9. 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:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	☐	☐
Communal Water:	☐	☐
Private Well:	☒	☒
Other Water Supply:	☐	☐
Municipal Sewers:	☐	☐
Communal Sewers:	☐	☐
Private Septic:	☒	☒
Other Sewage Disposal:	☐	☐

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? RURAL RESIDENTIAL

The abutting properties? RURAL RESIDENTIAL.

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

Type of Building(s)/ structures	MAIN HOUSE (EXISTING)		EXISTG SHED	PROPOSED WORKSHOP
Main Building height	m	26 ft.	15ft. m	13 ft.
*Percentage lot coverage	m	.05% ft.	.01% m	.04% ft.
*Number of parking spaces	3	3	Ø	Ø
*Number of loading spaces		N/A	Ø	Ø
Number of floors		1+ basement	1	1
Total floor area	m^2	3380 ft^2	396 ft^2 m^2	1500 ft^2
Ground floor area (exclude basement)	m^2	1950 ft^2	396 ft^2 m^2	1500 ft^2

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

	MAIN HOUSE		EXISTING SHED	PROPOSED WORKSHOP
Front Yard	m	140 ft.	205 m	100 ft.
Rear Yard	m	3200 ft.	3200 ft m	3250 ft.
Side Yards	m	48 ft.	40 ft m	75 ft.

15. What are the dates of acquisition and construction of subject property and building property?

Date of acquisition of subject property: 1991

Date of construction of buildings property: 1991 HOUSE 2017 SHED

16. How long have the existing uses continued on the subject property? 27 YEARS.

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

Other Related Planning Applications:

18. Has an application for any of the following on the subject lands?

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	☐	☒					
Zoning By-Law Amendment	☐	☒					
Plan of Subdivision	☐	☒					
Consent Severance)		☒					
Site Plan	☐	☒					
Minor Variance	☐	☒					

Authorization for Agent/Solicitor to act for Owner:

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

I (we)_____of the

_____of_____County/Region of

_____do hereby authorize

_____to act as my agent in this application.

_____ _____

Signature of Owner(s) Date

Affidavit:

I (we) BARRIE DRYSDALE of the

TOWNSHIP of PUSLINCH County/Region of

WELLINGTON solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration

conscientiously believing it to be true, and knowing that it is of the same force and effect

as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the TOWNSHIP of PUSLINCH in the

County/Region of WELLINGTON this 7th day of

MAY, 2019.

[redacted] MAY 7/19

Signature of Owner or authorized solicitor or agent Date

_____ _____

Signature of Commissioner Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of $_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

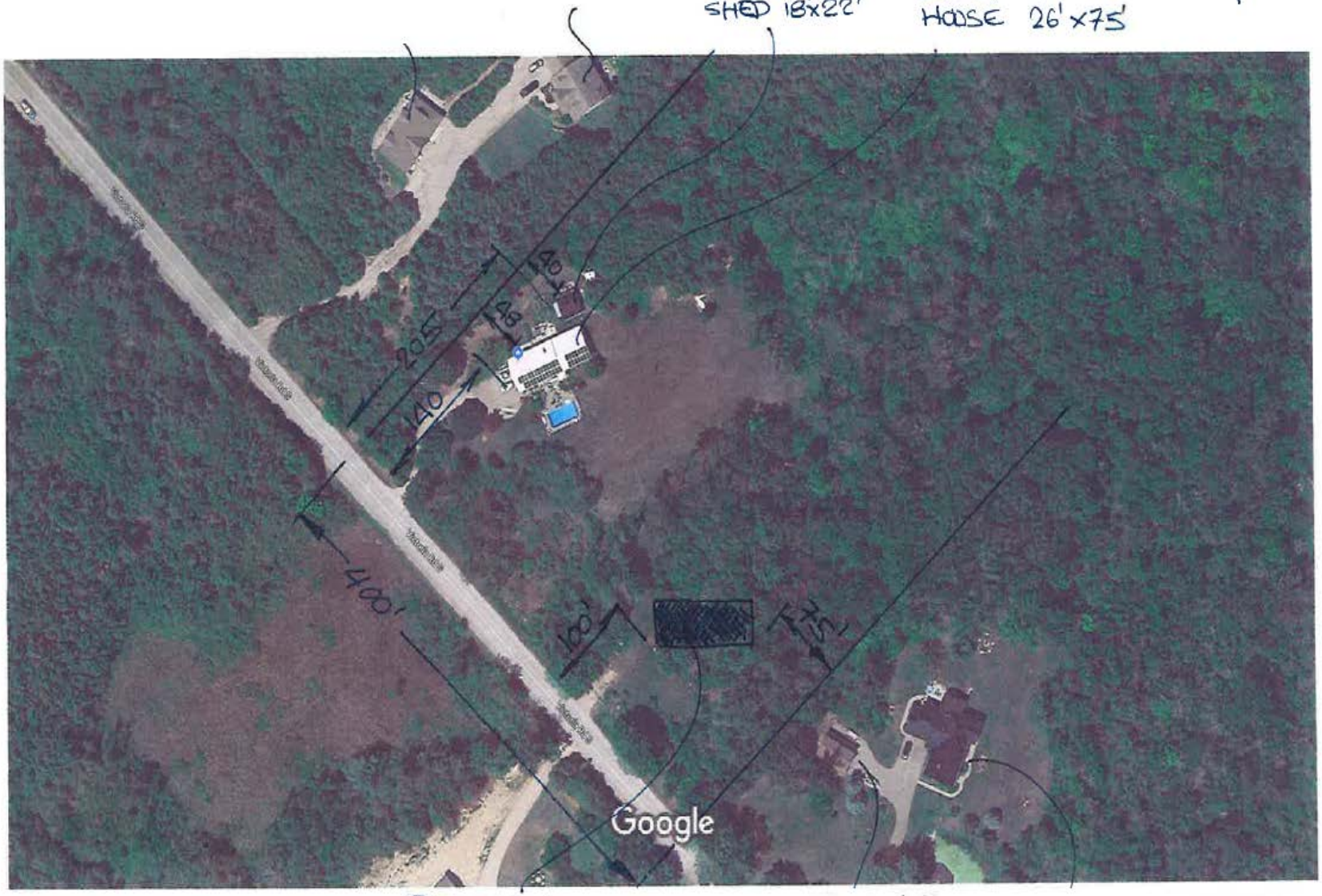
_____ _____

Signature of Municipal Employee Date

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

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

4N



4371 -
VICTORIA RD

PLANNING REPORT
for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE:	June 6, 2019
TO:	Courtenay Hoytfox, Secretary-Treasurer Township of Puslinch
FROM:	Jessica Rahim, Planner County of Wellington
SUBJECT:	**MINOR VARIANCE APPLICATION D13/DRY (Barrie Drysdale)** **4371 Victoria Road S, Puslinch** **Concession 9, Part Lot 25**

We have reviewed the application for minor variance and provide the following comments. These comments are offered without the benefit of a site visit.

Planning Opinion

The applicant is seeking relief from the Zoning By-law in order to construct an accessory building in front of the main dwelling for personal storage. Section 3(d)(i) permits accessory buildings anywhere in an interior side yard or a rear yard.

There are no major concerns with this proposal provided that Grand River Conservation Authority has no concerns. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the proposal minor and have no concerns with this application.

The details of the minor variance application are included in the table below.

Section of By-law	Required	Proposed
Section 3(d)(i) General Provisions Zone Requirements	A building or structure accessory to a single detached dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.	Requesting that the proposed accessory building be located in the front yard.

Our discussion of this application relative to the four tests under the *Planning Act* is as follows:

Four Tests	Discussion
That the requested variance is **minor** in nature	• We find that the requested variance is minor in nature
That the intent and purpose of the **Zoning By-law** is maintained	• The subject property is currently zoned Agricultural (A) and Natural Environment (NE). • A single detached dwelling is permitted on the lot and the detached accessory building is considered accessory to the main dwelling.
That the general intent and purpose of the **Official Plan** is maintained	• The subject property is designated as Greenlands and Core Greenlands in the County of Wellington Official Plan • Comments of GRCA should be considered regarding the appropriateness of the location of the proposed accessory building.

Four Tests	Discussion
That the variance is **desirable** for the appropriate development and use of the land, building or structure	• The intent of the by-law is to allow the front yard to be maintained for open space and ensure that accessory buildings remain subordinate and incidental to the main use. • The dwelling is set back approximately 43 m (140 ft) from the front lot line where the applicants are proposing 30 m (100 ft) setback for the accessory building. • The 30 m setback meets the intent of the by-law and the variance is desirable and appropriate development and use of the land.

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department

[redacted]

Jessica Rahim, Planner

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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Dr. Elizabeth Reade & Dr. Dave Wright

Address: 161 Hume Road

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: [redacted]n

Telephone Number:

Fax:

Applicant (Agent) Name(s): Valerie Schmidt c/o GSP Group Inc.

Address: 201-72 Victoria Street South

City: Kitchener

Postal Code: N2G 4Y9

E-mail Address: vschmidt@gspgroup.ca

Telephone Number: 519-569-8883

Fax:

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

None.

Send correspondence to: Owner: ☐ Agent ☒ Other: _____

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

Municipal address: 161 Hume Road

Concession: 10 Lot: 11

Registered Plan Number: _____

Area: 3.0 ha Depth: 400 m Frontage: 10 m

7.4 ac 1312.3 ft 32.8 ft

Width of road allowance (if known): _____

Reason for Application:

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

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

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).

We are requesting relief from the Zoning By-law to permit a reduced lot width to 10 metres whereas the zoning requires 24.3 metres.

5. Why is it not possible to comply with the provisions of the by-law? (please specifically indicate on sketch).

Please see attached cover letter.

6. What is the current Official Plan and zoning status?

Official Plan Designation: Secondary Agricultural, Core Greenlands and Greenlands

Zoning Designation: Agricultural (A) Zone and Natural Environment (NE) Zone

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

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

Hume Road

9. 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:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	☐	☐
Communal Water:	☐	☐
Private Well:	X	X
Other Water Supply:	☐	☐
Municipal Sewers:	☐	☐
Communal Sewers:	☐	☐
Private Septic:	X	X
Other Sewage Disposal:	☐	☐

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: X

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? Retained Lands - Residential Severed Lands - Future Residential

The abutting properties? Rural Residential

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

Type of Building(s)/ structures	Existing (Retained)		Proposed (Severed)	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m^2	ft^2	m^2	ft^2
Ground floor area (exclude basement)	m^2	ft^2	m^2	ft^2

14. 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	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

15. What are the dates of acquisition and construction of subject property and building property?

Date of acquisition of subject property: 1996

Date of construction of buildings property: 1998

16. How long have the existing uses continued on the subject property? 1998

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

Other Related Planning Applications:

18. Has an application for any of the following on the subject lands?

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	☐	☐					
Zoning By-Law Amendment	☐	☐					
Plan of Subdivision	☐	☐					
Consent (Severance)			B145/17	County Land Division Comm.	161 Hume Road	Create a new Lot	Appealed
Site Plan	☐	☐					
Minor Variance	☐	☐					

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of $_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

_____ _____
Signature of Municipal Employee Date

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

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

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Dr David Wright and Dr Elizabeth Reade of the 161 Hume Rd of Puslinch County/Region of Wellington do hereby authorize Mr Hugh Handy of GSP to act as my agent in this application.

[redacted]

Signature of Owner(s)

Dec. 20, 2018
Date

Affidavit:

I (we) Valerie Schmidt c/o GSP GROUP. of the City of Waterloo County/Region of Waterloo solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED before me at the City of Kitchener in the County/Region of Waterloo this 10 day of Janurary, 20 18.

[redacted]

Signature of Owner or authorized solicitor or agent

Jan. 10/2019
Date

[redacted]

Signature of Commissioner

Jan 10, 2019.
Date

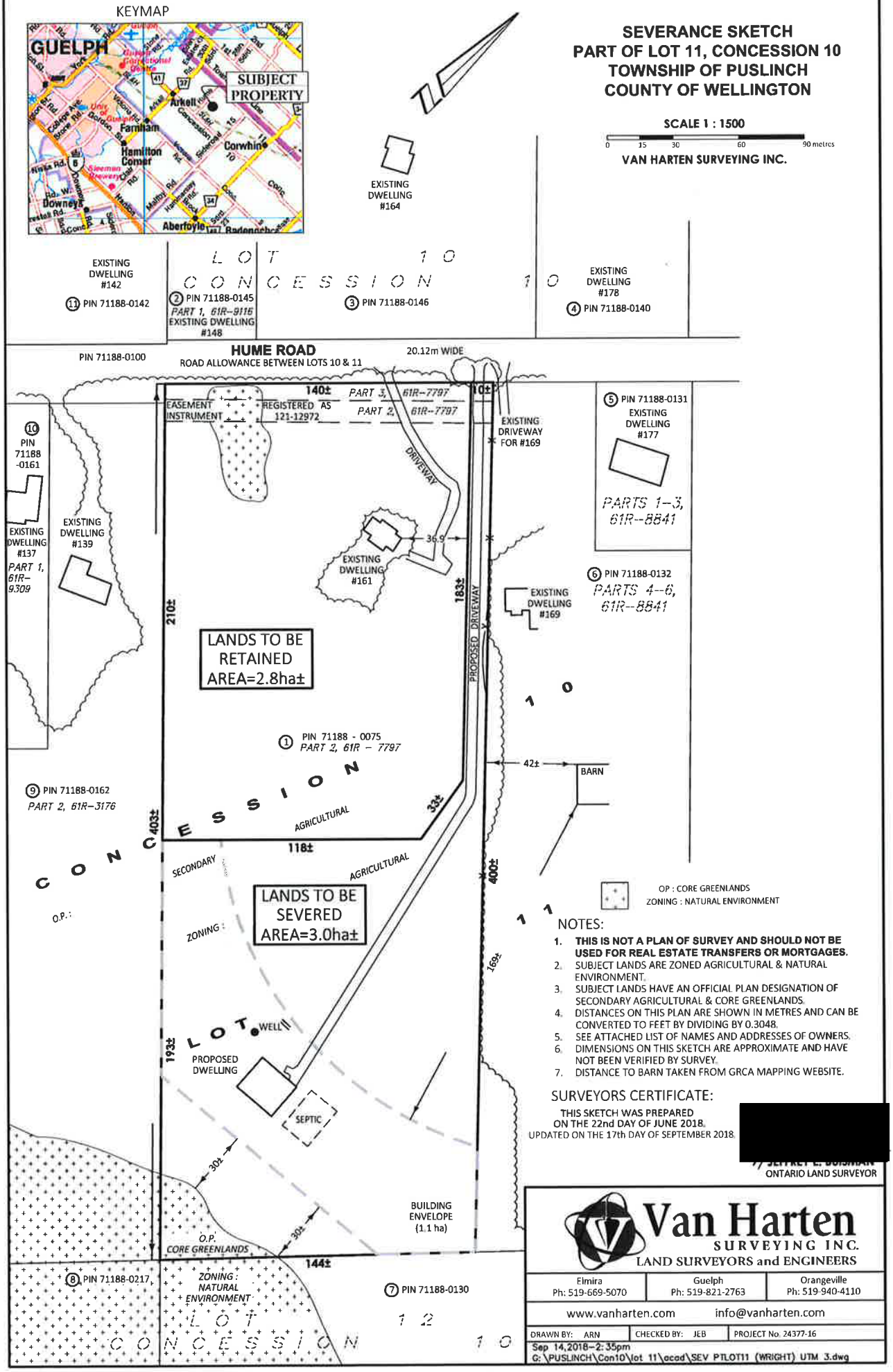
Melissa Lorraine Hamilton, a Commissioner, etc., Province of Ontario, for GSP Group Inc. Expires April 13, 2021.

SEVERANCE SKETCH
PART OF LOT 11, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 metres

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 & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. DISTANCE TO BARN TAKEN FROM GRCA MAPPING WEBSITE.

SURVEYORS CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 22nd DAY OF JUNE 2018.
UPDATED ON THE 17th DAY OF SEPTEMBER 2018.

[redacted]

ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira	Guelph	Orangeville
Ph: 519-669-5070	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 24377-16

Sep 14,2018-2:35pm
G:\PUSLINCH\Con10\lot 11\acad\SEV PTLOT11 (WRIGHT) UTM 3.dwg

SHAPING GREAT COMMUNITIES

June 4, 2019 Project No: 18191

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

Attn: Courtenay Hoytfox
Secretary-Treasurer
Committee of Adjustment

Re: **Minor Variance Application #D13/WRI**
Part of Lot 11, Concession 10, Township of Puslinch
161 Hume Road, Puslinch

On behalf of Dr. Elizabeth Reade & Dr. Dave Wright (the "Owners"), I submit this update letter for the consideration of the Township of Puslinch Committee of Adjustment.

At the public meeting on February 26, 2019 the above-noted minor variance application was deferred. The minor variance application will return to the Committee of Adjustment on June 11, 2019.

By way of background, the County of Wellington Land Division Committee granted provisional consent to the application (B145-17) on November 8, 2018 along with conditions to be satisfied before the consent is finalized. Condition 9 in the Notice of Decision requires that the Owners obtain a minor variance from the Township's Zoning By-law #19/85 to permit a reduced lot width of 10 metres whereas 24.3 metres is required under the Agricultural (A) Zone. The consent application was subsequently appealed to the Local Planning Appeal Tribunal ("LPAT") by Mr. and Mrs. Strachan who live immediately east of the subject property at 169 Hume Road.

The following is an update on various matters that were discussed at the public meeting and the follow-up that has taken place since that time:

1. Revised Scoped Environmental Impact Study ("EIS")

At the Committee of Adjustment meeting, verbal comments were received from Mr. Greg Scheifele of GWS Ecological & Forestry Services Inc. (consulting ecologist and forester to the Township of Puslinch) indicating concerns with the scope of the natural heritage work to be completed as part of fulfilling a condition of consent (Condition 8 – updated EIS). Subsequent to the Committee of Adjustment meeting, formal written comments were

received from Mr. Scheifele dated February 28, 2019 (attached). Our consultant (Ms. Shannon Davison of Aboud & Associates Inc. – "Aboud"), reached out to Mr. Scheifele following the receipt of those formal comments. The result of those discussions is contained in an email exchange (dated March 25 and 26, 2019 - attached) that indicates some additional work beyond the Terms of Reference dated February 5, 2019 is required (attached) for the Revised Scoped Environmental Impact Study ("EIS"). Mr. Scheifele indicated in those exchanges of March 25 and 26, 2019 that he was satisfied with the proposed work plan for the Scoped EIS.

By way of update, Aboud has been completing the required field work for the completion of the Scoped EIS. Based on timing windows, they have one more amphibian survey to complete at the end of June, and breeding bird surveys that should be completed around that time as well. Aboud anticipates having the Scoped EIS completed by mid-July and will subsequently submit it for review by the GRCA, County and Township.

2. Public Meeting Comments - Mr. and Mrs. Strachan and Mr. John Sloot

Mr. and Mrs. Strachan and Mr. John Sloot were present at the Committee of Adjustment meeting on February 26, 2019 and made verbal comments. Written comments have also submitted. The verbal comments can be summarized as follows based on a review of the Minutes from the February 26, 2019 meeting:

Karl Strachan:

- 10 percent grade of driveway is steep
- Traffic concerns when construction starts on the severed parcel
- Concern about complaints of new landowners about the odour and noise from their farm animals.

Brigitte Strachan:

- 16 signatures opposing the severance and minor variance

John Sloot:

- Not opposed but believes poor planning
- Township doesn't need "flagpole" shaped lots
- Was surprised that the minor variance application was processed
- Thinks neighbours should have been consulted by owner's consultant
- Geothermal heat pump can be moved
- Did the fire department try to put a fire truck up the driveway?

The Owners and our consultant team have considered these comments.

Further, Dave Wright, Beth Reade and I met with Brigitte and Karl Strachan at Dave and Beth's home on the evening of April 3, 2019. While it is our understanding that Mr. and Mrs. Strachan are still not in support of the consent and minor variance, it allowed an opportunity for a positive exchange of information. We noted that, given the Provincially Significant wetland/buffer on the west side of the current property, the topography around the existing home and visibility required to gain safe access from Hume Road, the proposed

entrance location and configuration of the lot was suitable and appropriate and that the proposed driveway grade would not be an issue. Further we explained that the driveway entrance to Hume Road and proposed slope of the driveway is supported by Puslinch Roads and Fire departments.

3. Site Inspection – County planners

On the afternoon of May 8, 2019, Dave Wright, myself and two County planners (Michelle Innocente and Jameson Pickard) conducted a site walk of the entire property. This site walk was undertaken at the request of the County planners. The purpose of the site walk was to understand driveway access, topography, land use/interface with Mr. and Mrs. Strachan's property including the current retaining wall, wetland/buffer area, meeting Minimum Distance Separation for proposed new dwelling, etc.

Based on our site walk, there appeared to general consensus that lot configuration (with the proposed narrower frontage than permitted by the Zoning By-law) and driveway access location/driveway slope was appropriate. During our site walk we noted various alternative driveway locations that were considered prior to filing the consent application.

We note that a further staff report is pending from the County as part of the deferred minor variance application coming back to the Committee of Adjustment.

4. Conclusion

Based on the information contained in this letter, we are still of the opinion that the minor variance application meets the four tests of Section 45(1) of the *Planning Act, R.S.O. 1990*. Accordingly, we respectfully request support of the Committee of Adjustment for the proposed minor variance application.

We plan to attend the Committee of Adjustment meeting on June 11, 2019 to answer any questions. Should you or members of the Committee of Adjustment have any questions in the meantime, please do not hesitate to contact me in our Kitchener office at 519-569-8883.

Yours truly,
GSP Group Inc.

[redacted]

Hugh Handy, MCIP, RPP
Senior Associate

cc Dr. Elizabeth Reade and Dr. Dave Wright
Lynne Banks, Township of Puslinch
Michelle Innocente, County of Wellington
Jameson Pickard, County of Wellington

ABOUD & ASSOCIATES INC.
Consulting Arborists • Ecologists • Landscape Architects

190 Nicklin Road
Guelph . Ontario
N1H 7L5

T: 519.822.6839
F: 519.822.4052
info@aboudtng.com
www.aboudtng.com

URBAN FORESTRY
ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION
NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES
SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT STATEMENTS
ECOLOGICAL LAND CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE
MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION
OMB TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

February 5, 2019

Our Project No.: AA17-062A
Sent By Email: fnatolochny@grandriver.ca

Fred Natolochny
Supervisor of Resource Planning- North and South
Grand River Conservation Authority
400 Clyde Road PO Box 729
Cambridge, Ontario N1R 5W6

Re: 161 Hume Road, Puslinch
Severance Application
Terms of Reference – Revised Scoped Environmental Impact Study

Dear Mr. Natolochny:

This document outlines the Terms of Reference (ToR) of the revised scoped Environmental Impact Study (EIS) for the proposed severance of a property at 161 Hume Road in the Township of Puslinch. Please review the additional terms and circulate to GRCA staff for discussion and approval.

BACKGROUND

A rural lot is proposed for severance from a parcel to be retained on 161 Hume Road in the Township of Puslinch. The parcel proposed to be severed is a 'flag-shaped' lot, located on the east side of Hume Road, north of the existing parcel to be retained.

The lands to be severed are within the Grand River Conservation Authority regulation limit, and include a GRCA wetland and the allowances adjacent to a Provincially Significant Wetland (PSW).

The lands to be retained include a small GRCA Wetland. The lands to be severed are within County Designated Secondary Agriculture, and include a small area of Core Greenlands in the southern corner. The lands to be severed also include a small area within the Township of Puslinch Natural Environment Zone.

A Scoped Environmental Impact Study for the above property was completed by Aboud & Associates Inc. (2017) and submitted to the County of Wellington and GRCA. Based on comments issued by the GRCA on October 15, 2018 and due to the proposed building area extending further into the existing wooded feature, and are now within the regulation limits of the PSW, additional works are being conducted to confirm the justification of the original EIS.

In preparing the Terms of Reference, the following sources were reviewed for background information:

- Aerial photography of the subject site,
- Wellington County Official Plan (2017) and Schedules,
- Wellington County mapping (Explore Wellington, accessed February 5, 2019)
- GRCA mapping (accessed February 5, 2019) of natural heritage features (e.g. regulation limit, GRCA and OMNR wetlands, ANSI's, and MNR Woodlands),
- Natural Heritage Information Center, Make-a-map, accessed February 5, 2019
- Ontario Nature. Ontario Reptile and Amphibian Atlas: a citizen science project to map the distribution of Ontario's reptiles and amphibians. Accessed February 5, 2019.
- Ontario Breeding Bird Atlas. Bird Studies Canada, 2007.
- 161 Hume Road Scoped Environmental Impact Study (Aboud & Associates Inc., 2017)

STUDY AREA

The study area is the lands to be severed and up to 50m beyond the proposed boundary of the lands to be severed.

As needed, the lands to be retained adjacent the lands to be severed may require further access in order to assist with understanding the features and functions of natural heritage features.

Lands outside of the field study area will be reviewed from existing background information e.g. Wellington County Official Plan.

PLANNING CONTEXT

Wellington County Official Plan
The plantation present in the study area is less than 5ha in total area, as a result, it is not considered significant, and is not identified as Greenlands in the County Official Plan.

Under the *Wellington Country Forest Conservation By-law*, the plantation is considered 'woodland', as a result, any tree removals greater than 15m from the edge of any portion of the proposed development will be subject to the Wellington County Forest Conservation By-law.

Township of Puslinch Zoning By-Law

The Township of Puslinch Zoning by-law No. 19/85 Schedule 'A' indicates that portions of the severance area are within the Natural Environment Zone. The Township by-law states that no buildings or structures, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment NE Zone. This minimum setback may be reduced to a distance supported by the Grand River Conservation Authority.

Grand River Conservation Authority

The proposed severance contains a small portion of the Provincially Significant Arkell Corwhin Wetland Complex, and the allowances adjacent to these features. Section 8.4 of the GRCA's *Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 150/06, 2013) identifies the area of interference of a Provincially Significant Wetland as being 120m.

The Provincial Policy Statement and Wellington County OP indicates that development may be permitted within the congruent/adjacent lands of the Environmental Policy Area where an EIS demonstrates that there will be no negative impacts on the natural heritage resource.

BACKGROUND REVIEW

Additional background natural heritage information related to the subject lands and adjacent lands identified the following information:

1. The Ontario Reptile and Amphibian Atlas shows within a 10 km square of the subject lands, the recent and historical presence of 28 species (including complexes) of reptiles and amphibians (accessed February 5, 2019). Including seven species of Conservation Concern (Jefferson/blue-spotted Salamander Complex, Milksnake, Eastern Ribbonsnake, Western Chorus Frog, Blanding's Turtle, Northern Map Turtle and Snapping Turtle).

2. The Natural Heritage Information Centre indicates the presence of 5 species of conservation concern within 1km of the project location (Least Bittern, Northern Map Turtle, Eastern Ribbon Snake, Eastern Meadowlark, Blanding's Turtle) and three species of Conservation Concern (Ram's Head Lady's-slipper, Tawny Emperor, Carey's Sedge and Harbinger-of-spring).

3. The Ontario Breeding Bird Atlas shows within a 10 km square of the subject lands, the recent presence of 112 species of bird. Including ten species of Conservation concern (Least Bittern, Chimney Swift, Red-headed Woodpecker, Eastern Wood-pewee, Bank Swallow, Barn Swallow, Wood Thrush, Grasshopper Sparrow, Bobolink and Eastern Meadowlark).

4. The Ontario Mammal Atlas indicates that three species of conservation concern, Little Brown Myotis, Northern Myotis and Eastern Small-footed Myotis (bats) may occur in the study area.

This information indicates that there is a potential presence of additional natural heritage features and constraints that may require investigation and/or comment.

PROPOSED TERMS OF REFERENCE

Revised Scoped Environmental Impact Study

To fulfill the requirements of this study, we will revise the scoped EIS, and:

1. Describe the proposed development.
2. Review additional and/or updated background information, (e.g. proposed activity, relevant sections of natural heritage system components of the Wellington County OP, investigation of wildlife atlases and NHIC)
3. Conduct a surface review (pers. comm. N. Garland, 2017) to investigate the existing topography and soils, and further confirm the presence/absence of wet terrain features (i.e. springs and/or seeps) within the study area.
4. Conduct a breeding bird survey of the study area, following the protocol of the Ontario Breeding Bird Atlas (Bird Studies Canada, 2004), and including both point counts and area searches. The breeding bird survey requires two, focused, early morning site visits during the period between late May and early July.
5. Conduct an amphibian (frogs and toads) call survey as per the Marsh Monitoring Program (2003), by Bird Studies Canada. This requires three surveys conducted between ½ hour after sunset and before midnight within specific periods: 15-30 April, 15-30 May, and 15-30 June. Surveys will take place when evening temperature and weather conditions are appropriate.
6. Record observations of incidental wildlife during site visits.
7. Analyze findings and revise figures to identify:
    a. Identified natural heritage features, and functions and landscape level features (e.g. linkages, forest interior habitat).
    b. Locations of the breeding bird and amphibian surveys.
    c. The updated proposed site plan (locations of buildings, septic tank/field, amenity, drive)
    d. ELC vegetation communities
    e. Other noteworthy features as needed
    f. Locations of additional/new natural heritage features from background literature searches (e.g. mammal atlas, herpetofaunal atlas, Wellington County OP, Township Zoning Bylaw.
    g. Wetland Boundary delineation, as verified with the GRCA (2017).
8. Revise the impact assessment by reviewing the proposed development's direct, in-direct, and induced (i.e. residual, ongoing) impacts on the natural features. Provide an opinion about the location of the components of the site plan (e.g. house footprint, drive, septic field) to reduce/avoid impacts to natural heritage features. Show the configuration of the proposed development on the severed parcel and assess for minimizing impacts to ecological features and functions. This will involve discussions with the proponent, Van Harten and AA.
9. Revise policy rationale for expected impacts to natural heritage features e.g. removal of trees and grading to accommodate the site plan.

10. Edge Management Guidelines and Compensation: Revise general recommendations of where and why naturalization treatments may be needed to protect vegetation features (e.g. woodlands, wetlands) adjacent to the development activity. Provide rationale and recommendations for tree compensation (e.g. where, why and how much).
11. Prepare a revised scoped EIS that includes background information, methods, existing conditions, proposed development, impact assessment and mitigation measures, and appendices of field studies (e.g. flora and ELC data sheets, amphibian survey results, breeding bird survey results).

Yours truly,

ABOUD & ASSOCIATES INC.

[redacted]

Shannon Davison, B. Env, Eco. Rest. Cert.
Ecologist
OMNRF Certified Ecological Land Classification
OMNRF Certified Wetland Evaluation

Cc: David Wright 161 Hume Road, Puslinch, ON N0B 2J0 (email)
Jeff Buisman, Van Harten Surveying Inc. (email)
Michelle Innocente, County of Wellington (email)
Hugh Handy, GSP Group (email)

S:\A+A Projects\2017\2-Approved Projects\17-062A Hume Road Severance EIS\Approvals, Comments\Terms of Reference\17-062A Terms of Reference.docx

File: 3901
By: Email

February 28, 2019

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

Attention: Ms. Lynne Banks
Development and Legislative Coordinator

Dear: Ms. Banks

Re: 161 Hume Road Minor Variance Application # D13/WRI

As requested, I have reviewed the Minor Variance Application and related correspondence which were submitted in support of a proposed severance in Part of Lot 11, Concession 10 in the Township of Puslinch. The owners, Dr. Elizabeth Reade & Dr. Dave Wright, want to sever a 3 hectare (7.4 acre) vacant parcel from their existing 5.8ha (14.3 acre) rural residential property leaving a retained parcel 2.8ha (6.9 acres) in size. Condition 9 in the County's Notice Decision requires the Owners to obtain a Minor Variance from the Township's Zoning By-law #19/85 to permit a reduced lot width of 10 metres whereas 24.3 metres is required under the Agricultural (A) Zone. The narrow lot width along Hume Road is needed to accommodate a driveway access to the proposed flag shaped lot. In addition, I also reviewed the Scoped Environmental Impact Study prepared by Aboud & Associates Inc. in December 2017 which was submitted in support of the proposed severance application. Based upon this information I offer the following comments from a natural environment perspective on the proposed severance and required minor variance.

1. The Grand River Conservation Authority (GRCA) was given the opportunity to comment on Aboud's proposed draft Terms of Reference (ToR) for a Scoped Environmental Impact Study (EIS) but there appears to have been no consultation with the Township on this matter. Based on my experience as a Township consultant for over 20 years this omission seems very unusual, especially when significant natural features may be negatively impacted by proposed development. The GRCA review of the ToR was mainly focused on the protection of water courses and wetlands as per their mandate while the Township/County review should have also focused on the protection of significant woodland as advised by the GRCA in their July 27, 2017 correspondence to Aboud. For some unknown reason, these communications do not appear to have occurred to the best of my knowledge. If I had been given the opportunity to comment on the ToR I would have recommended additional field surveys that were not undertaken as outlined below.

GWS Ecological & Forestry Services Inc.
4670 Townline Road, Cambridge, ON. N3C 2V1
Tel.: (519) 651-2224 Fax: (519) 651-2002
Email: gwsefs@sympatico.ca

2. The subject lands were only inspected on 2 days in July 2017 for a total of 4 hours of fieldwork. Apparently, it was also raining during both visits. Hence, it is not surprising that only 50 species of vascular plants were recorded on this 15 acre forested study area. Given the diversity of woodland and wetland vegetation communities found in this study area (see Figure 2 in the EIS) there should probably be over 100 vascular plants inhabiting this area. Spring flowering plants and late summer flowing plants were clearly omitted from the botanical inventory and this deficiency should be addressed.

3. Only 5 wildlife species were observed inhabiting this area. In my opinion, at least 2 early morning breeding bird surveys should have been carried out between late May and early July as per standard protocols in order to more fully assess wildlife utilization of this area and the potential for significant wildlife habitat.

4. In Section 4.1, the Impact Analysis (pg. 12 to 19), much of the discussion is generic and irrelevant to this specific application. For example there is an analysis of the need to avoid significant wildlife habitat and the destruction of animal movement corridors but these kinds of habitats were not reported as being present in the study area.

5. On page 22 Aboud states that approximately 0.28ha of the 2.71ha area designated as Significant Woodland by the MNRF would be lost if the development proceeds as shown in the EIS. On page 20 Aboud indicated the driveway would result in a loss of 0.28ha of tree cover so his subsequent statement on page 22 ignores the loss of additional tree cover needed for a building envelope. There is no mention in the EIS regarding the size of the proposed building envelope and its location does not correspond to the location given in the 2019 application for a Minor Variance.

6. Statements on page 23 and elsewhere in the EIS that there are no Species at Risk, locally significant flora or fauna, or significant wildlife habitat on the severed parcel or adjacent lands are not justified given the minimal amount of fieldwork that was carried out.

7. Although this development would likely result in the loss of about 0.5ha of tree cover there is no recommendation in the EIS for a need to prepare a Tree Management Plan in conjunction with a Lot Grading Plan. If this residential development is approved at some point in the future an effort should be made to minimize tree loss, particularly the loss of healthy mature native trees, and residual trees should be effectively protected from construction impacts. In this regard, the proposed use of silt fence to protect residual trees is considered inadequate. The silt fence should be attached to more substantive orange construction fence or paige wire farm fence and be installed at least 1m beyond the dripline of residual trees wherever possible. The silt fence may not be needed where topographic conditions do not warrant this additional level of protection (ie. where the land slopes away from trees).

In conclusion, the above deficiencies should be addressed in an updated EIS that accurately shows the proposed driveway and building envelope locations as per the 2019 Minor Variance Application. The EIS must address the Greenlands Policies in the County's Official Plan, particularly 5.5.4 and 5.6.2, and demonstrate that there will be no negative impact to the woodland feature or its ecological functions. In addition, the EIS should address the Provincial Growth Plan Policies which are currently in place and applicable to the natural heritage system in Wellington County.

I trust this information will be of assistance in your review of this application. Please do not hesitate to contact me if you require further clarification on these matters.

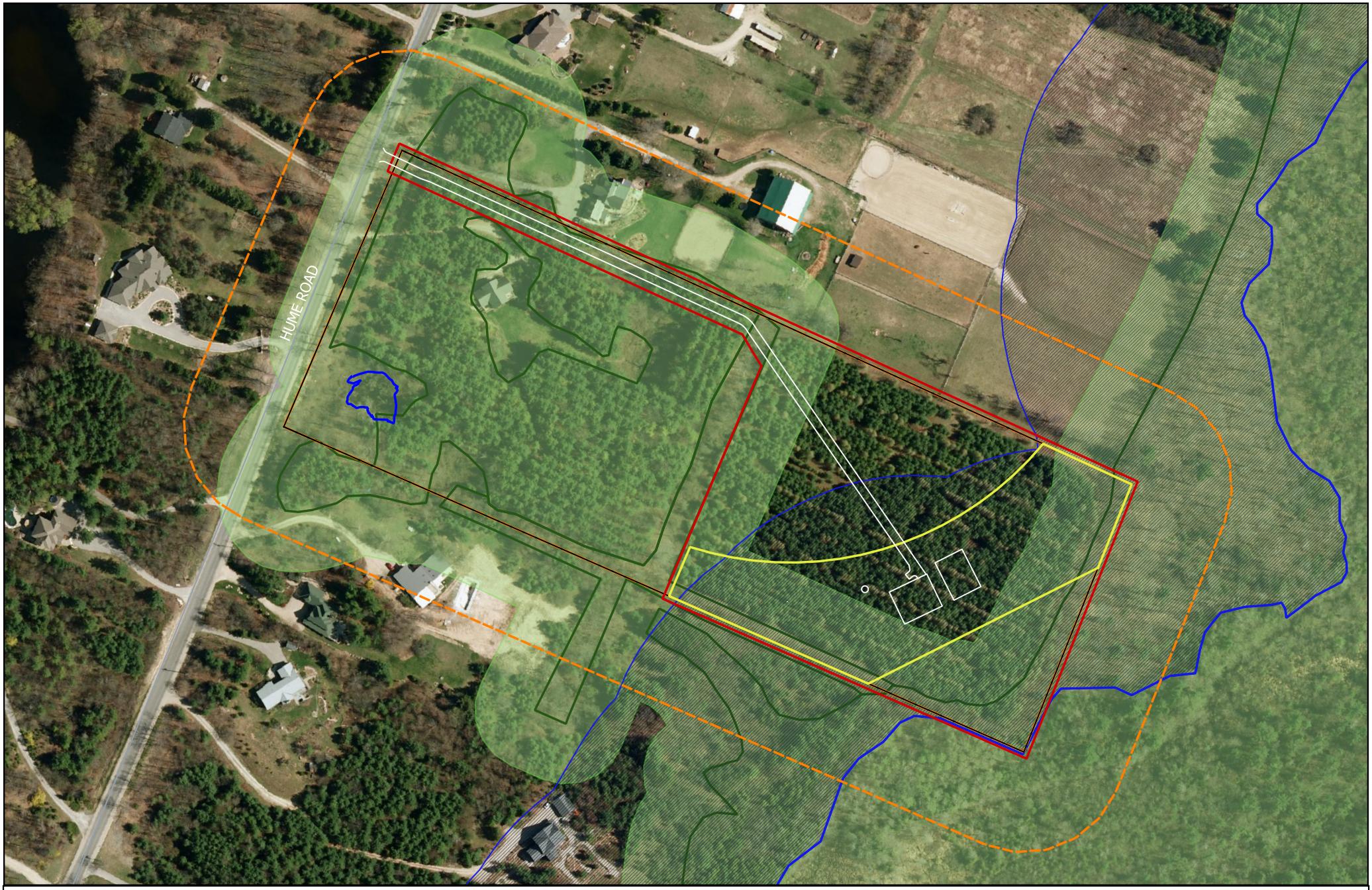
Yours truly,

GWS Ecological & Forestry Services Inc.

[redacted]

Greg W. Scheifele, M. A., R.P.F.
Principal Ecologist/Forester

CC: Karen Landry, Township of Puslinch
Michelle Innocente, County of Wellington



LEGEND

- PROPOSED SEVERANCE
- STUDY AREA (50M)
- BLDG ENVELOPE
- WETLAND AREA OF INTEREFERENCE (120M)
- WETLAND
- WOODLAND (W 30M SETBACK)

Information Sources:

1. Orthophotography provided by First Base Solutions Accessed October, 2018.
2. Verified wetland limit provided by Aboud & Associates Inc.
3. Woodlands provided by Land Information Ontario
4. Site Plan prepared by Van Harten Surveying Dated September 14, 2018

Title:

LIMITS OF NATURAL FEATURES AND SETBACKS

Project:

161 HUME ROAD
PUSLINCH TOWNSHIP

Date: OCTOBER 2018

Project: AA17-062A

Scale: 1 : 2500

ABOUD & ASSOCIATES INC.
Consulting Arborists • Ecologists • Landscape Architects
190 Nicklin Road . Guelph . Ontario . N1H 7L5 . 519.822.6839 . www.aboudtng.com

Figure No: 1

Valerie Schmidt

From: gwsefs@sympatico.ca
Sent: March 26, 2019 10:51 AM
To: Shannon Davison
Cc: Hugh Handy; 'Michelle Innocente'; 'Dave Wright'; Valerie Schmidt
Subject: RE: AA17-062A 161 Hume Road EIS- Additional Works Scope

Shannon,

I have reviewed the revised Terms of Reference for the Scoped EIS and accompanying correspondence. I am satisfied that your proposed work plan should be able to address the concerns I raised, as well as those of the GRCA.

Regards,

Greg.

From: Shannon Davison <sdavison@aboudtng.com>
Sent: March 25, 2019 12:53 PM
To: gwsefs@sympatico.ca
Cc: Hugh Handy <hhandy@gspgroup.ca>; Michelle Innocente <michellei@wellington.ca>; Dave Wright (wrightreade@gmail.com) <wrightreade@gmail.com>; Valerie Schmidt <vschmidt@gspgroup.ca>
Subject: AA17-062A 161 Hume Road EIS- Additional Works Scope

Good afternoon Greg,

Thank you for returning my phone call this morning in regards to the additional works scope for the updated EIS for 161 Hume Road in Puslinch. As discussed I have attached the revised Terms of Reference that was submitted to the GRCA on February 5, 2019 based on their comments of the original EIS dated December 8, 2017. Due to receiving your comments at a later date, the revised Terms of Reference submitted to the GRCA did not include reference to your comments. However, we are proposing some additional works outside of the revised Terms of Reference in order to satisfy your concerns.

In addition to the studies outlined in the attached Terms of Reference we will also be completing an additional botanical inventory to capture the spring flowering plants and will be providing further detail pertaining to tree protection measures as well as regulatory policies specifically the Greenlands and Growth Plan policies. Based on the additional wildlife studies and botanical inventory, we will be providing a more in-depth Significant Wildlife Habitat and SAR habitat assessment as part of the updated report.

We are hoping you are able to confirm whether the scope of studies we have proposed for the updated EIS will satisfy your concerns outlined in your comments provided on February 28, 2019. If you'd like to discuss the proposed scope further please let me know.

Regards,

Shannon Davison B.Env. Eco. Rest. Cert.
Ecologist
MNRF Certified Wetland Evaluation . MNRF Certified Ecological Land Classification
ABOUD & ASSOCIATES INC. 190 Nicklin Road . Guelph . Ontario . N1H 7L5
T : 519.822.6839 x5 C : 226.581.0707 www.aboudtng.com sdavison@aboudtng.com

Lynne Banks

From: Luis Gomes
Sent: May-23-19 4:18 PM
To: Lynne Banks
Cc: Michael Roess
Subject: RE: Minor Variance Application - D13/WRI - 161 Hume Road

Puslinch Fire and Rescue has no concerns with this variance application.

Our concern would be with access to the property. The driveway with would have to allow for the width of our apparatus to enter without any obstructions. Signage would also have to clearly state this is the access to the subject property.

PUSLINCH
Luis Gomes
Fire Chief, Puslinch Fire and Rescue Services
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-821-3010 Cell: 519-837-6090 F: 519-763-5846 www.puslinch.ca

---

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, May 21, 2019 1:12 PM
To: Mike Fowler <mfowler@puslinch.ca>; Luis Gomes <lgomes@puslinch.ca>; Building <building@puslinch.ca>; Heritage Committee <Heritage@puslinch.ca>
Cc: Source Water <sourcewater@centrewellington.ca>; rowcentre@bell.ca
Subject: Minor Variance Application - D13/WRI - 161 Hume Road

Attached please find a minor variance application which was deferred from the February 26th PDAC meeting for your review and comment. Please advise if you have any further/changed comments regarding the application.

Thanks.

PUSLINCH
Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 ext. 226/Fax: 519-763-5846 www.puslinch.ca
Email: lbanks@puslinch.ca

PLANNING REPORT
for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: June 3, 2019
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **Supplemental Report**
MINOR VARIANCE APPLICATION D13 WRI (David Wright and Elizabeth Reade)
161 Hume Road
Part of Lot 11, Concession 10

Background

The subject application was heard at the February 26, 2019 meeting of the Puslinch Committee of Adjustment. The application was deferred to allow staff time to consider comments that were received late from the Township's consulting forester, GWS Ecological & Forestry Services. Planning staff visited the site with the owner of the property and their consultant on May 8, 2019. Since the time of the meeting, the applicant and their consultants have continued to work with GWS. We are satisfied that the concerns raised by GWS in their initial comments can be addressed through the following condition of approval in consent application B145/17:

- That the Environmental Impact Study (EIS) be provided to the satisfaction of the County of Wellington Panning Department; and further that County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

A site visit with the owner and their agent was completed on May 8th, 2019.

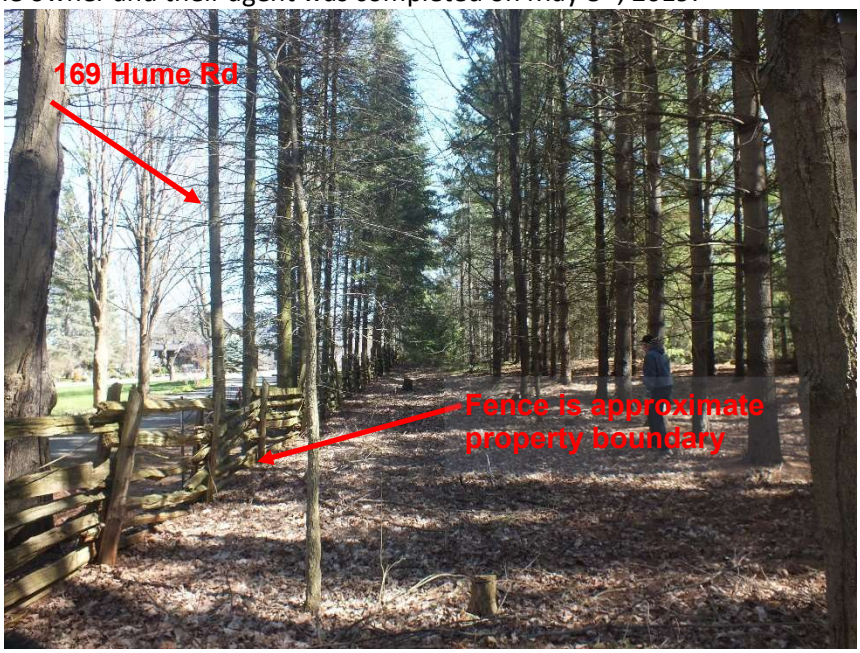


Photo: Boundary of 161 Hume Road with 169 Hume Road

Photo: 169 Hume Road retaining wall

After visiting the subject property, Planning staff remain of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. I trust that these comments in addition to the comments dated February 5, 2019 will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department

[redacted]
Michelle Innocente, BES, BSc, RPP
Senior Planner

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

May 31, 2019

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: May 17, 2019

FILE NO. B22-19

APPLICANT
Angelo & Marcella Venerus
4508 Sideroad 20 N
RR#6
Guelph N1H 6J3

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 20
Concession 3

Proposed severance is 7.61 hectares with 243.8m frontage, existing and proposed rural residential use with existing shed. Note: re-submission of denied application B20-18.

Retained parcel is 0.48 hectares with 47m frontage, existing and proposed rural residential use with existing dwelling.

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

July 3, 2019

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 (email) 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: $ 4340
Fee Received: May 17/19
File No. B22-19
Accepted as Complete on: May 17/19

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

2. **(a) Name of Registered Owner(s)** ANGELO VENERUS and MARCELLA VENERUS

Address 4508 Side Road 20 N, R.R. #6, GUELPH, ONT, N1H 6J3

Phone No. [redacted] **Email:** [redacted]

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

Phone No. _____ **Email:** _____

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

Phone No. _____ **Email:** _____

(d) All Communication to be directed to:

REGISTERED OWNER [√] **APPLICANT [ ]** **AGENT [ ]**

(e) Notice Cards Posted by:

REGISTERED OWNER [√] **APPLICANT [ ]** **AGENT [ ]**

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

RURAL RESIDENTIAL[√] **AGRICULTURAL[ ]** **URBAN RESIDENTIAL[ ]** **COMMERCIAL/INDUSTRIAL[ ]**

As part of our estate planning we wish to split the property in two.

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.

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

Local Municipality: Puslinch Township

Concession 3 Lot No. S 1/2 lot 20

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 4508 Side Road 20 N, R.R. #6 GUELPH, ONT. N1H 6J3

(b) When was property acquired: June 6, 1983 **Registered Instrument No.** M=113904

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

Frontage/Width 243.8 m AREA 7.61 hectares

Depth 468.5/428.74m Existing Use(s) Rural Residential

Existing Buildings or structures: _____

Proposed Uses (s): _____

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

_____

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

[ ] Municipally owned and operated piped water system
[ ] Well [ ] individual [ ] communal
[ ] Lake
[ ] Other _____

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

[ ] Municipally owned and operated sanitary sewers
[ ] Septic Tank (specify whether individual or communal): _____
[ ] Pit Privy
[ ] Other (Specify): _____

6. Description of **Land** intended to be **RETAINED**: **Metric** [✓] **Imperial** [ ]

Frontage/Width 47 meters AREA 0.48 ha

Depth 102 meters Existing Use(s) Rural residential

Existing Buildings or structures: single residence

Proposed Uses (s): residential

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

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

[ ] Municipally owned and operated piped water system
[✓] Well [ ] individual [ ] communal
[ ] Lake
[ ] Other

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

[ ] Municipally owned and operated sanitary sewers
[✓] Septic Tank (specify whether individual or 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. a) 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 meteres [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) Home Office

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

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

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

If YES, is it identical [✓] or changed [ ] Provide previous File Number B.20/18

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 [✓]

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 [✓] 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 [✓]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.
As of May 16/19 the Province allows municipalities to use the "ORIGINAL MAPPING" designation making our property to be SECONDARY AGRICULTURAL if its outside the Greenbelt Area.

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. No! Our property is Not in an area designated under the Greenbelt Plan and as it is now designated as being "Secondary Agricultural" our application conforms to the P.P.

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 existing county official plan designates our property to be in a Secondary Agricultural Area and "S. 10.4 - Secondary Agricultural Areas part c, Residential" uses allow Residential lots

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).

Land severances in the Township of Puslinch are to be administered by the County of Wellington and since the property is in a Secondary Agricultural area it conforms with the County's Official Plan

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 [✓]**

*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? Secondary Agricultural – ZONE A (PIN - 71200-0073)

29. 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 _____

30. 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 just provide complete name and address of Mortgagee.

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: NOT APPLICABLE

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

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

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

33. **Manure Storage Facilities** on these lands:

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 [✓]**

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 [✓] 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 [ ]

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

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.

We are severing our property as part of our ESTATE PLAN, leaving the severed land to our two sons.

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.

6. 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.

7. 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.

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), _____ the Registered Owners of

_____ Of the _____ in the

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

_____

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) Angelo & Marcella Venerus of the

Puslinch Township In the County/Region of

Wellington **Solemnly declare that all**

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

_____

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.

[redacted]

DECLARED before me at the

City Of

Guelph In the

County/Region of Wellington

This 15 day of May 20 19

[redacted]

(Owner or Applicant)

[redacted]

NICOLE CARDOW
Commissioner of Oaths
DEPUTY CLERK
COUNTY OF WELLINGTON
A COMMISSIONER OF OATHS
IN THE PROVINCE OF ONTARIO

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, Angelo & Marcella Venerus, 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.

[redacted]

May 15/19.
Date

[redacted]

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

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 Matthew and Cheryl Dellandrea

Contact Information
Email [redacted] Phone [redacted]
Civic Address 4446 Sideroad 20 N Municipality
Lot Front Pt lot 20 Concession 3 Division
Lot Size (where livestock facility is located) hectares 17.18 acres

Signature of Livestock Facility Owner [redacted] Date May 14/19

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1600 ft²/m² ft²/m²

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

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

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)	2 on property now	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)	40	V3
	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
F 519.923.1694

Curtis Marshall, Senior Planner
E curtism@wellington.ca
T 519.837.2600 x2080
1.800.663.0750 x2080

Michelle Innocente, Senior Planner
E michellei@wellington.ca
T 519.837.2600 x2960
1.800.663.0750 x2960

Jameson Pickard, Planner
E jamesonp@wellington.ca
T 519.837.2600 x2300
1.800.663.0750 x2300

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Thursday, May 23, 2019 1:18 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B22-19 - Screening Form
Attachments: WHPA_Map_4508Sideroad20.pdf

Hi Jana,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA-D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the Clean Water Act.

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

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: Tuesday, May 21, 2019 12:38 PM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B22-19 - Screening Form

Hello.

I've attached a screening form for your records. Please note that this application is a resubmission of B20-18 which was previously denied.

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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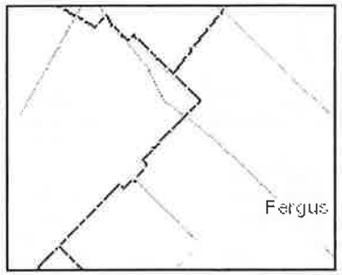
Explore Wellington



Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Bou
  - A
  - B
  - C
  - D
- Vulnerability Score
  - 10
  - 8
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6 (D)
- RoadsLookup

0.2 0 0.10 0.2 Kilometers

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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WGS_1984_Web_Mercator_Auxiliary_Sphere

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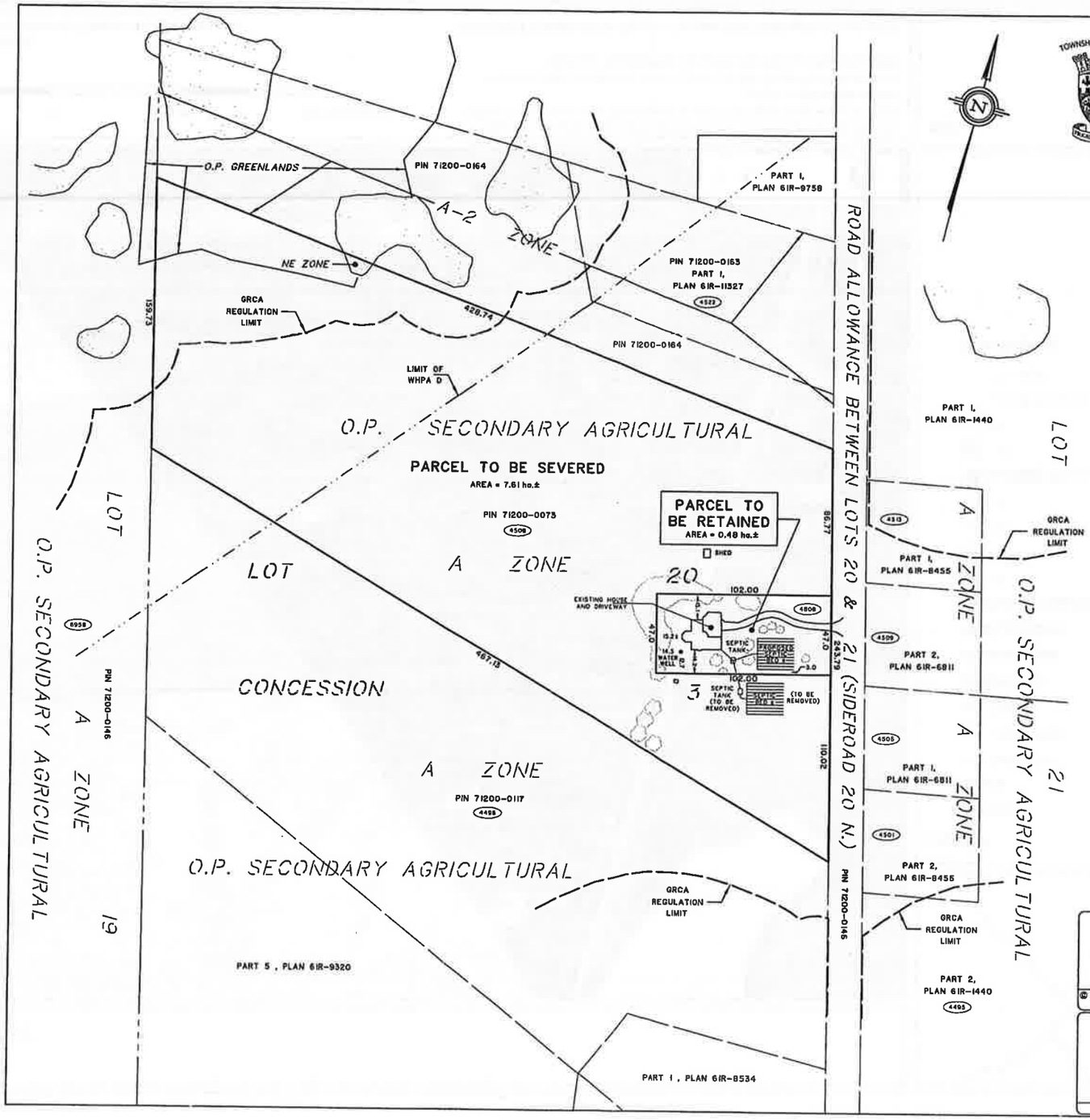
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes



SKETCH

PREPARED FOR CONSENT APPLICATION

TOWNSHIP OF PUSLINCH

COUNTY OF WELLINGTON

SCALE 1:1500 (0 30 60 90 120 METRES)

METRIC: DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS
SEVERED PARCEL: SECONDARY AGRICULTURAL & CORE GREENLANDS
THIS PROPERTY IS SITUATED WITHIN THE PARIS GALT MORAINE POLICY AREA
THIS PROPERTY IS PARTIALLY SITUATED WITHIN WELLHEAD PROTECTION AREA D

PUSLINCH TOWNSHIP ZONING DESIGNATION:

RETAINED PARCEL: AGRICULTURAL (A)
SEVERED PARCEL: AGRICULTURAL (A) & NATURAL ENVIRONMENT (NE)

LEGEND:

- (5674) DENOTES MUNICIPAL ADDRESS
- DENOTES WETLANDS (FROM GRCA MAPPING) AND O.P. CORE GREENLANDS
- DENOTES EDGE OF BUSH
- DENOTES TREE (CANOPY TO SCALE)

THIS SKETCH WAS PREPARED FOR ANGELO VENERUS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

[redacted]

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
BSR&D Ontario Land Surveyors Urban and Rural Planners
A wholly owned subsidiary of J.D.Barnes Ltd.
WWW.BSRD.COM
101-257 Woodlawn Rd. W
Guelph, Ontario N1H 8J1
FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: JANUARY 26, 2018 | KS | PROJECT 18-14-620-00A

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

May 31, 2019

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: May 24, 2019

FILE NO. B26-19

APPLICANT
Daniel Forestell
6948 Wellington Road 34
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 20
Concession 3

Proposed severance is 0.4 hectares with 60m frontage, existing agricultural use for proposed rural residential use. Note: re-submission of denied application B181-17.

Retained parcel is 29 hectares with 550m frontage, existing and proposed agricultural use with existing dwelling without plumbing and barn.

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

July 3, 2019

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 (email) 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: $ 4340
Fee Received: May 24/19
File No. B26-19
Accepted as Complete on: May 24/19

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

2. **(a) Name of Registered Owner(s)** Daniel James FORESTELL

Address 6948 Wellington Road 34, Cambridge, ON, N3C 2V4

Phone No. [redacted] **Email:** [redacted]

(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 parcel for rural 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 **3** Lot No. **Part of Lot 20**

Registered Plan No. _____ Lot No. _____

Reference Plan No. **61R-3352** Part No. **1, 2 & 3**

Civic Address **4556 Sideroad 20 North**

(b) **When was property acquired:** **December 1985** **Registered Instrument No.** **ROS519049**

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

Frontage/Width **60 / 66 ±** AREA **0.4 ha ±**

Depth **75 / 51 ±** Existing Use(s) **Agricultural – Vacant Land**

Existing Buildings or structures: **None**

Proposed Uses (s): **A new rural residential dwelling**

Type of access (Check appropriate space) **Existing [ ]** **Proposed [X]**

[ ] Provincial Highway
[ ] County Road
[X] 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 [ ] 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 **554 / 726 ±** AREA **29 ha ±**

Depth **411 ±** Existing Use(s) **Agricultural (Christmas Tree Farm)**

Existing Buildings or structures: **Dwelling (without plumbing) and Barn**

Proposed Uses (s): **No Change**

Type of access (Check appropriate space) **Existing [X]** **Proposed [ ]**

[ ] Provincial Highway
[ ] County Road
[X] 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 [ ] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated piped water system
[ ] Well [ ] individual [ ] communal
[ ] Lake
[ ] Other **None**

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

[ ] Municipally owned and operated sanitary sewers
[ ] Septic Tank (specify whether individual or communal):
[ ] Pit Privy
[ ] Other (Specify): **None**

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 [X] 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 [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 [ ] NO [X]**

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 [X] NO [ ]**

If YES, is it identical **[X]** or changed **[ ]** Provide previous File Number **B181/17**

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.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. MDS is met for the unoccupied barn on the property.

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 subject property does not contain any Natural Heritage features.

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 in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

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? **Agricultural**

29. Does the proposal for the subject lands conform to the existing zoning? **YES [X] 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 _____

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.

- **Bell Canada Easement Registered as in Instrument No. IS11082**
- **Hydro Easement as in Instrument No. ROS519048**

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: **Christmas Tree Farm**

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

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

Severed	Width		Length		Area		Use	
	Width		Length		Area		Use	
Retained	Width	**12±m**	Length	**18±m**	Area	**221±m²**	Use	**Unoccupied Barn**
	Width		Length		Area		Use	

Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

May 23, 2019
25425-17
Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

RECEIVED
MAY 24 2019
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

Re: Severance Application & Sketch
Previous Severance Application B181/17
4556 Sideroad 20 N
Part of Lot 20, Concession 3
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, MDS Farm Data Sheet, a cheque to the GRCA for $410.00 and a cheque to Wellington County for $4,340.00.

Proposal:

This application is the same as severance application (B181/17) except that there is a new policy framework for the subject lands. The previous Severance was denied March 2018 due to the newly implemented Provincial mapping under the Growth Plan for the Greater Golden Horseshoe 2017 which converted the property from Secondary Agricultural to Prime Agricultural and therefore did not follow the relevant Planning Policies. The Province recently amended the related policies so that the parcel is now Candidate (or Secondary Agricultural) under this Provincial Policy.

The proposal is to create a new rural residential parcel along Sideroad 20 North with a frontage of 60± m, depth of 75± m and 51± m and an area of 0.4± ha. The western property line of the severed parcel is angled in order to meet the MDS requirement and maintain at least 157 m from the vacant barn on the retained parcel to the proposed severed parcel. The retained parcel will have an area of 29± ha where the existing Christmas Tree Farm will remain as well as an existing dwelling (without plumbing) and barn.

The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- MDS requirements are met.
- Zoning requirements are met.

In summary, this severance is a very practical and an efficient use of an open space.

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 Dan Forestell

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.

2040217

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), **Daniel James FORESTELL** the Registered Owners of

Part of Lot 20, Concession 3, Parts 1, 2, 3, 61R-3352 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 [redacted]

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 20, Concession 3, Parts 1, 2, 3, 61R-3352 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.

[redacted]

DECLARED before me at the

City Of

Guelph In the

County/~~Region~~ of **Wellington**

This 23 day of May 20 19

(Owner or Applicant)

(Owner or Applicant)

[redacted]

Commissioner of Oaths

James M[illegible]
a Commissioner [illegible]
Provin[illegible]
for Van Ha[illegible]ng Inc.
Expires May [illegible]

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) [redacted] Date May 23, 2019

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

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 Dan Forestell

Contact Information
Email [redacted] ephone [redacted]
Civic Address 4556 Sideroad 20N Municipality Puslinch
Lot 20 Concession 3 ~~Division~~ Puslinch
Lot Size (where livestock facility is located) 29.6 hectares _____ acres

Signature of Livestock Facility Owner [redacted] Date Dec 6, 2017

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 22 x 40 ft²/m² _____ ft²/m² 60 x 60

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter 12.3 x 17.7

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

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)		
	Hiefers (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)		
	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 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
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

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Monday, May 27, 2019 4:02 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B26-19 - Screening Form
Attachments: WHPA_Map_4556Sideroad20N.PDF

Hi Jana,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA-D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the *Clean Water Act*. It is noted that the property is creating a transport pathway. The creation of a transport pathway has been documented and will be reported to the pertinent Source Protection Authority as required by the *Clean Water Act*. This reporting will be completed by the Risk Management Official on behalf of the municipality.

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

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: Monday, May 27, 2019 9:55 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B26-19 - Screening Form

Good Morning.

Here is another application for Friday's circulation. This falls within WHPA D.
Please note this was previously reviewed for denied application B181-17.

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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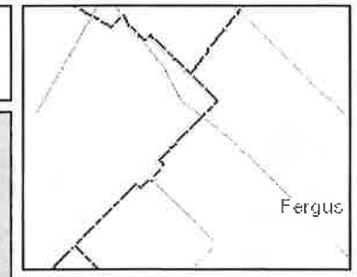
Explore Wellington



Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Bou
  - A
  - B
  - C
  - D
- Vulnerability Score
  - 10
  - 8
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6 (D)
- RoadsLookup

0.4 0 0.20 0.4 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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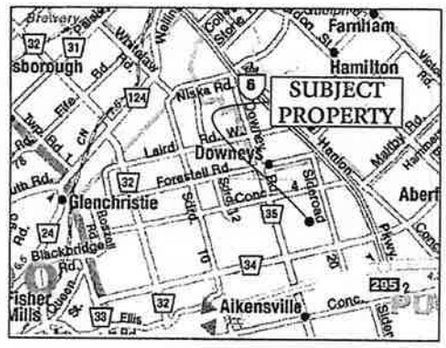
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

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. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. N.T.S. : NOT TO SCALE.
8. DISTANCES FROM BARN TAKEN FROM COUNTY OF WELLINGTON GIS MAPPING.

KEYMAP

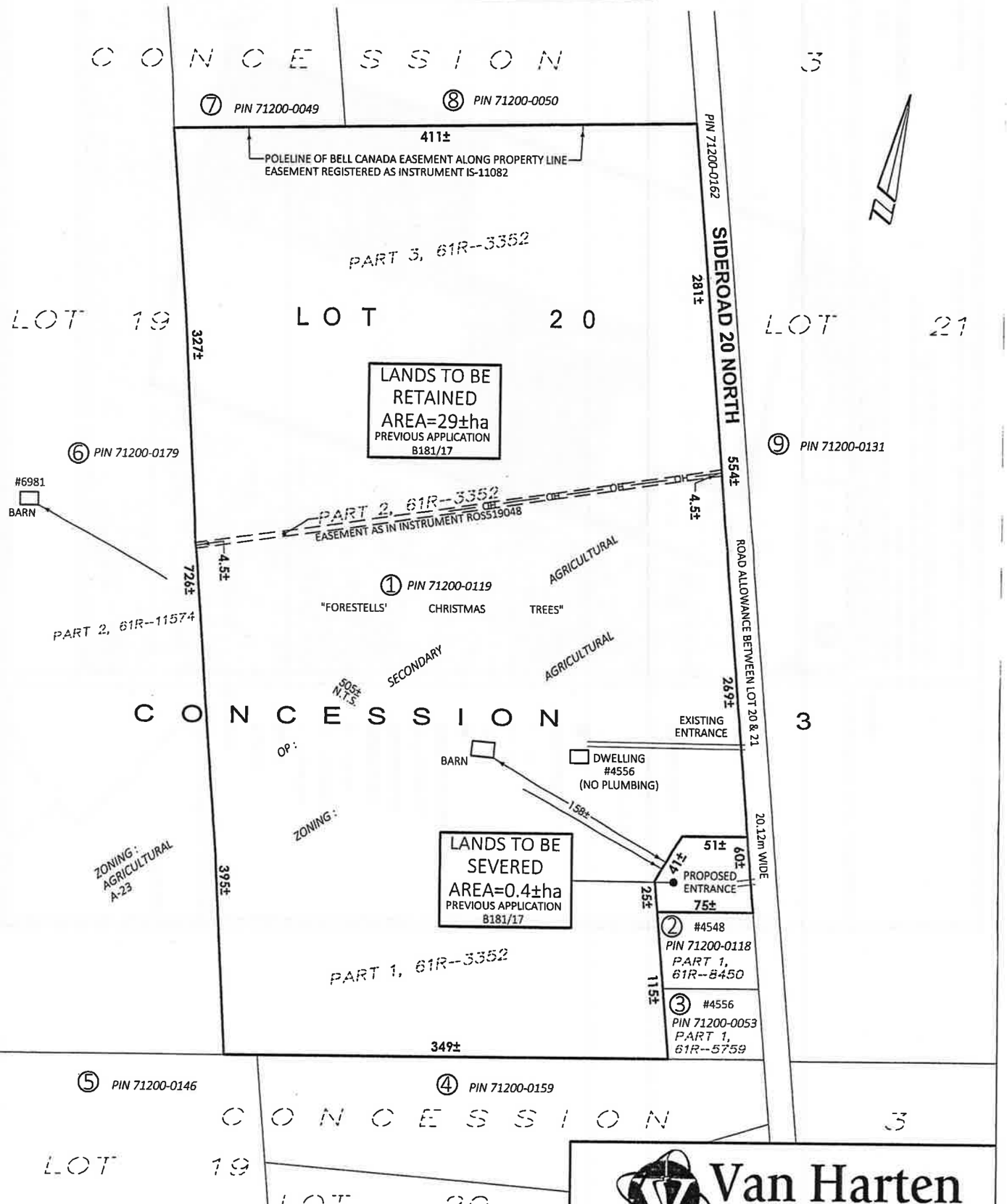


SEVERANCE SKETCH
PART OF LOT 20, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000

0 30 60 120 180 meters

VAN HARTEN SURVEYING INC.



THIS SKETCH WAS PREPARED
ON THE 19th DAY OF DECEMBER, 2017
UPDATED ON THE 9th DAY OF MAY, 2019

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira	Guelph	Orangeville
Ph: 519-669-5070	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 25425-17

May 09,2019-2:11pm
G:\PUSLINCH\Con3\ACAD\SEV PT LT 20 (FORESTELL) UTM.dwg