



Planning & Development Advisory Committee  
Tuesday June 13, 2017  
7:00 p.m.  
Council Chambers, Aberfoyle

## **AGENDA**

### **COMMITTEE OF ADJUSTMENT:**

**1. OPENING REMARKS**

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. APPROVAL OF MINUTES (See Attachment A)**

Committee of Adjustment minutes held May 9, 2017 be adopted

**4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date: **(See Attachment B)**

**4(a) Minor Variance Application D13/KWE – Miyen Kwek & Nicole Marchand –**  
Property described as C Unit 15, Vacant Land Condominium 110, 30 Seifert Court, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

1. A minimum 2.3 metre rear yard depth
2. A covered porch to encroach 5 metres into the 7.5 required rear yard.

**5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

### **PLANNING & DEVELOPMENT ADVISORY COMMITTEE**

**6. OPENING REMARKS**

**7. DISCLOSURE OF PECUNIARY INTEREST**

**8. APPROVAL OF MINUTES (See Attachment C)**

Planning & Development Advisory Committee meeting minutes held Tuesday May 9, 2017 be adopted.

**9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW**

- None

**10. ZONING BY-LAW AMENDMENT**

- None

**11. LAND DIVISION (See Attachment D)**

**11(a) Lot Line Adjustment Application B73/17 (D10/COT) – Joanne Cotroneo, Part Lot 17-18, Concession 8, municipally known as 7547 Hammersley Rd**

Proposal is a lot line adjustment of 41.7 ha to abutting vacant lot – Mario & Joanne Cotroneo. Proposed rural residential use

Retained parcel is 1.4ha fronting on Hammersley Road, existing dwelling, shed, pool and pond.

**11(b) Lot Line Adjustment Application B74/17 (D10/DOU) – David Doughty, Lots 24-25, Concession 2, municipally known as 7129 Smith Road.**

Proposal is a lot line adjustment of 0.07ha to abutting residential lot being Unit 47 of Wellington Vacant Land Condominium Plan No. 172 – residential use

Retained parcel is 5.8 ha, existing and proposed rural residential use with a dwelling and shed.

**11(c) Lot Line Adjustment Application B75/17 (D10/AUD) – Audrey Meadows Ltd., Lot 29, Reg Plan 61M-153, municipally known as 14 Elizabeth Place.**

Proposal is for a lot line adjustment of 355 sq. m., no frontage to abutting Janice and George Good rural residential parcel. Purpose is to increase privacy for the existing dwelling at #4506 Victoria Rd

Retained parcel is 3645 sq. m., 43.1 m frontage on Elizabeth Place, vacant, proposed residential – part of Audrey Meadows Subdivision.

**11(d) Lot Line Adjustment Application B76/17 (D10/AUD) – Audrey Meadows Ltd., Lot 28, Reg Plan 61M-153, municipally known as 18 Elizabeth Place.**

Proposal is for a lot line adjustment of 355 sq. m., no frontage to abutting Janice and George Good rural residential parcel. Purpose is to increase privacy for the existing dwelling at #4506 Victoria Rd

Retained parcel is 3645 sq. m., 27.9 m frontage on Elizabeth Place, vacant, proposed residential – part of Audrey Meadows Subdivision.

**12. OTHER MATTERS**

- no matters

**13. CLOSED MEETING**

- no matters

**14. NEXT MEETING Tuesday July 11<sup>th</sup> @ 7:00 p.m.**

**15. ADJOURNMENT**



## MINUTES

### MEMBERS PRESENT:

Councillor John Sepulis, Chair  
Dan Kennedy  
Dianne Paron

Deep Basi  
Dennis O'Connor

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Peter & Janice Brejnik  
Marilyn Kleiber

Jad & Sandra Saliba  
Paul Demczak  
Donna & John Hayman

### 1. OPENING REMARKS

- The meeting was called to order at 7:00 pm. 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 any 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 Dennis O'Connor and Seconded by Deep Basi,

That the minutes of the Committee of Adjustment meeting held Tuesday April 11, 2017 be adopted.

CARRIED

### 4(a) Minor Variance Application D13/SAL – Jad & Sandra Saliba – Property described as Concession 1 Part Lot 27, 7188 Concession 1, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

1. An existing accessory building containing pool pump/filter/heater with a 4.7 inch setback from the west side yard property line
  2. An existing accessory building containing pool pump/filter/heater that has eaves/gutters that project more than 0.5 metres into the required 3 metre side yard, with the existing setback being 1 inch from the property line
- Jad and Sandra Saliba indicated that the application had been previously deferred. They had since worked with the direct neighbour to the west that was impacted by the requested variance, reduced the eve encroachment on the pool shed and built a fence along the property line.
  - Dan Kennedy inquired if the chimney has been approved,
  - Jad Saliba responded that the chimney has been approved by the TSSA
  - There were no questions or comments.

In the matter of Section 45 (1) of the Planning Act, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to permit an accessory basement apartment to be maximum

81% of the total floor area of the one storey home; whereas, Zoning By-law 19-85, Section 5.3(g) states the Maximum Floor Area for accessory apartments is 40% of the Floor Area of the Principal Dwelling.

The Committee voted in favour and the request is hereby **Approved**.

CARRIED

**4(b) Minor Variance Application D13/SYE – Akhtar Syed** – Property described as Lots 3 & 4, Concession 2, municipally known as 6565 Ellis Road, Township of Puslinch.

1. Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a 14.8 metre height for a single family dwelling.
- Paul Demczak indicated that the house was originally built in the 1980's. The floor plans or the footprint of the house is not being changed from the existing dwelling that burnt down. The parcel is 24 acres and the setback is 51 metres to the west side yard lot line. The closest house is 136 metres away. The majority of the roof lines are 10.9 metres and 11.35 metres tall. The turret is the only part of the structure that will have the 14.8 metre height.
  - Paul Demczak stated that the application meets the four tests of the Planning Act
  - Dianne Paron requested confirmation the dwelling is being built to the same footprint and height of the original structure
  - Paul Demczak confirmed that the house is designed to the original footprint.

In the matter of Section 45 (1) of the *Planning Act*, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to permit a 14.8 metre maximum height for a single family dwelling; whereas Section 3.8 of the by-law states no building or structure (which includes single family dwellings) anywhere within the zoned area shall exceed 10 metres in height.

The Committee voted in favour and the request is hereby **Approved**.

CARRIED

**4(c) Minor Variance Application D13/FIS – Corie Fisher** – Property described as Lot 28-30, Plan 135, municipally known as 34 Badenoch Street, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

1. An accessory building/Quonset hut in the front yard
  2. An accessory building closer to the street line than the front wall of the existing building closest to the street line.
- Kelly Patzer noted an additional variance to permit a 6% lot coverage for accessory buildings would be required for the application to proceed.
  - Marilyn Kleiber indicated she is representing the owners as they are vacation. They are requesting to build a garage on the property and an existing pool in the side yard limits the location of any new garage structure. The garage will be placed behind the existing fence that goes along the front yard property line, with the entrance to the garage being accessed from the driveway.
  - Deep Basi questioned the large size of the proposed garage when there are other accessory buildings on the property.
  - Marilyn Kleiber noted there are two cars to be stored, a motorcycle and yard maintenance items.
  - Dianne Paron asked if the owner will be made aware that the County commented that they will not be responsible for any damage incurred to the garage from road maintenance.
  - Kelly Patzer indicated the comment was forwarded to the owner and put in the report. A condition for the comment is not required for the variance.



- John Sepulis inquired what portions of the fence will be removed to accommodate the garage.
- Marilyn Kleiber noted the fence along the driveway will be removed where the entrance of the garage will be

In the matter of Section 45 (1) of the *Planning Act*, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to:

1. Permit an accessory building/Quonset hut in the front yard; whereas Section 3.1(d) permits a building or structure accessory to a single 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.
2. Permit an accessory building closer to the street line than the front wall of the existing building closest to the street line; whereas Section 3.18(b) specifies that any lot between two existing buildings which are not more than 90 metres apart and both of which are between the street line and the building line established by this section, a building may be erected, the front wall of which is in line with the front wall of the existing building closest to the required building line
3. Permit a maximum lot coverage of 6% for all accessory buildings on the lot; whereas Section 3(1) of the by-law states the total lot coverage of all accessory buildings or structures on a lot shall not exceed 5 %.

The Committee voted in favour and the request is hereby Approved.

CARRIED

## 5. ADJOURNMENT

Moved by Dennis O'Connor and Seconded by Deep Basi,

The Committee of Adjustment meeting adjourned at 7:27 p.m.

CARRIED



## COMMITTEE OF ADJUSTMENT Township Summary of Comments from Staff, Agencies and the Public

**APPLICATION:** D13/KWE  
**OWNER:** Miyen Kwek & Nicole Marchand  
**AGENT:** Black, Shoemaker, Robinson & Donaldson Limited  
**LOCATION:** 30 Seifert Court  
**REPORT DATE:** June 8, 2017  
**HEARING DATE:** June 13, 2017 @ 7:00 p.m.

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### VARIANCES REQUESTED FROM ZONING BY-LAW 19/85:

1. To permit a 2.3 metre rear yard depth for a proposed attached garage addition; whereas, Zoning By-law 19-85 Section 7(3(f)) requires a minimum 7.5 metre rear yard depth.
2. To permit a covered porch to encroach 5 metres into the 7.5 required rear yard; whereas Zoning By-law 19-85 Section 3.23 (a(iv)) states that no part of the required yard shall be obstructed by any building or structure or part thereof except stoops, sun decks, porches, verandahs... uncovered terraces and exterior steps providing access between finished grade and either the basement or the first storey of a building, where such structures project no more than 1.5 metres into a required rear yard..

### CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

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### TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

#### Section 7 – RR Zone – Resort Residential

The subject property is zoned Resort Residential (RR). Single detached dwellings are a permitted use in the RR Zone. Special Provisions of the RR-2 Zone for Irish Creek Estates do not apply to Unit 15 (30 Seifert Court)

#### 7.3 Zone Requirements

- (f) Rear yard depth (minimum) = 7.5m

#### Section 3 – General Provisions

#### 3.23 Yard Encroachments & Obstructions

##### (a) PROJECTION INTO REQUIRED YARDS

No part of any required yard shall be obstructed by any building or structure or part thereof except one or more of the following:

(iv) stoops, sundecks, porches, verandahs, balconies on top or porches or verandahs, uncovered terraces and exterior steps providing access between finished grade and either the basement or the first storey of a building, where such structures project no more than 1.5 metres into a required front yard, a required rear yard or a required exterior side yard;.

**COUNTY OF WELLINGTON PLANNING OPINION:**

This variance application would provide relief to allow a decrease in the minimum rear yard permitted for the construction of an attached garage and an increase in the distance that a covered porch may encroach into the required rear yard setback.

The minor variances would maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable and appropriate for the development of the subject property. We consider the requests minor and have no concerns with the application.

**CONSERVATION AUTHORITY (GRCA):**

No Comments. Note a Development Permit issued by the GRCA will be required for the proposed works.

**BUILDING DEPARTMENT:**

Note that distance from new structure to on-site sewage system must meet minimum OBC clearance distances. Accurate location of sewage system must be included on building permit site plan.

**FIRE DEPARTMENT:**

No concerns.

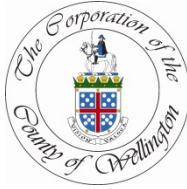
**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comment.

**PUBLIC COMMENTS:**

None received. It is noted that the application provided an email from the Irish Creek Condominium Board (ICE), who has approved the proposed addition of the garage and indicated that they have spoken with the immediate neighbours who are ok with the proposal.

**REPORT PREPARED BY:** K. Patzer, Secretary-Treasurer, Committee of Adjustment /  
Development & Legislative Coordinator



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** June 4, 2017  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Sarah Wilhelm, Manager of Planning and Development  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 KWE (Kwek & Marchand)**  
**30 Seifert Court**  
**Unit 15, Vacant Land Condominium 110, Township of Puslinch**

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

This variance application would provide relief to allow a decrease in the minimum rear yard permitted for the construction of an attached garage and an increase in the distance that a covered porch may encroach into the required rear yard setback.

The minor variances would maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable and appropriate for the development of the subject property. We consider the requests minor and have no concerns with the application.

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

| Section of By-law  | Required  | Proposed  |
|--|---|---|
| Section 7(3)(f))<br>Resort Residential,<br>Zone Requirements     | The by-law requires a minimum 7.5 m (25 ft.) rear yard depth.   | Requesting to permit a 2.3 m (7.5 ft.) rear yard depth for a proposed attached garage.                      |
| Section 3.23 ((a)(iv)) Yard<br>Encroachments and<br>Obstructions | The by-law requires that structures (including porches) project no further than 1.5 m (5 ft.) into the 7.5 m (25 ft.) required rear yard. | Requesting to permit a covered porch to encroach 5 m (16.4 ft.) into the 7.5 m (25 ft.) required rear yard. |

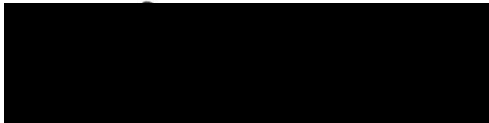
Our discussion of this application relative to the four tests under the Planning Act is as follows:

| Four Tests  | Discussion  |
|---|---|
| That the requested variance is <b>minor</b> in nature                 | <ul style="list-style-type: none"><li>• We would consider the variances minor in terms of impact</li><li>• Approximately two-thirds of the garage meet the setback</li><li>• Approximately one-third of the covered porch meet the setback</li></ul>  |
| That the intent and purpose of the <b>Zoning By-law</b> is maintained | <ul style="list-style-type: none"><li>• The subject lands are zoned Resort Residential Site Specific (RR-2). The intent of the zoning by-law is to ensure adequate separation from adjacent land uses.</li><li>• If the garage was detached from the dwelling it would meet the 2 m setback requirement for an accessory building</li></ul> |

| Four Tests   | Discussion  |
|--|---|
| That the general intent and purpose of the <b>Official Plan</b> is maintained                                    | <ul style="list-style-type: none"> <li>• The property is designated Recreational and is subject to the Puslinch Lake Local Policy Area (9.8.2). Low density residential uses are permitted.</li> <li>• The garage and covered porch would be accessory to a low density residential use.</li> </ul> |
| That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure | <ul style="list-style-type: none"> <li>• The variance would facilitate the construction of an attached garage in the most logical location on the property.</li> <li>• The covered porch addition also seems logical given the irregular shape of the lot</li> </ul>                                |

In conclusion, planning staff is of the opinion that the requested variance for the attached garage **meets the four tests** of the *Planning Act*. 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



Sarah Wilhelm, BES, MCIP, RPP  
Manager of Development Planning



The Corporation of  
The Township of Puslinch  
7404 Wellington Rd. 34  
Puslinch, ON N0B 2J0  
(Tel) 519-763-1226  
(Fax) 519-763-5846  
kpatzer@puslinch.ca

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

### MINOR VARIANCE APPLICATION #D13/KWE

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner(s):** Miyen Kwek & Nicole Marchand  
**Agent:** Black, Shoemaker, Robinson & Donaldson Limited  
**Location:** 30 Seifert Court  
Unit 15, Vacant Land Condominium 110  
Township of Puslinch, County of Wellington

**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34

**Date:** 7:00 p.m. Tuesday June 13<sup>th</sup> 2017

**Zone Requirements:** Comprehensive Zoning By-law 19/85, as amended:

| Section of By-law   | Requirements  | Proposed   |
|---|---|--|
| Section 7(3(f))<br>Resort Residential,<br>Zone Requirements   | The by-law requires a minimum 7.5 metre rear yard depth   | Request to permit a 2.3 metre rear yard depth                                    |
| Section 3.23 ((a)(iv))<br>Yard Encroachments<br>& Obstructions,<br>Projection into<br>required yard | The by-law states that no part of the required yard shall be obstructed by any building or structure or part thereof except: stoops, sun decks, porches, verandahs... where such structures project no more than 1.5 metres into the 7.5 required rear yard | Request for a covered porch to encroach 5 metres into the 7.5 required rear yard |

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours. If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

The applicant, or his agent, is requested to attend the Hearing of this application. In the event the applicant/agent does not attend, the Committee may defer the application to a future meeting or the application may be considered without any further input from the applicant or his agent.

WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER, THE TOWN REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision, as the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

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Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

Copied to: CofA Committee Members; Property owners within 60m; Sarah Wilhelm, County of Wellington; Adam French, CBO; M. Roess, Fire; D. Creed, Roads; N. Garland, GRCA

**TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON**

**UNIT 15**

**2 STOREY  
STONE HOUSE  
No. 30**

**PROPOSED  
GARAGE**

**PROPOSED  
COVERED  
PORCH**

**CONCRETE PATIO**

**COVERED  
DRIVE-THRU  
ENTRANCE**

**CONCRETE WALL**

**LAND**

**UNIT 16**

**UNIT 14**

**UNIT 13**

**UNIT 11**

**WELLINGTON**

**COMMON ELEMENT  
WELLINGTON VACANT LAND  
CONDOMINIUM PLAN No. 110**

**CONDOMINIUM PLAN 110**

**COMMON ELEMENT  
SIEFFERT COURT  
(AS POSTED)**

**N30°21'50"E  
3.235  
(P1)**

**N79°48'10"E**

**79.826**

**6.00 MIN. SETBACK**

**23.105**

**N55°02'10"W  
3.000  
N52°27'35"W  
(P1)  
R=235.500  
A=18.520  
C=18.045**

**58.952**

**N55°43'40"W**

**27.49**

**2.00 MIN. SETBACK (P1)**

**6.56**

**1.60**

**N62°22'15"E**

**2.00 MIN. SETBACK**

**10.09**

**2.38**

**48.555**

**N86°00'45"E**

**7.50 MIN. SETBACK**

**2.00 MIN. SETBACK (P1)**

**12.78**

**4.08**

**4.08**

**2.38**

**1.60**

**NOT  
ORIGINAL  
COPY UNLESS  
EMBOSSED  
BY SEAL**





**Township of Puslinch**  
7404 Wellington Road #34  
Guelph, ON, N1H 6H9  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** Miyen Kwek & Nicole Martine Marchand

**Address:** 30 Seifert Court

**City:** Cambridge

**Postal Code:** N3C 2V4

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:**

**Applicant (Agent) Name(s):** Black, Shoemaker, Robinson & Donaldson Limited

**Address:** 351 Speedvale Avenue West

**City:** Guelph

**Postal Code:** N1H 1C6

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]



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

The [REDACTED]

Send correspondence to: Owner: ☒ Agent ☒ Other: \_\_\_\_\_

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

Municipal address: 30 Seifert Court

Concession: \_\_\_\_\_ Lot: Unit 15

Registered Plan Number: Wellington Vacant Land Condominium Plan 110

Area: 0.2 ha      Depth: 69.3 m      Frontage: 23.1 m  
0.5 ac      227.6 ft      75.8 ft

Width of road allowance (if known): 17.5 metres

**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).**

Reduced Rear Yard of 2.3 in lieu of 7.5

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

If the garage addition were not attached to the existing house, the new garage would comply with the accessory building regulations set out in the by-law. The owner wishes to have the garage attached and therefore this addition will not meet the setback requirement. The covered porch addition also encroaches into the rear yard but it is the logical place for the porch and the odd shape of the lot creates a rear yard dimension that in other cases might be considered the side yard of the lot.

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

Official Plan Designation: Recreational

Zoning Designation: Specialized Rural Residential (RR-2)

**7. What is the access to the subject property?**

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☒ (please specify below)

Private road - yearly maintained by Condominium Corporation

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

Seifert Court

**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:              | <input type="checkbox"/>            | <input type="checkbox"/> |
| Communal Water:               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Private Well:                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| Other Water Supply:           | <input type="checkbox"/>            | <input type="checkbox"/> |
| Municipal Sewers:             | <input type="checkbox"/>            | <input type="checkbox"/> |
| Communal Sewers:              | <input type="checkbox"/>            | <input type="checkbox"/> |
| Private Septic:               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other Sewage Disposal:        | <input type="checkbox"/>            | <input type="checkbox"/> |

### 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? Single Detached Residential Dwelling

The abutting properties? Single Detached Residential Dwellings and Open Space

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

| Building Details:                       | Existing:                |                       | Proposed:                       |                       |
|---|--------------------------|-----------------------|---------------------------------|-----------------------|
| Type of Building(s)/ structures         | Single Detached Dwelling |                       | Attached garage & covered patio |                       |
| Main Building height                    | 6 m                      | 20 ft.                | 6 m                             | 20 ft.                |
| *Percentage lot coverage                | 18% m                    | ft.                   | 19.6% m                         | ft.                   |
| *Number of parking spaces               | 2                        | 2                     | 2                               | 2                     |
| *Number of loading spaces               | N/A                      | N/A                   | N/A                             | N/A                   |
| Number of floors                        | 2                        | 2                     | 2                               | 2                     |
| Total floor area                        | 548 m <sup>2</sup>       | 5,900 ft <sup>2</sup> | 139 m <sup>2</sup>              | 1,496 ft <sup>2</sup> |
| Ground floor area<br>(exclude basement) | 274 m <sup>2</sup>       | 2,950 ft <sup>2</sup> | 139 m <sup>2</sup>              | 1,496 ft <sup>2</sup> |

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

| Building Details: | Existing:    |                 | Proposed:    |                |
|-------------------|--------------|-----------------|--------------|----------------|
| Front Yard        | 27.49 m      | 90.2 ft.        | 27.49 m      | 90.2 ft.       |
| Rear Yard         | 12.78 m      | 42 ft.          | 2.3 m        | 7.5 ft.        |
| Side Yards        | 4.08 & 6.5 m | 13.3 & 21.3 ft. | 4.08 & 2.0 m | 13.3 & 6.5 ft. |

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

Date of acquisition of subject property: [REDACTED] [REDACTED]

Date of construction of buildings property: 2007

**16. How long have the existing uses continued on the subject property?** 10 years

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

Yes ☐ No ☒

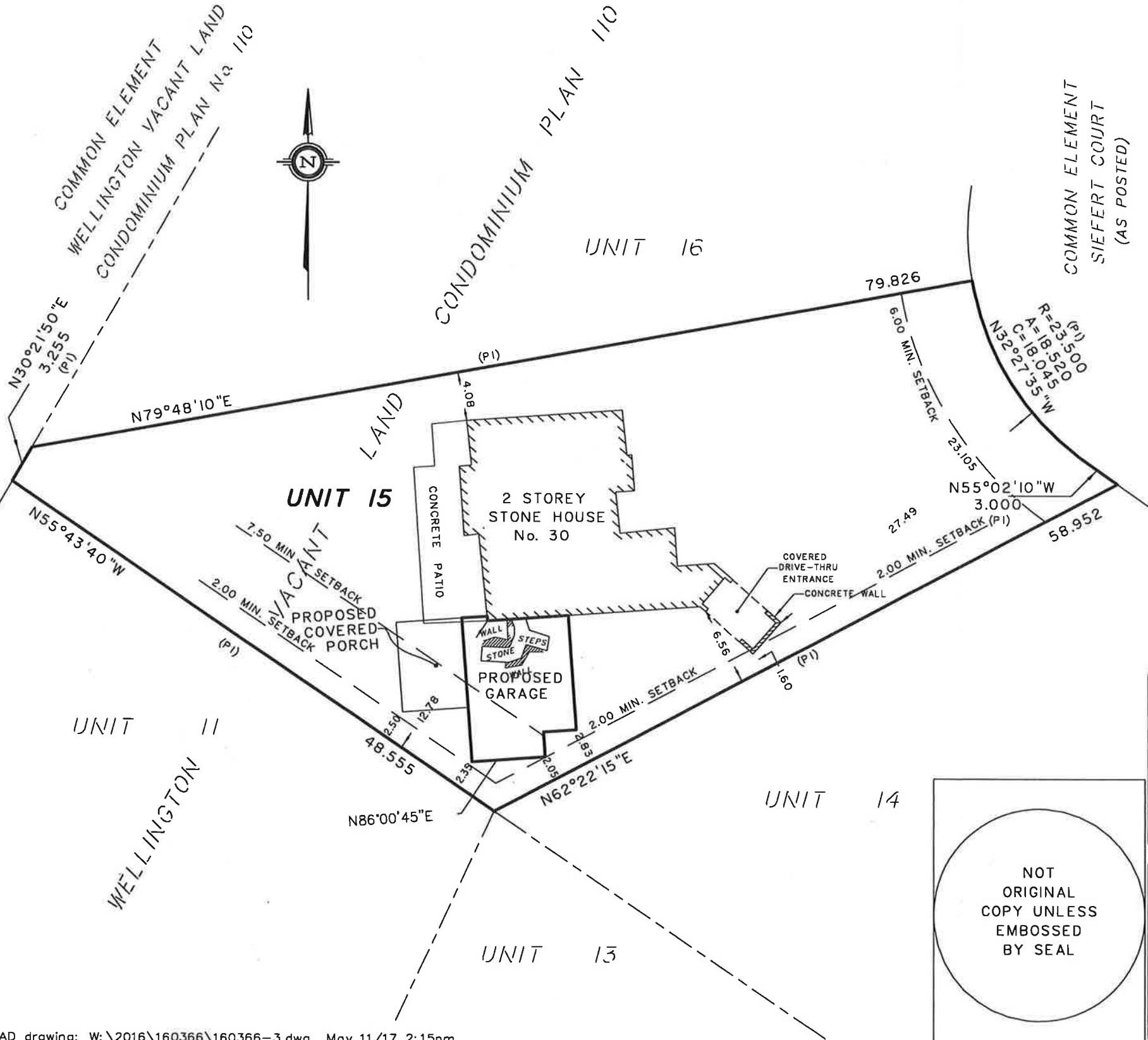
If the answer is yes, please indicate the file number and describe briefly:

**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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |              |                     |               |          |         |
| Zoning By-Law Amendment | <input type="checkbox"/> | <input checked="" type="checkbox"/> |              |                     |               |          |         |
| Plan of Subdivision     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |              |                     |               |          |         |
| Consent (Severance)     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |              |                     |               |          |         |
| Site Plan               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |              |                     |               |          |         |
| Minor Variance          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |              |                     |               |          |         |

TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON



SKETCH FOR MINOR VARIANCE  
PROPOSED GARAGE ADDITION & COVERED PORCH

ARIE LISE – ONTARIO LAND SURVEYOR  
2016

SCALE 1 : 400

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

**NOTES:**

- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF UNIT 15, WELLINGTON VACANT LAND CONDOMINIUM PLAN 110 AS BEING N79°48'10"E.
  - UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES.
- DENOTES SURVEY MONUMENT PLANTED
  - DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - P.C. DENOTES POINT OF CURVATURE
  - 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD., O.L.S.
  - T.F. DENOTES TOP OF FOUNDATION
  - PI DENOTES WELLINGTON VACANT LAND CONDOMINIUM PLAN 110

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

ZONING—SPECIAL RURAL RESIDENTIAL (RR-2)

LOT AREA = 2111 sq. m  
HOUSE AREA = 274 sq. m  
GARAGE AREA = 98 sq. m  
COVERED PATIO AREA = 41 sq. m  
LOT COVERAGE = 413 sq. m 19.6% (30% MAX.)

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

ARIE LISE  
ONTARIO LAND SURVEYOR

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THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

**BLACK, SHOEMAKER, ROBINSON & DONALDSON**  
LIMITED

**BSR&D** Ontario Land Surveyors  
Urban and Rural Planners

351 Speedvale Avenue West Guelph, Ontario N1H 1C6  
TEL: (519) 822-4031 FAX: (519) 822-1220  
WWW.BSRD.COM

DATE: FEBRUARY 28, 2017 MLH PROJECT 16-0366-3

BLACK, SHOEMAKER, ROBINSON & DONALDSON

LIMITED



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

TEL: 519-822-4031  
FAX: 519-822-1220

May 11, 2017

Project: 16-0366

Ms. Kelly Patzer  
Development Coordinator  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

RECEIVED

MAY 12 2017

Township of Puslinch

Dear Ms. Patzer:

**Re: Applications for Minor Variance  
30 Seifert Court  
Unit 15, Vacant Land Condominium 110  
Owner: Miyen Kwek and Nicole Martine Marchland**

Please find enclosed an "Application for Minor Variance" for the above-noted property. A cheque payable to the Township of Puslinch in the amount of \$676.00 to cover the Township's processing fees has been delivered separately to the Township. A sketch illustrating the proposed site development and variances is attached.

This property is located within Vacant Land Condominium Number 110 and is currently zoned Specialized Resort Residential (RR-2). The existing single detached residential dwelling on the subject lands was constructed in 2007.

The current owner of the property wishes to construct an addition to accommodate a two car garage and storage area below the garage and a covered porch addition attached to the garage addition and existing house. A minor variance will be required to permit a rear yard of 2.3 metres in lieu of the required 7.5 metres set out in the Zoning By-law.

This is an irregular shaped property that results in a small rear yard in the area of the addition and a much larger rear yard on the other side of the property. Because the driveway is located on the southerly part of the property, this is the area where the garage needs to be located and the part of the site with the smallest rear yard area. If the garage addition were not attached to the existing house, the new garage would comply with the accessory building regulations set out in the by-law. The owner wishes to have the garage attached and therefore this addition will not meet the setback requirement. The covered porch addition also encroaches into the rear yard but it is the logical place for the porch and the odd shape of the lot creates a rear yard dimension that in other cases might be considered the side yard of the lot.

Should you require any additional information in support of this application, please call me.

Yours very truly

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

  
**Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.**

Attachments

Copy: Miyen Kwek and Nicole Martine Marchland

**Kelly Patzer**

---

**From:** [REDACTED]  
**Sent:** May-18-17 10:10 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Garage Addition - 30 Seifert Court

Hi Kelly:

Please see the email chain below related to the Minor Variance application I submitted to the Township last Friday.

Since this property is located within a condominium corporation, Miyen needed to get approval from the Corporation prior to submitting his application to the Township as without the Board approval, he could not construction the garage addition regardless of the Township decision. I thought this might be helpful in preparing a report to the Committee as it shows that the neighbours are in support of the application.

Should you have any questions, please call me.

Regards

[REDACTED]  
MCIP, RPP

Black, Shoemaker, Robinson & Donaldson Limited  
351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6  
Phone: 519-822-4031  
Fax: 519-822-1220  
Email: [nancy@bsrd.com](mailto:nancy@bsrd.com)

---

**From:** Miyen Kwek [REDACTED]  
**Sent:** Wednesday, May 17, 2017 1:53 PM  
**To:** Nancy Shoemaker  
**Subject:** Fwd: Garage Addition - 30 Seifert Court

Hi Nancy,

Please let me know if this email from the Irish Creek Estates community will suffice or if I need to have each neighbour individually send an email to the township.

Is there a particular individual to send the email to?

Thank you again.

Regards,



Miyen



**Subject: Garage Addition**

Hi Miyen,

The ICE executives met this Saturday morning and we also spoke to Nam.

The garage addition is approved to proceed based on the following conditions being met;

- 1) the garage is attached to the house
- 2) the garage is of the same materials and colours to match the house
- 3) the garage does not have a flat roof as per the ICE bylaws
- 4) all municipal and ICE bylaws are met.

The executive will review the ICE bylaw to see if any other items are noted and get back to you by the end of the week.

Nam, Klaus and John who are your immediate neighbours have also indicated they are ok with your proposal.

Thanks,  
Karen



## MINUTES

### MEMBERS PRESENT:

Councillor John Sepulis, Chair  
Dan Kennedy  
Dianne Paron

Dennis O'Connor  
Deep Basi

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Peter & Janice Brejnik  
Marilyn Kleiber

Jad & Sandra Saliba  
Paul Demczak  
Donna & John Hayman

### 1 - 5. COMMITTEE OF ADJUSTMENT

- See May 9, 2017 Committee of Adjustment Minutes.

### DEVELOPMENT APPLICATIONS

#### 6. OPENING REMARKS

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

#### 7. DISCLOSURE OF PECUNIARY INTEREST

- None

#### 8. APPROVAL OF MINUTES

Moved by Dianne Paron, Seconded by Dan Kennedy

- That the minutes of the April 11<sup>th</sup>, 2017 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

#### 9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

#### 10. ZONING BY-LAW AMENDMENTS

- None

#### 11. LAND DIVISION

##### 11(a) Severance Application B36/17 (D10/HAY) – John & Donna Hayman, Part Lot 8, Concession Gore, municipally known as 6686 Gore Road.

Proposed 4046.9 sq. m. severance with 77.078 m frontage, vacant land for proposed rural residential use.

Retained parcel is 4.6287 hectares with 192.304 m frontage, existing and proposed agricultural use with existing house, shed, 2 barns, shelter and riding arena

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

**11(b) Lot Line Adjustment Application B39/17 (D10/PAT) – David & Barbara Patterson, Plan 131, Part Lot 6, EOBL, municipally known as 127 Carter Rd.**

Proposed lot line adjustment is 1.6 ha with no frontage, vacant land to be added to abutting residential parcel – David & Nadine Deacon

Retained parcel is 3.46 hectares with 76m frontage, existing and proposed rural residential and agricultural use with existing house and small barn.

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comment

CARRIED

**11(c) Severance Application B41/17 (D10/MAY) – Mayflower Equities Inc., Lots 37-38, Concession 9, municipally known as 7712 McCrae Station Rd.**

Proposed severance is 60m fr x 100m = 0.6 hectares, vacant land for proposed rural residential use.

Retained parcel is 52 hectares with 957 m frontage on McCrae Station Rd & 439m frontage on Watson Rd, existing and proposed rural residential and agricultural use with existing dwelling, barn, arena & sheds.

Moved by Deep Basi, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

**11(d) Severance Application B43/17 (D10/MAZ) – Paul Mazzetti, Part Lots 9-10, Concession 5, municipally known as 4856 Sideroad 10 N.**

Proposed 0.42 hectare severance with 60 m fr, existing agricultural use for proposed rural residential use.

Retained parcel is 14.3 ha, 195 m frontage, existing and proposed rural residential and agricultural use with existing dwelling, horse barn, storage sheds and workshop.

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be forwarded to the County of Wellington Land Division Committee:

- The County shall review any possible future extraction activity from the Lafarge pit across from the proposed severance on Sideroad 10 N that could impact a new residential parcel.

CARRIED

**11(e) Severance Application B44/17 (D10/GRC) – Grand River Conservation Authority, Lots 7-9, Concession 10, municipally known as 683 Arkeil Rd.**

Proposed 0.87 hectare severance with 60 m fr, existing and proposed rural residential use with existing dwelling and garage.

Retained parcel is 80.7 ha with 615 m frontage, existing and proposed conservation and agricultural lands.

Moved by Dan Kennedy Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

**11(f) Severance Application B45/17 (D10/HAY) – Gerry & Chad Hayden, Pt Lot 24 & 25, Concession 3, municipally known as 7128 Smith Road.**

Proposed 0.94 hectare severance with 111 m frontage on Concession 7 Road and 140 m frontage on Wellington rd 34, existing and proposed commercial use with existing office/shop.

Retained parcel is 0.69 hectares with 122m frontage, on Smith Rd and 48 m

frontage on Wellington Rd 34, existing and proposed rural residential use with existing dwelling.

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

**11(g) Severance Application B47/17 (D10/JOY) – Lisa Joy, Pt Lot 25, Concession Gore, municipally known as 3916 Sideroad 25 S.**

Proposed 0.73 hectare severance with 60 m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 14.8 hectares with 278m frontage, existing and proposed agricultural use with existing barn.

Moved by Dan Kennedy Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- The well and septic location on the abutting property to the west are not shown on the survey sketch provided with the application

CARRIED

**12. OTHER MATTERS**

- None

**13. CLOSED MEETING**

- No matters

**14. FUTURE MEETINGS**

- Next Regular Meeting June 13, 2017 @ 7:00 p.m.

**15. ADJOURNMENT**

Moved by Deep Basi and Seconded by Dennis O'Connor,

- That the Planning & Development Advisory Committee adjourns at 7:56 p.m.

CARRIED

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

May 26, 2017

**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 19, 2017**

**FILE NO. B73/17**

**APPLICANT**

Joanne Cotroneo  
56 Kirkby Court  
GUELPH, ON N1G 5E1

**LOCATION OF SUBJECT LANDS:**

PUSLINCH TOWNSHIP  
Part Lot 17 & 18  
Concession 8

Proposal is a lot line adjustment of 41.7 ha to abutting vacant lot – Mario & Joanne Cotroneo. Proposed rural residential use.

Retained parcel is 1.4 ha fronting on Hammersley Road, existing dwelling, shed, pool and pond.

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

**June 28, 2017**

**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 Township County Planning Conservation Authority- Grand

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION B**

Required Fee: \$ 1050  
Fee Received: May 19/17

File No. B73/17

Accepted as Complete on: May 19/17

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

**SECTION B: Parcel from which land is being transferred**

**4. (a) Name of Registered Owner(s) Joanne COTRONEO**

Address 56 Kirkby Court, Guelph, ON, N1G 5E1

**(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 VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

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

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

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

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

Part of Lot 17, Concession 8, Part 1, 61R-11578

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

Local Municipality: Township of Puslinch

Concession 8 Lot No. Part of Lots 17 & 18

Registered Plan No. Lot No.

Reference Plan No. 61R-9928 Part No. Part 2

Civic Address 7547 Hammersley Road

(b) When was property acquired: March 2005 Registered Instrument No. WC93005

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

Frontage/Width 99 & 23 / 531± AREA 41.7 ha ±

Depth 805 ± Existing Use(s) Vacant field and bush

Existing Buildings or structures: None

Proposed Uses (s): To be added to vacant parcel (PIN 71197-0393) as part of rural residential property

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

[ ] Provincial Highway [ ] Right-of-way

[ ] County Road [ ] Private road

[X] Municipal road, maintained year round [ ] Crown access road

[ ] Municipal road, seasonally maintained [ ] Water access

[ ] Easement [ ] Other

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

[ ] Municipally owned and operated piped water system

[X] Well [X]individual [ ]communal

[ ] Lake

[ ] Other (specify):

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

[ ] Municipally owned and operated sanitary sewers

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

[ ] Pit Privy

[ ] Other (specify):

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

Frontage/Width 22 & 20 / 85 ± AREA 1.4 ha ±

Depth 180 ± Existing Use(s) Rural residence

Existing Buildings or structures: Dwelling, shed, pool & pond

Proposed Uses (s): No Change

**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 (specify) \_\_\_\_\_

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

- [ ] Municipally owned and operated piped water system  
[X] Well [X]individual [ ]communal  
[ ] Lake  
[ ] Other (specify): \_\_\_\_\_

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

- [ ] Municipally owned and operated sanitary sewers  
[X] Septic Tank [X]individual [ ]communal  
[ ] Pit Privy  
[ ] Other (specify): \_\_\_\_\_

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

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

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

- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [X] NO [ ] If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

15. Is there a noxious industrial use within 500 meters [1640']? YES [ ] NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [ ] NO [X]

Name of Rail Line Company:

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

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



19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]  
If YES, what was the nature and type of industrial use(s)?

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

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

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

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

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

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

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

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

- Instrument No. WC93005 from Mario Cotroneo to Joanne Cotroneo, March 7, 2005, Part 2, 61R-9928 for Lot Line Adjustment to larger parcel.
- Instrument No. WC327879 from Joanne Cotroneo to Mario and Joanne Cotroneo, November 8, 2011 to create Part 1, 61R-11578 for residential purposes.

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. Is the application consistent with the Provincial Policy Statement? YES [X] NO [ ]

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

Greenbelt Plan [ ] Places to Grow [X] Other [ ]

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO [ ]

26. a) What is the existing County Official Plan designation of the subject land? (severed and retained) Secondary Agricultural, Core Greenlands, Greenlands

b) What is the existing Local Official Plan (if any) designation of the subject land? (severed and retained)

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

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

27. What is the zoning of the subject lands? **Agricultural (A) and Natural Environment (NE)**
28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐
- If NO, a) has an application been made for re-zoning?  
YES ☐ NO ☐ File Number \_\_\_\_\_
- b) has an application been made for a minor variance?  
YES ☐ NO ☐ File Number \_\_\_\_\_
29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☒ NO ☐

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

For mortgages, provide complete name and address of Mortgagee

**Severed/Retained: Mortgage as in Instrument No. WC113007 with Meridian Credit Union Limited at 200 Speedvale Avenue West, Guelph, ON, N1H 1C3**

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

30. **Type of Farm Operation** conducted on these subject lands: **NONE**
- Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

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

|          |                          |                           |                                      |                        |
|----------|--------------------------|---------------------------|--------------------------------------|------------------------|
| Severed  | Width                    | Length                    | Area                                 | Use                    |
|          | Width                    | Length                    | Area                                 | Use                    |
| Retained | Width <b><u>10±m</u></b> | Length <b><u>18±m</u></b> | Area <b><u>180±m<sup>2</sup></u></b> | Use <b><u>Shed</u></b> |
|          | Width                    | Length                    | Area                                 | Use                    |

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

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

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

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

34. **Source Water Protection Plan**

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

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



LAND SURVEYORS and ENGINEERS

May 19, 2017

24449-17



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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Lot Line Adjustment Severance Application and Sketch**  
**7547 Hammersley Road**  
**Part of Lots 17 & 18, Concession 8**  
**PIN 71197-0393 & 71197-0394**  
**Township of Puslinch**

Please find enclosed an application for a lot line adjustment severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, PIN reports and map, addresses of neighbouring properties, a cheque to Wellington County for \$1,050 and a cheque to the GRCA for \$390.

**Proposal:**

The proposal is to change the configuration of two parcels so that the "small" parcel will be around the existing dwelling and the large parcel will incorporate the remaining lands connected with a previously approved severance. This lot line adjustment is being accomplished by severing a large portion of land from #7547 Hammersley Road (PIN 71197-0394) and merging it with the 0.7±ha vacant parcel (PIN 71197-0393). The retained parcel will incorporate the house and yard of what is known as #7547 Hammersley Road with 1.4±ha of land. The newly formed larger parcel will have a total of 42.4 ha after the merger. A new dwelling will be constructed in an open area of the larger parcel.

The existing driveway servicing 7547 Hammersley will require some rerouting and the gravel road within the road will have to be extended.

The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted as long as there is no adverse effect on agricultural operations. This severance meets that requirement as there are no agricultural operations on the subject property.

Section 10.4.1 of the County Official Plan presents a list (shown below) of the types of severances permitted in Secondary Agricultural Areas such as this one. Residential Uses (c) and Lot Line Adjustments (e) apply to this application.

**10.4.1 Lot Creation**

*Lot creation in secondary agricultural areas may be allowed for:*

- a) agricultural uses*
- b) agricultural-related uses*
- c) residential uses**
- d) commercial, industrial or institutional uses*
- e) lot line adjustments**

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

Van Harten Surveying Inc.



35. 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:

36. If a new farm operation, or new crops, or new farm buildings are being proposed for the severed and/or retained lands. Please provide some details:  
None
- 

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

Please see covering letter.

**NOTES:**

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION A**

Fee Received: May 19/17  
File No. B73/17  
Accepted as Complete on: May 19/17

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

**SECTION A: Parcel to which land is being added.**

**2. (a) Name of Registered Owner(s) Mario & Joanne COTRONEO**

Address 56 Kirkby Court, Guelph, ON, N1G 5E1

**(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 VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

**3. Location of Land in the County of Wellington:**

Local Municipality: Township of Puslinch  
Concession 8      Lot No. Part of Lot 17  
Registered Plan No.      Lot No. \_\_\_\_\_  
Reference Plan No. 61R-11578      Part No. Part 1  
Civic Address Hammersley Road

**(b) When was property acquired: November 2011 Registered Instrument No. WC327879**

LOT 16 PIN 71197-0389

CONCESSION 8 PIN 71197-0408 PART 1, 61R-20252

LOT LINE ADJUSTMENT  
SEVERANCE SKETCH  
PART OF LOTS 17 & 18  
CONCESSION 8  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

**A** ESTABLISHED AS A  
PUBLIC HIGHWAY BY  
BY-LAW No. 13/94,  
REGISTERED PLAN AS  
INST. R0706333

7 PIN 71197-0269  
PART 3, 61R-3337

PART 2,  
61R-9928  
LOT LINE ADJUSTMENT  
MARCH 2005 BY INST.  
NO. WC93005  
APPLICATION B25/04  
O.P.: SECONDARY AGRICULTURAL

LOT 17

580±  
ZONING: AGRICULTURAL  
O.P.: GREENLANDS

3 PIN 71197-0394

1 PIN 71197-0284  
PART 1, 61R-9928  
ADDITIONAL  
LANDS OWNED  
BY APPLICANT

LANDS TO  
BE ADDED  
TO  
AREA=0.7±ha

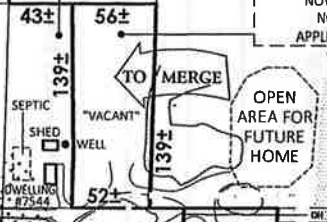
2 PIN 71197-0393  
PART 1, 61R-11578  
CREATED BY CONSENT  
NOV. 2011 BY INST.  
NO. WC327879  
APPLICATION B130/10

LANDS TO BE  
SEVERED  
AREA=41.7±ha

4 PIN 71197-0321

8 PIN 71197-0268  
PART 1, 61R-8873

WIDENED BY  
BY-LAW 13/94,  
INST. R0706333

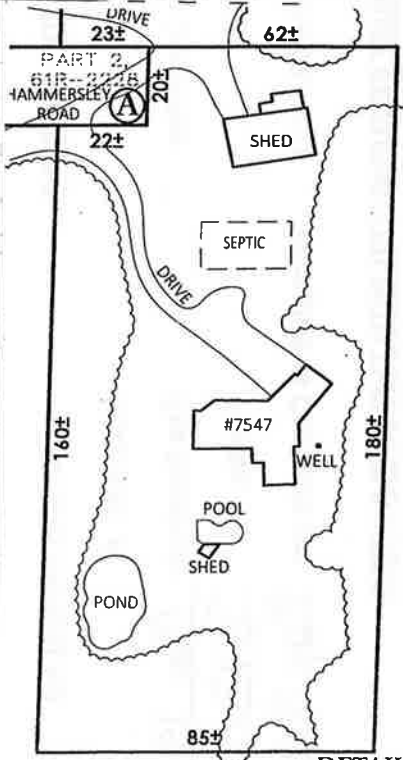


SEE  
DETAIL

LANDS TO BE  
RETAINED  
AREA=1.4±ha

EASEMENT IN FAVOUR  
OF HYDRO ONE AS IN  
INSTRUMENT IS12100

O.P.: SECONDARY AGRICULTURAL



DETAIL

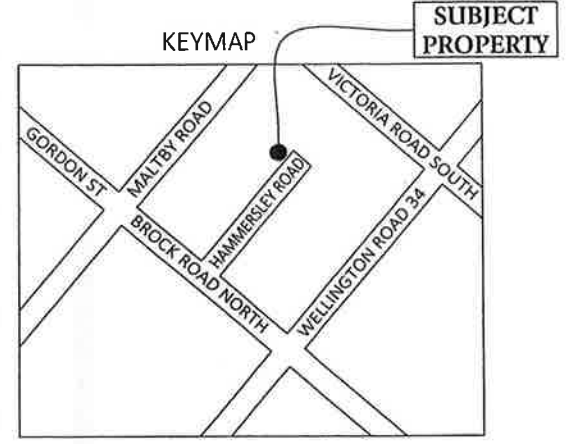
SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.

O.P.: GREENLANDS  
ZONING: AGRICULTURAL

O.P.: CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT



SCALE 1 : 4000

0 40 80 160 240 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 AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, AND 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.

THIS SKETCH WAS PREPARED  
ON THE 18th DAY OF MAY 2017

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 24449-17

May 18, 2017-1:32pm



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

May 26, 2017

**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 19, 2017**

**FILE NO. B74/17**

**APPLICANT**

David Doughty  
7129 Smith Road, R. R. #22  
CAMBRIDGE, ON N3C 2V4

**LOCATION OF SUBJECT LANDS:**

PUSLINCH TOWNSHIP  
Lots 24 & 25  
Concession 2

Proposal is for a lot line adjustment of 0.07 ha to abutting residential lot being Unit 47 of Wellington Vacant Land Condominium Plan No. 172 – residential use.

Retained irregular shaped parcel is 5.8 ha, existing and proposed rural residential use with a dwelling and shed.

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

**June 28, 2017**

**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 Twp. County Planning Conservation Authority - Grand  
Bell Canada County Clerk Roads/Solid Waste Civic Addressing  
Neighbour - as per list verified by local municipality and filed by applicant with this application

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION B**

Required Fee: \$ 1050  
Fee Received: May 19/17

File No. 374/17  
Accepted as Complete on: May 19/17

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

**SECTION B: Parcel from which land is being transferred**

**2(a) Name of Registered Owner(s)** David DOUGHTY

**Address** 7129 Smith Road, RR#22, Cambridge, ON, N3C 2V4

**Email:** \_\_\_\_\_

**(b) Name and Address of Applicant (as authorized by Owner)** \_\_\_\_\_

**Phone No.** \_\_\_\_\_

**Email:** \_\_\_\_\_

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

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

**(d) All Communication to be directed to:**

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

**(e) Notice Cards Posted by:**

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

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

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

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

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

Unit 47, Level 1, Wellington Vacant Land Condominium Plan No. 172



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

Local Municipality: Township of Puslinch

Concession 2 Lot No. Part of Lots 24 & 25

Registered Plan No. Lot No.

Reference Plan No. 61R-11348 Part No. Parts 12 & 13

Civic Address 7129 Smith Road

(b) When was property acquired: Sept. 2011 (PIN 71201-0132) & Oct. 1982 (PIN 71201-00936)  
Registered Instrument No. WC323975 (PIN 71201-0132) & ROS259018 (PIN 71201-0093)

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 78 / 84 ± AREA 0.07 ha ±

Depth 26 ± Existing Use(s) Vacant land

Existing Buildings or structures: None

Proposed Uses (s): To be added to Unit 47, WVLCP No. 172 (PIN 71872-0047) as part of residential property

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

Existing entrance on lands to be added to – construction underway

|  |  |
|--|--|
| <input type="checkbox"/> Provincial Highway                    | <input type="checkbox"/> Right-of-way                                    |
| <input type="checkbox"/> County Road                           | <input checked="" type="checkbox"/> Private road <u>Condominium Road</u> |
| <input type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road                               |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access                                    |
| <input type="checkbox"/> Easement                              | <input type="checkbox"/> Other   |

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other (specify): Private well exist on lands to be added to – construction underway

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (specify): Septic to exist on lands to be added to – construction underway.

6. Description of Land intended to be RETAINED: Metric ☒ Imperial ☐

Frontage/Width 129 & 81 / 207 ± AREA 5.8 ha ±

Depth 133 ± Existing Use(s) Rural residential

Existing Buildings or structures: Dwelling and shed

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

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

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

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

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

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

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

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

- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [X] NO [ ] If answer to 9b) is YES, these must be shown on the severance sketch

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 [X] NO [ ]

15. Is there a noxious industrial use within 500 meters [1640']? YES [ ] NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [ ] NO [X]

Name of Rail Line Company:

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

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

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]  
If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]  
If YES, what was the nature and type of the commercial use(s)

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

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

20. Is this a **resubmission** of a previous application? YES [ ] NO [X]  
If YES, is it identical [ ] or changed [ ] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [X] 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.**  
**Instrument No. WC323975 from Heritage Lake GP Corporation to David & Charlene DOUGHTY**  
**September 22, 2011, Parts 12 & 13, 61R-11348 for a Lot Line Adjustment.**

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

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [X] NO [ ]  
**B77/16 Approved Subject to Conditions**

24. Is the application consistent with the Provincial Policy Statement? YES [X] NO [ ]

25. Is the subject land within an area of land designated under any provincial plan or plans?  
Greenbelt Plan [ ] **Places to Grow [X]** Other [ ]  
If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO [ ]

26. a) What is the existing **County Official Plan** designation of the subject land? (severed and retained)  
**Severed/Retained: Secondary Agricultural & Core Greenlands**  
**Lands to be added to: PA7-3 Reid's Heritage Lake**

b) What is the existing **Local Official Plan** (if any) designation of the subject land? (severed and retained)  
c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).  
Amendment Number(s): File Number(s):

27. What is the zoning of the subject lands? **Severed/Retained: Agricultural (A) & Natural Environmental Lands to be added to: Estate Residential (ER2-5)**

28. 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 \_\_\_\_\_**

29. 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, provide complete name and address of Mortgagee

- Easement as in Instrument IS12153 in favour of the Hydro-Electric Power Commission of Ontario.
- [REDACTED]

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

30. **Type of Farm Operation** conducted on these subject lands: **NONE**

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

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

|          |                   |                    |                    |                 |
|----------|-------------------|--------------------|--------------------|-----------------|
| Severed  | Width             | Length             | Area               | Use             |
|          | Width             | Length             | Area               | Use             |
| Retained | Width <b>13±m</b> | Length <b>12±m</b> | Area <b>156±m²</b> | Use <b>Shed</b> |
|          | Width             | Length             | Area               | Use             |

32. **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       | [ ] |

33. 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 [ ]     |

34. **Source Water Protection Plan**

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

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

May 23, 2017  
24785-17

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Lot Line Adjustment Severance Application & Sketch**  
**Part of Lots 24 & 25, Concession 2**  
**PIN 71201-0132 & 71201-0093**  
**Unit 47, Level 1, WVLC 172**  
**PIN 71872-0047**  
**Township of Puslinch**

Please find enclosed an application for a lot line adjustment severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN map and report, the required deeds, a cheque to Wellington County for \$1,050 and a cheque to the GRCA for \$390. The ownership list confirmation you should receive shortly from the township.

**Proposal:**

The proposal is to sever a 0.07±ha triangle of vacant land from #7129 Smith Road (PIN 71201-0132 & 71201-0093) and merge it with the residential property to the south at #19 Lambeth Court (PIN 71872-0047). The land to be added is a 0.2±ha residential parcel in Heritage Lake Vacant Land Condominium of estate residential dwellings. The lands to be retained will have an area of 5.8±ha where an existing dwelling, shed and residential property exist.

The intention of the lot line adjustment is to acquire a portion of vacant land owned by David Doughty in order to extend the property line at #19 Lambeth Court to allow for additional amenity space in the rear yard.

This lot line adjustment will be a merger with a condominium and the vacant parcel will be added to UNIT 47 of Wellington County Vacant Land Condominium Plan No. 172.

The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted as long as there is no adverse effect on agricultural operations. This severance meets that requirement as there are no agricultural operations on the subject property.

Section 10.4.1 of the County Official Plan presents a list (shown below) of the types of severances permitted in Secondary Agricultural Areas such as this one. Residential Uses (c) and Lot Line Adjustments (e) apply to this application.

**10.4.1 Lot Creation**

*Lot creation in secondary agricultural areas may be allowed for:*

- a) agricultural uses*
- b) agricultural-related uses*
- c) residential uses**
- d) commercial, industrial or institutional uses*
- e) lot line adjustments**

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

Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S. B.Sc.

35. 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:

36. If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:  
**None**

---

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

**Please see covering letter.**

**NOTES:**

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION A**

Fee Received: May 19/17

File No. 374/17

Accepted as Complete on: May 19/17

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

**SECTION A: Parcel to which land is being added.**

**2. (a) Name of Registered Owner(s) Timberworx Consturction Inc. c/o Shawn Marsh**

Address 275 Hanlon Creek Blvd, Unit 5, Guelph, ON, N1C 0A1

**(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 VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**3. Location of Land in the County of Wellington:**

Local Municipality: Township of Puslinch

Concession 2

Lot No. Lots 23 & 24

Registered Plan No. Condominium Plan 172

Lot No. Unit 47, Level 1

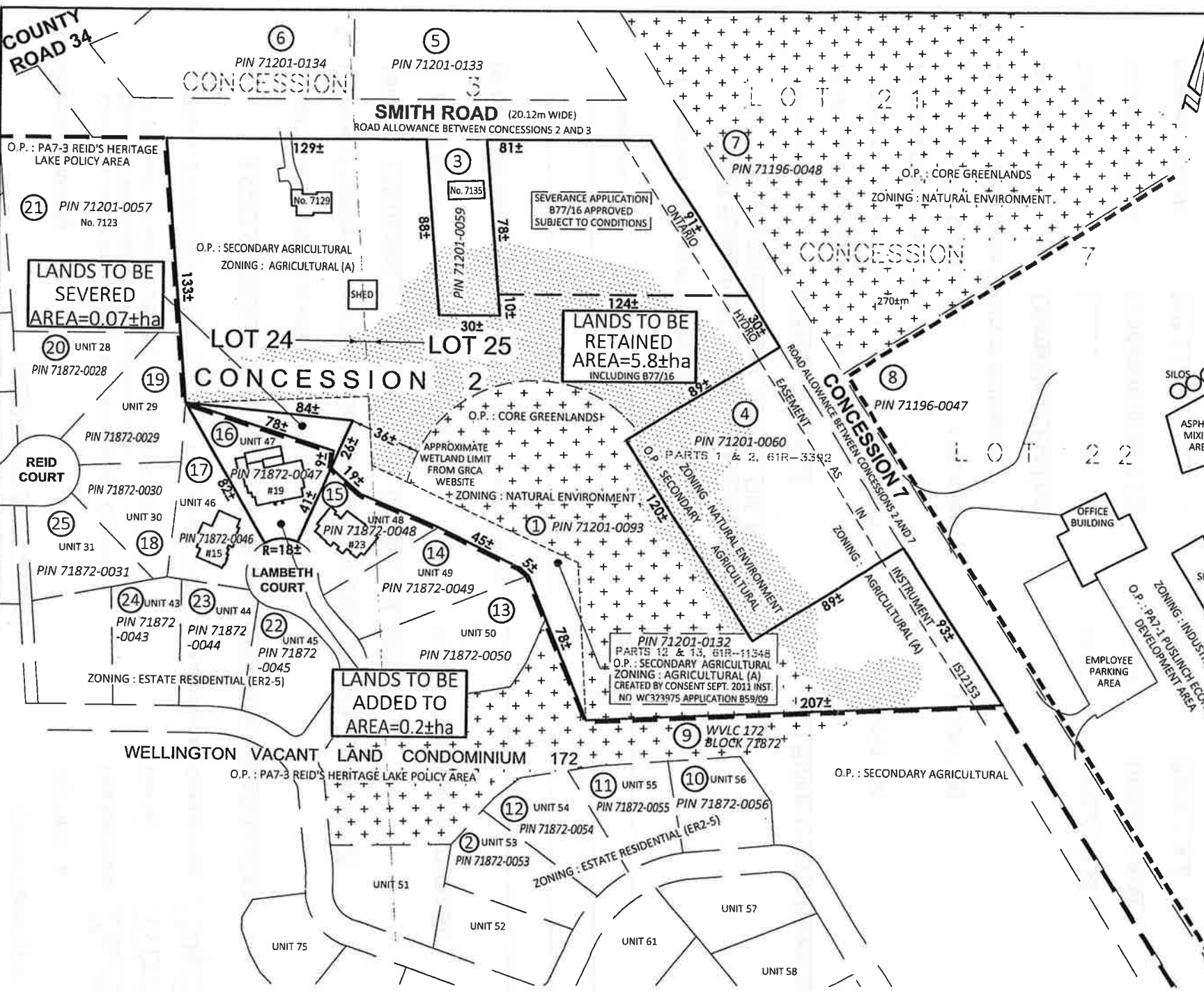
Reference Plan No. 61R-11348

Part No. Parts 1 & 2

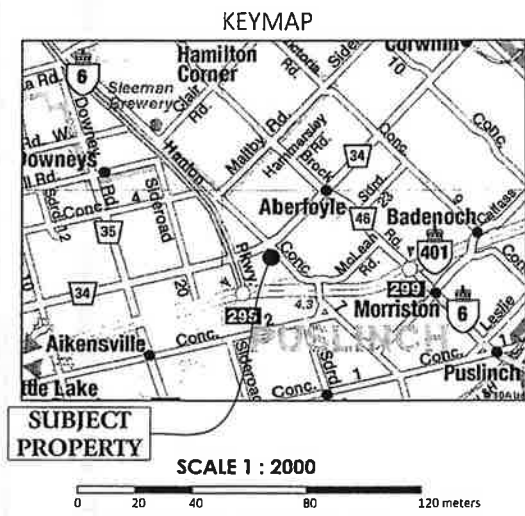
Civic Address 19 Lambeth Court

**(b) When was property acquired: May 2014 Registered Instrument No. WC403799**





LOT LINE ADJUSTMENT SKETCH  
PART OF LOTS 24 & 25  
CONCESSION 2  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON



- 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 & ESTATE RESIDENTIAL ER2-5.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS & PA7-3 REID'S HERITAGE LAKE POLICY AREA.
  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. SEPTIC BEDS OF ABUTTING PROPERTIES ARE ASSUMED TO BE COMPLETELY ON THEIR RESPECTIVE PROPERTIES.

THIS SKETCH WAS PREPARED  
ON THE 23rd DAY OF MAY 2017

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



# Van Harten

SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

|  |                            |                                 |
|--|----------------------------|---------------------------------|
| Elmira<br>Ph: 519-669-5070   | Guelph<br>Ph: 519-821-2763 | Orangeville<br>Ph: 519-940-4110 |
| www.vanharten.com  |                            | info@vanharten.com              |
| DRAWN BY: ARN    CHECKED BY: JEB    PROJECT No. 24785-17                           |                            |                                 |
| May 23, 2017-11:23am<br>G:\PUSLINCH\Con2\Acad\SKETCH PTLOT 24 (TIMBERWORX) UTM.dwg |                            |                                 |

--- O.P.: PA7-1 PUSLINCH ECONOMIC DEVELOPMENT AREA  
--- O.P.: PA7-3 REID'S HERITAGE LAKE POLICY AREA  
+ O.P.: SECONDARY AGRICULTURAL AND ZONING: NATURAL ENVIRONMENT  
+ O.P.: CORE GREENLANDS AND ZONING: NATURAL ENVIRONMENT

May 26, 2017

**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 19, 2017**

**FILE NO. B75/17**

**APPLICANT**

Audrey Meadows Ltd. c/o George Good  
P.O. Box 1805  
GUELPH, ON N1H 7A1

**LOCATION OF SUBJECT LANDS:**

PUSLINCH TOWNSHIP  
Part Lot 19, Concession 8  
Lot 29, Reg Plan 61M-153

Proposal is for a lot line adjustment of 355 sq.m, no frontage (Severed 1 on sketch) to abutting Janice and George Good rural residential parcel. Purpose to increase the privacy for the existing dwelling at #4506 Victoria Road.

Retained parcel is 3645 sq.m., 43.1m fr on Elizabeth Place, vacant, proposed residential – Part of Audrey Meadows subdivision.

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

**June 28, 2017**

**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 Twp. County Planning Conservation Authority - Grand

Neighbouring Municipality City of Guelph

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION B**

Required Fee: \$ 1050  
Fee Received: May 19/17

File No. 375/17

Accepted as Complete on: May 19/17

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

**SECTION B: Parcel from which land is being transferred**

**2(a) Name of Registered Owner(s)** Audrey Meadows Ltd. c/o George Good

**Address** PO Box 1805, Guelph, ON, N1H 7A1

**(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 VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

**(d) All Communication to be directed to:**

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

**(e) Notice Cards Posted by:**

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

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

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

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

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

Part of 19, Concession 8, Parts 1, 3, 4, 5, 61R-3170

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

Local Municipality: **Township of Puslinch**

Lot No.

Lot No. **29**

Part No.

**Civic Address** 14 Elizabeth Place

(b) When was property acquired: October 2008 Registered Instrument No. Registered Plan 61M-153

5. Description of Land intended to be **SEVERED**:

Metric [X]

Imperial [ ]

**355m<sup>2</sup> ±**

### Vacant residential land

Existing Buildings or structures: **None**

Proposed Uses (s): To be added to Parts 1, 3, 4, 5, 61R-3170 as part of rural residential property

Type of access (Check appropriate space)

**Existing [X]**

Proposed [ ]

**Existing entrance on lands to be added to.**

☐ 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 (specify): Private well exists on lands to be added to.

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank      ☒ individual      ☐ communal

☐ Pit Privy

☐ Other (specify): Septic exists on lands to be added to.

6. Description of Land intended to be **RETAINED**:

Metric [X]

Imperial [ ]

3,645m<sup>2</sup> ±

### Vacant land

Existing Buildings or structures: **None**

Proposed Uses (s):

**Part of Audrey Meadows subdivision, proposed 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 (specify) \_\_\_\_\_

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other (specify): \_\_\_\_\_

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

[ ] Municipally owned and operated sanitary sewers

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

[ ] Pit Privy

[ ] Other (specify): \_\_\_\_\_

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [ ] NO [X]

\*If yes, see sketch requirements and the application must be accompanied by a:

MINIMUM DISTANCE SEPARATION FORM.

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

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

- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [X] NO [ ] If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

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

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [ ] NO [X]

Name of Rail Line Company:

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

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre

within 750 metres of the proposed subject lands?

YES [ ] NO [X]

**19. PREVIOUS USE INFORMATION:**

a) Has there been an industrial use(s) on the site?

YES [ ] NO [X] UNKNOWN [ ]

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

b) Has there been a commercial use(s) on the site?

YES [ ] NO [X] UNKNOWN [ ]

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

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

YES [ ] NO [X] UNKNOWN [ ]

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [ ] NO [X] UNKNOWN [ ]

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

20. Is this a **resubmission** of a previous application?

YES [ ] NO [X]

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

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

YES [ ] NO [X]

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

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

YES [ ] NO [X] UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [X] NO [ ]

**Simultaneous severance application being made for Lot 28**

24. Is the application consistent with the Provincial Policy Statement?

YES [X] NO [ ]

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

Greenbelt Plan [ ] Places to Grow [X] Other [ ]

If YES, does the application conform with the applicable Provincial Plan(s)

YES [X] NO [ ]

26. a) What is the existing **County Official Plan** designation of the subject land? (severed and retained)

**Severed & Retained – County Residential**

**Lands to be added to – Secondary Agricultural & Core Greenlands**

b) What is the existing **Local Official Plan** (if any) designation of the subject land? (severed and retained)

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

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

27. What is the zoning of the subject lands? **Severed & Retained – ER2-4 (Estate Residential) Audrey Meadows)**  
**Lands to be added to – Agricultural & Natural Environment**

28. Does the proposal for the subject lands conform to the existing zoning? YES [ ] NO [X]  
**Minor Variance application will be submitted pending severance approval**

If NO, a) has an application been made for re-zoning?  
YES [ ] NO [ ] File Number \_\_\_\_\_  
b) has an application been made for a minor variance?  
YES [ ] NO [ ] File Number \_\_\_\_\_

29. 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, provide complete name and address of Mortgagee

[REDACTED]

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

30. **Type of Farm Operation** conducted on these subject lands: **NONE**  
Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]

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

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

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

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

33. 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 [ ]     |





LAND SURVEYORS and ENGINEERS

May 19, 2017

24712-17



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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Lot Line Adjustment Severance Applications and Sketch**  
**4506 Victoria Road South**  
**Part of Lot 19, Concession 8, PIN 71197-0123**  
**14 & 18 Elizabeth Place**  
**Lots 28 & 29, Plan 61M-153, PINS 71197-0350 & 71197-0351**  
**Township of Puslinch**

Please find enclosed two applications for a lot line adjustment severance on the above-mentioned properties. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, PIN reports and map, addresses of neighbouring properties, a cheque to Wellington County for \$2,100 and a cheque to the GRCA for \$390.

**Proposal:**

The proposal is sever a small triangle of vacant land from Lot 28 (PIN 71197-0350) and Lot 29 (PIN 71197-0351) and merge with the existing dwelling and property to the east at #4506 Victoria Road (PIN 71197-0123). The purpose is to increase the privacy for the existing dwelling at #4506. The land to be added to has an area of 5.04±ha where a rural residential dwelling exists.

The vacant lots are part of the Audrey Meadows subdivision which was developed by George Good, the owner of the lands to be added to. Lots 28 and 29 are vacant and will eventually be sold as rural estate parcels. The lands to be severed (1) and (2) are located to the rear of the subject properties and each has an area of 355m<sup>2</sup>. The severed areas contain trees, a berm and natural features which were intended to provide privacy to the existing dwelling at #4506.

The zoning for the existing dwelling at #4506 is Agricultural and the zoning for the severed and retained parcels are Estate Residential - ER2-4. The required minimum lot area in the ER2-4 zone is 0.4ha and the retained parcels will each have areas of 0.36±ha. Minor Variance applications will be submitted pending approval of the severances.

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

Van Harten Surveying Inc.



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

cc George Good



**34. Source Water Protection Plan**

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

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

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

If yes, please indicate the person you have met/spoken to: YES [ ] NO [X]

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

**None**

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

**Please see covering letter.**

**NOTES:**

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.**
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
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7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION A**

Fee Received: May 19/17

File No. B75/17

Accepted as Complete on: May 19

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

**SECTION A: Parcel to which land is being added.**

**2. (a) Name of Registered Owner(s) Janice Audrey GOOD & George Randall GOOD**

Address PO Box 1805, Guelph, ON, N1H 7A1

**(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 VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**3. Location of Land in the County of Wellington:**

Local Municipality: Township of Puslinch

Concession 8

Lot No. Part of Lot 19

Registered Plan No.

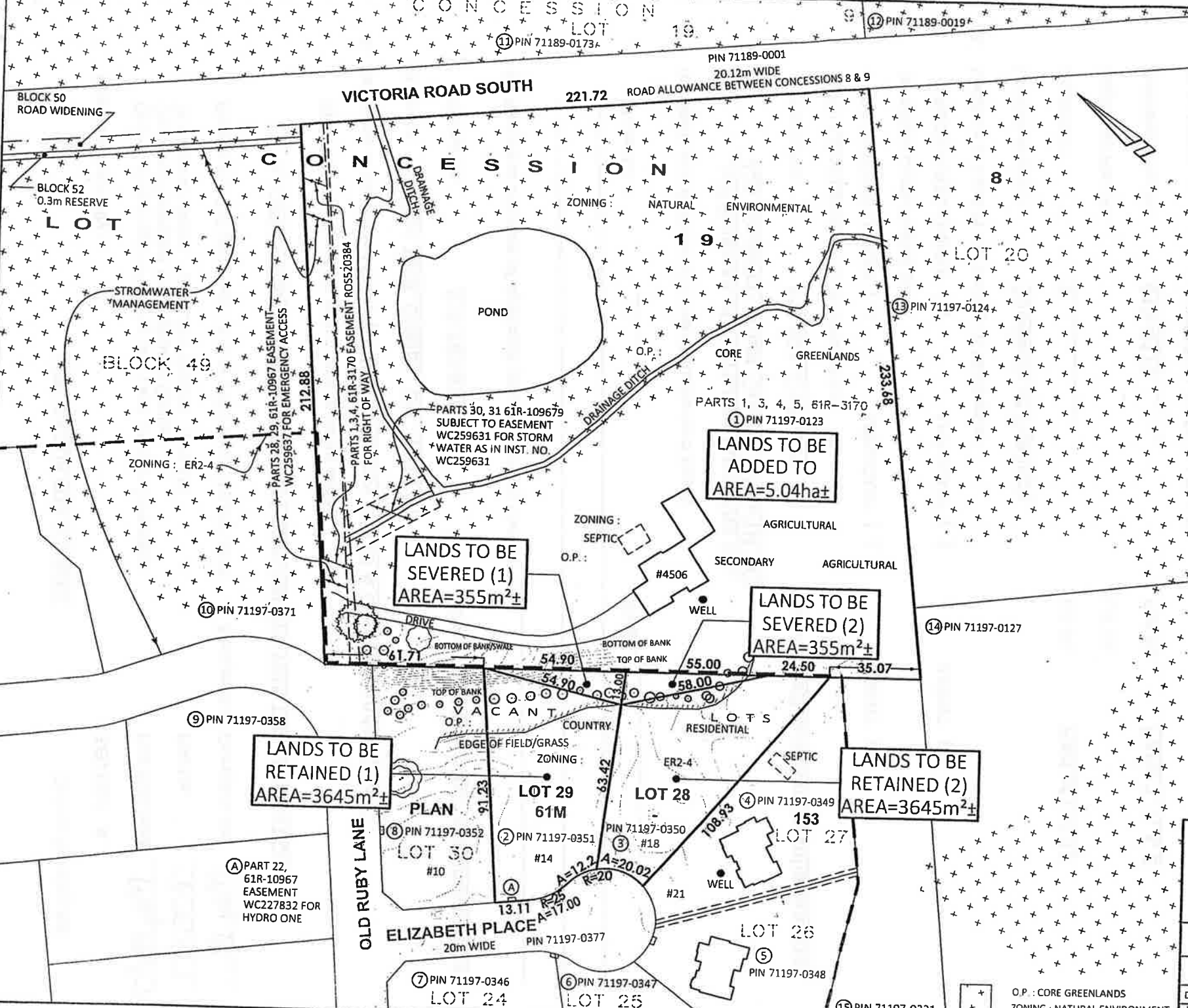
Lot No.

Reference Plan No. 61R-3170

Part No. Parts 1, 3, 4, 5

Civic Address 4506 Victoria Road South

**(b) When was property acquired: May 2002 (Estate Transfer) Registered Instrument No. LT82746**



May 26, 2017

**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 19, 2017

**FILE NO.** B76/17

**APPLICANT**

Audrey Meadows Ltd. c/o George Good  
P.O. Box 1805  
GUELPH, ON N1H 7A1

**LOCATION OF SUBJECT LANDS:**

PUSLINCH TOWNSHIP  
Part Lot 19, Concession 8  
Lot 28, Reg Plan 61M-153

Proposal is for a lot line adjustment of 355 sq.m, no frontage (Severed 2 on sketch) to abutting Janice and George Good rural residential parcel. Purpose to increase the privacy for the existing dwelling at #4506 Victoria Road.

Retained parcel is 3645 sq.m., 27.9m fr on Elizabeth Place, vacant, proposed residential – Part of Audrey Meadows subdivision.

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

**June 28, 2017**

**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 Twp. County Planning Conservation Authority - Grand

Neighbouring Municipality City of Guelph

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION B**

Required Fee: \$ 1050

Fee Received: May 19/17

File No. B76/17

Accepted as Complete on: May 19/17

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

**SECTION B: Parcel from which land is being transferred**

**2(a) Name of Registered Owner(s)** Audrey Meadows Ltd. c/o George Good

**Address** PO Box 1805, Guelph, ON, N1H 7A1

**(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 VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

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

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

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

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

Part of 19, Concession 8, Parts 1, 3, 4, 5, 61R-3170

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

Local Municipality:

Township of Puslinch

Concession

Lot No. 28

Registered Plan No.

61M-153

Lot No.

Reference Plan No.

Part No.

Civic Address

18 Elizabeth Place

(b) When was property acquired:

October 2008

Registered Instrument No.

Registered Plan 61M-153

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial [ ]

Frontage/Width

58.00 / 55.00 ±

AREA

355m<sup>2</sup> ±

Depth

13.00±

Existing Use(s)

Vacant residential land

Existing Buildings or structures:

None

Proposed Uses (s):

To be added to Parts 1, 3, 4, 5, 61R-3170 as part of rural residential property

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

Existing entrance on lands to be added to.

[ ] 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 [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated piped water system

[X] Well [X]individual [ ]communal

[ ] Lake

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

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

[ ] Municipally owned and operated sanitary sewers

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

[ ] Pit Privy

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

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial [ ]

Frontage/Width

27.9 / 24.50 ±

AREA

3,645m<sup>2</sup> ±

Depth

108.93 ±

Existing Use(s)

Vacant land

Existing Buildings or structures:

None

County of Wellington

LAND DIVISION FORM – LOT LINE ADJUSTMENT

Revised September 2015

Page 5

Proposed Uses (s):

**Part of Audrey Meadows subdivision, proposed rural residential dwelling**

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[X] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[ ] Easement

[ ] Other (specify) \_\_\_\_\_

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

[ ] Municipally owned and operated piped water system

[X] Well [X]individual [ ]communal

[ ] Lake

[ ] Other (specify): \_\_\_\_\_

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

[ ] Municipally owned and operated sanitary sewers

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

[ ] Pit Privy

[ ] Other (specify): \_\_\_\_\_

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [ ] NO [X]

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

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

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

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [X] NO [ ] If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

15. Is there a noxious industrial use within 500 meters [1640']? YES [ ] NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [ ] NO [X]

Name of Rail Line Company:

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

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



19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]  
If YES, what was the nature and type of industrial use(s) \_\_\_\_\_

b) Has there been a commercial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]  
If YES, what was the nature and type of the commercial use(s) \_\_\_\_\_

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

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [ ] NO [X] UNKNOWN [ ]  
If YES, specify the use and type of fuel(s) \_\_\_\_\_

20. Is this a **resubmission** of a previous application? YES [ ] NO [X]  
If YES, is it identical [ ] or changed [ ] Provide previous File Number \_\_\_\_\_

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [ ] NO [X]  
b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:  
**Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**  
\_\_\_\_\_

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

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

**Simultaneous severance application being made for Lot 29**

24. Is the application consistent with the Provincial Policy Statement? YES [X] NO [ ]

25. Is the subject land within an area of land designated under any provincial plan or plans?  
Greenbelt Plan [ ] Places to Grow [X] Other [ ] \_\_\_\_\_  
If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO [ ]

26. a) What is the existing **County Official Plan** designation of the subject land? (severed and retained)  
**Severed & Retained – County Residential**  
**Lands to be added to – Secondary Agricultural & Core Greenlands**  
b) What is the existing **Local Official Plan** (if any) designation of the subject land? (severed and retained)  
\_\_\_\_\_  
c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).  
Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_



27. What is the zoning of the subject lands? Severed & Retained – ER2-4 (Estate Residential) Audrey Meadows)  
Lands to be added to – Agricultural & Natural Environment

28. Does the proposal for the subject lands conform to the existing zoning? YES [ ] NO [X]  
Minor Variance application will be submitted pending severance approval

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

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

29. 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, provide complete name and address of Mortgagee

[REDACTED]

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

30. Type of Farm Operation conducted on these subject lands: **NONE**  
Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]

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

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

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

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

33. 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 [ ]     |



LAND SURVEYORS and ENGINEERS

May 19, 2017

24712-17

Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Lot Line Adjustment Severance Applications and Sketch  
4506 Victoria Road South  
Part of Lot 19, Concession 8, PIN 71197-0123  
14 & 18 Elizabeth Place  
Lots 28 & 29, Plan 61M-153, PINS 71197-0350 & 71197-0351  
Township of Puslinch**

Please find enclosed two applications for a lot line adjustment severance on the above-mentioned properties. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, PIN reports and map, addresses of neighbouring properties, a cheque to Wellington County for \$2,100 and a cheque to the GRCA for \$390.

**Proposal:**

The proposal is sever a small triangle of vacant land from Lot 28 (PIN 71197-0350) and Lot 29 (PIN 71197-0351) and merge with the existing dwelling and property to the east at #4506 Victoria Road (PIN 71197-0123). The purpose is to increase the privacy for the existing dwelling at #4506. The land to be added to has an area of 5.04±ha where a rural residential dwelling exists.

The vacant lots are part of the Audrey Meadows subdivision which was developed by George Good, the owner of the lands to be added to. Lots 28 and 29 are vacant and will eventually be sold as rural estate parcels. The lands to be severed (1) and (2) are located to the rear of the subject properties and each has an area of 355m<sup>2</sup>. The severed areas contain trees, a berm and natural features which were intended to provide privacy to the existing dwelling at #4506.

The zoning for the existing dwelling at #4506 is Agricultural and the zoning for the severed and retained parcels are Estate Residential - ER2-4. The required minimum lot area in the ER2-4 zone is 0.4ha and the retained parcels will each have areas of 0.36±ha. Minor Variance applications will be submitted pending approval of the severances.

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

Van Harten Surveying Inc.



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

cc George Good

**34. Source Water Protection Plan**

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

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

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

YES [ ] NO [X]

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

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

**None**

---

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

**Please see covering letter.**

**NOTES:**

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION A**

Fee Received: May 19/17

File No. B76/17

Accepted as Complete on: May 19/17

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

**SECTION A: Parcel to which land is being added.**

**2. (a) Name of Registered Owner(s) Janice Audrey GOOD & George Randall GOOD**

Address PO Box 1805, Guelph, ON, N1H 7A1

**(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 VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**3. Location of Land in the County of Wellington:**

Local Municipality: Township of Puslinch

Concession 8

Lot No. Part of Lot 19

Registered Plan No.

Lot No.

Reference Plan No. 61R-3170

Part No. Parts 1, 3, 4, 5

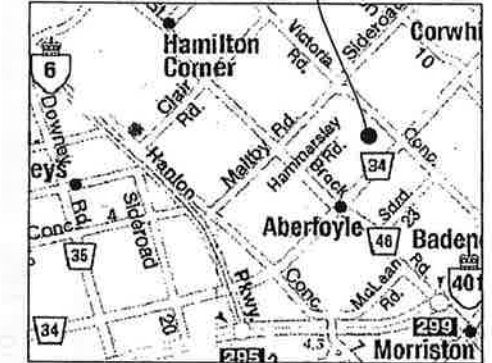
Civic Address 4506 Victoria Road South

**(b) When was property acquired: May 2002 (Estate Transfer) Registered Instrument No. LT82746**

LOT LINE ADJUSTMENT SKETCH  
LOTS 28 & 29, REGISTERED PLAN 61M-153  
AND  
PART OF LOT 19, CONCESSION 8  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SUBJECT  
PROPERTY

KEYMAP



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 AND ER2-4.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF COUNTRY RESIDENTIAL, 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.

THIS SKETCH WAS PREPARED  
ON THE 19th DAY OF MAY 2017

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 24712-17

May 19, 2017-9:37am  
G:\PUSLINCH\61M-153\ACAD\SEV LOT 28-29 (GOOD) UTM.dwg

