



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

January 14, 2020

7:00 p.m.

AGENDA

AMENDED

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

- New Comprehensive Zoning By-law Update

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- December 10, 2019

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

4(a) Minor Variance Application D13/ONT – Property described as Part Lot 25, Concession 7 being Part 1 on Reference Plan 61R-4472, Township of Puslinch.

1. Requesting relief to permit a reduced lot area of the proposed severed parcel to be 4.1 hectares instead of 12 hectares as required.
2. Requesting relief to permit a reduced lot area of the proposed retained parcel to be 9.4 hectares instead of 12 hectares as required.

4(b) Minor Variance Application D13/IRE – Bradley Ireland - Property described as Lot 12 Concession 9, Watson Road South, Township of Puslinch.

Requesting relief of Zoning By-law #023-2018, as amended, to permit a reduced lot frontage of the merged parcel to be 39 metres instead of 120.0 metres as required.

5. OTHER MATTERS

- None



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

January 14, 2020

7:00 p.m.

6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

7. OPENING REMARKS

8. DISCLOSURE OF PECUNIARY INTEREST

9. APPROVAL OF MINUTES

- December 10, 2019

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

11(a) Zoning By-law Application D14/DAY – Andrew and Ann Day – Part Lot 26, Concession Gore, 7171 Concession 1 & 4071 Sideroad 25 South

The purpose and effect of the application is to meet the requirements for Severance Application B50-19, to amend Township of Puslinch Comprehensive Zoning By-law 023-2018 to remove the Site Specific Agricultural A(sp78) Zone from the severed parcel and rezone the parcel to Agricultural.

12. LAND DIVISION

12(a) Severance Application B81/19 (D10/MAR) – Gina Martinello, Part Lot 10, Concession 4, no municipal address, Puslinch.

Proposed severance is 55 metres frontage x 121.9 metres = 0.67 hectares, vacant land for proposed rural residential use.

Retained parcel is 15.02 hectares with 183.83 metres frontage on Sideroad 10 North and 168.81 metres frontage on Forestell Road, existing and proposed vacant rehabilitated former gravel pit.

12(b) Severance Application B82/19 (D10/SHE) – Marjorie Sheppard and Judith Douglas, Part Lot 15, Concession 3, 4484 Wellington Road 35, Puslinch.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

January 14, 2020

7:00 p.m.

Proposed lot line adjustment is 45 metres x 53.03 metres = 0.244 hectares with no frontage, vacant land to be added to abutting residential lot – Jeff and Michelle Sobol.

Retained parcel is 0.582 hectares with 53.03 metres frontage, existing and proposed residential use with existing dwelling.

12(c) Severance Application B83/19 (D10/SOB) – Jeff and Michelle Sobol, Part Lot 15, Concession 3, 6872 Wellington Rd 34, Puslinch.

Proposed lot line adjustment is 18.9 metres frontage x 37.5 metres = 0.7 hectares, vacant land to be added to abutting residential lot for access – Marjorie Sheppard and Judith Douglas.

Retained parcel is 2.586 hectares with 142.92 metres frontage on Wellington Road 35 and 157.75 metres frontage on Wellington Road 34, existing and proposed residential and agricultural use with existing house.

12(d) Severance Application B85/19 (D10/KUP) – Brenda Kupferschmidt, Part Lot 13, Concession 3, 4597 Sideroad 12, Puslinch.

Proposed severance is 123 metres frontage x 65 metres = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 41.7 hectares with 211.0 metres frontage on Concession Road 4 and 169 metres frontage on Sideroad 12, existing and proposed agricultural use with existing dwelling, barn and sheds.

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING Tuesday, February 11, 2020 @ 7:00 p.m.

16. ADJOURNMENT

MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Zachary Prince, Planner, County of Wellington

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment and informed the gallery that there were no minor variance applications on the agenda for this meeting, and that the committee would proceed with the remaining items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meetings held Tuesday, November 12, 2019 be adopted.

CARRIED

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

- None

5. OTHER MATTERS

- None.

6. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 7:02 p.m.

CARRIED

MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Zachary Prince, Planner, County of Wellington
Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited

1 - 6. COMMITTEE OF ADJUSTMENT

- See December 10, 2019 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:03 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

8. DISCLOSURE OF PECUNIARY INTEREST

- None

9. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, November 12, 2019, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

- None

12. LAND DIVISION

12(a) Severance Application B76/19 (D10/RAS) – Rasmussen, Frank and Eaglesham, Dora, Part Lot 27, Concession Gore, municipally known as 7189 Concession 1, Puslinch.

Proposed severance is 44.2 metres frontage x 95 metres = 0.419 hectares, vacant land for proposed rural residential use.

Retained parcel is 16.63 hectares with 28.79 metres frontage, existing and proposed rural residential use with existing house and two storage sheds.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application and noted that the proposed severance is not impacted by the natural environment features, and further advised that the remainder of the property is impacted by the natural environment features. She also confirmed with the Township roads department that the site lines are appropriate and that Hamilton Conservation has no concerns with the proposed severance. She also advised that there is no opportunity for active agricultural activity on the property.
- Dennis O'Connor asked if MDS calculations were done, and if so, why there were not provided with the application.
- Nancy Shoemaker advised that with respect to the barn on the abutting property to the west, there was a previous severance affecting that property and it was shown that the barn was not capable of holding any animals and that there were no stalls for any animals. She further advised that the other barn had previous MDS calculations done and they were 113 meters and that the owner is over 228 metres from the barn as shown on the plan attached to the severance application.
- Zach Prince noted that the MDS calculation sheets are with the County for the severance and are approved by the County.
- John Sepulis asked that the County send the MDS sheets to the Township for this and all applicable applications.
- John Sepulis further inquired why the property wasn't "squared off" on the sketch.
- Nancy Shoemaker advised that she has been told not to exceed 0.4 metres as per the Township's Zoning By-law for previous severances so she tried to keep it at 0.4 metres.
- John Sepulis asked what the clearances are to the septic bed setbacks.
- Nancy Shoemaker advised that the setbacks are 10.6 meters and 56.0 metres, so the tile bed is at least 25.0 metres from the lot line.
- There were no further questions or comments.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PLANNING & DEVELOPMENT ADVISORY COMMITTEE
DECEMBER 10, 2019
7:00 PM
COUNCIL CHAMBERS

- Next Regular Meeting Tuesday, January 14, 2020 @ 7:00 p.m.

16. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:12 p.m.

CARRIED



RECEIVED
DEC 09 2019
Township of Puslinch

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

Minor Variance or Permission Application

RECEIVED
DEC 10 2019
Township of Puslinch

General Information:

1. Applicant Information:

Registered Owner's Name(s): 2443109 Ontario Inc.

Address: [REDACTED]

City: London Ontario

Postal Code: N6A 3E6

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

Applicant (Agent) Name(s): Melanie Horton

Address: 41 Main Street

City: Unionville Ontario

Postal Code: L3R 2E5

E-mail Address: melanie@harringtonmcavan.com

Telephone Number: 905-294-8282

Fax:

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

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

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

Municipal address: _____

Concession: 7 Lot: Part 25

Registered Plan Number: Part 1, 61R-4472

Area: 13.5 ha Depth: 233 m Frontage: 408 (varies) m
_____ ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

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

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

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

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

Relief is being sought to reduce the minimum lot area from 13.5 ha to 4 ha. The minor variance is requested to fulfill a condition of severance (B150-18)

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

The severance created 2 parcels - one approximately 4.1 ha and the other 9.4 ha. The existing zoning bylaw for this property has a minimum lot area of 13.5 ha (the entire lot).
All of the other provisions of the bylaw can be met.

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

Special Policy Area PA7-1 (Puslinch Economic Development Area) and
Official Plan Designation: designated SECONDARY AGRICULTURAL, RURAL EMPLOYMENT AREA

Zoning Designation: IND-11

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

☐

Other: ☐ (please specify below)

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

McLean Road

9. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

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 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 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? vacant land

The abutting properties? industrial and extractive industrial

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

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

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

Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: _____

Date of construction of buildings property: _____

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

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 type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	X		B150-18	Wellington County		severance	approved
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Shmuel Farhi of the
City _____ of London County/Region of _____

_____ do hereby authorize

Melanie Horton

_____ to act as my agent in this application.


Signature of Owner(s)

Dec. 3/19
Date

Affidavit:


I (we) Melanie Horton of the
City _____ of Vaughan County/Region of _____
York

_____ solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the _____ of _____ in the
County/Region of _____ this _____ day of

_____, 20____.


Signature of Owner or authorized
solicitor or agent

Dec. 3/19
Date

Signature of Commissioner

Date

Agreement to Post Sign and Permit Site Visits:

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

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

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

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete: _____

Signature of Municipal Employee

Date

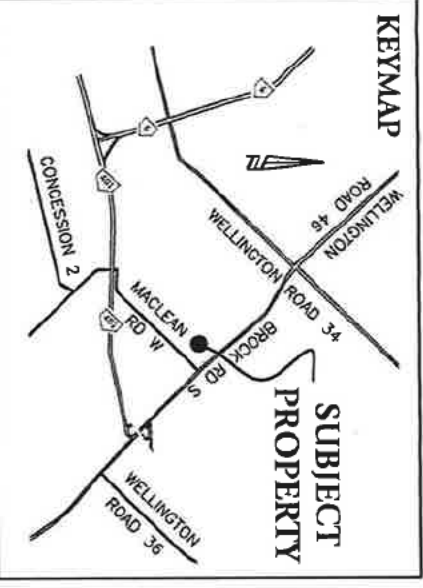
Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions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

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

SEVERANCE SKETCH
PART OF LOT 25, CONCESSION 7
PART OF ROAD ALLOWANCE BETWEEN
CONCESSIONS 7 & 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 2000

0 20 40 80 120 meters
VAN HARTEN SURVEYING INC.



- NOTES:
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED IND-11.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF RURAL EMPLOYMENT AREA, SECONDARY AGRICULTURAL & WITHIN POLICY AREA PA7-1
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

THIS SKETCH WAS PREPARED
ON THE 21st DAY OF DECEMBER 2018

ONTARIO LAND SURVEYOR

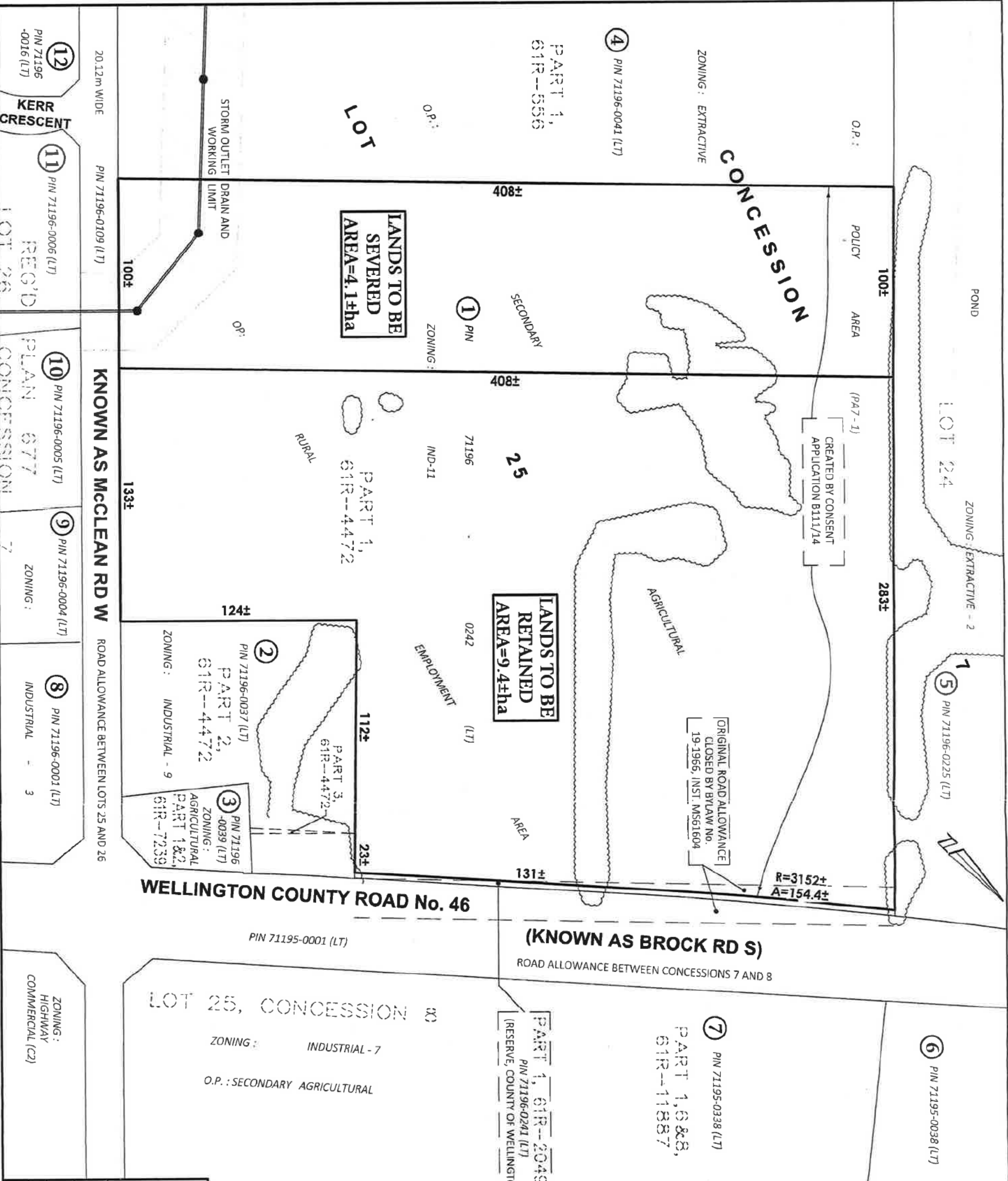


Kitchener Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 25651-18

Dec 21, 2018 2:07pm G:\PUSLINCH\CON\LOT25\ACAD\SEV PT LOT25 (McGAVAN).dwg



Lynne Banks

From: Source Water <sourcewater@centrewellington.ca>
Sent: December-24-19 9:54 AM
To: Lynne Banks; Source Water
Subject: RE: Minor Variance - Notice of Hearing - Part Lot 25 Concession 7 - 2443109 Ontario Inc.
Attachments: WHPA_Map_Concession7PartLot25.pdf

Hi Lynne,

Thank you for providing the above referenced application for review. Since this property is **not** located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Lynne Banks [<mailto:lbanks@puslinch.ca>]
Sent: Thursday, December 19, 2019 10:59 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: Minor Variance - Notice of Hearing - Part Lot 25 Concession 7 - 2443109 Ontario Inc.

Attached please find a Notice of Hearing regarding the above minor variance. Please provide me with any comments you might have by **Friday, January 3, 2020**. If I don't hear from you, I will assume that you have no comments or objections.

Regards –

Lynne



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

Township of Puslinch
7404 Wellington Rd 34, Puslinch, ON N0B 2J0
P 519 763-1226 F 519-763-5846
www.puslinch.ca

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Thank you.

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PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: January 3, 2020
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Matthieu Daoust, Junior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 ONT (2443109 Ontario Inc)**
Part Lot 25, Concession 7

We have reviewed the application for minor variance and provide the following comments with the benefit of a site visit on December 27th, 2019.

Planning Opinion

The variance requested would provide relief from Section 16(4)(k)(ii)(a) of the Zoning By-law requesting permission for a reduction in lot area for both the proposed severed and retained parcels. The applicants are requesting a reduced lot area for the severed parcel to be 4.1 ha (10.13 ac), whereas 12 ha (29.65 ac) is required within the IND-11 Zone. In addition, the applicants are requesting a reduced lot area for the retained parcel to be 9.4 ha (23.23 ac), whereas 12 ha (29.65 ac) is required within the IND-11 Zone.

Severance application **B150/18** was approved on March 14th, 2019 before the Land Division Committee to create a new 4.1 ha (10.13 ac) industrial/commercial lot in a site specific Industrial Zone (IND-11). A 9.4 (23.23 ac) parcel would be retained for an industrial/commercial use. The minor variance application is part of the conditions outlined in the above noted severance application.

We have no concerns with this application. It is our opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan.

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

Section of By-law	Required	Proposed
Section 16(4)(k)(ii)(a)	Minimum lot area of 12 hectares (29.65 acres).	<ol style="list-style-type: none">1. Requesting a reduced lot area for the severed parcel to be 4.1 ha instead of 12 ha as required.2. Requesting a reduced lot area for the retained parcel to be 9.4 ha instead of 12 ha as required.

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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">• The minimum lot frontage for both the severed and retained lots are met, therefore we consider the variance minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">• The subject lands are zoned site specific Industrial (IND-11)• A number of commercial and industrial uses are permitted within this zone.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">• The property is within a Special Policy Area (PA7-1) Puslinch Economic Development Area.• The property is designated Secondary Agricultural and Rural Employment Area.• A GRCA wetland is located on a small portion of the subject lands.• Small scale commercial and industrial uses are permitted within the Secondary Agricultural.• Dry industrial and some commercial uses are permitted within the Rural Employment Area.• The Puslinch Economic Development Area Policy encourages the reuse of former aggregate extractive areas for employment lands.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none">• The intent of the minimum lot area requirement is to ensure that servicing can be accommodated and that the lot size is appropriate to the area and viable for industrial development.• Staff consider the proposed lot size desirable and appropriate in this area based on the surrounding uses.

In conclusion, planning staff is of the opinion that the requested variance **does meet 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


Matthieu Daoust, Junior Planner



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Bradley IRELAND

Address: [REDACTED]

City: Guelph, ON

Postal Code: N1H 6J2

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

None

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

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

Municipal address: Watson Road South

Concession: 9 Lot: 12

Registered Plan Number: Part 1, 61R-9894 and Part 1, 61R-10645

Area: 0.6 ha Depth: 156 m Frontage: 39 m
_____ ac _____ ft _____ ft

Width of road allowance (if known): 20.12m

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).

The Minor Variance request is as follows:

A) To permit a reduced lot frontage of the merged parcel to be 39m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.

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

A minor variance request is being made for the merged parcel of Severance Application B46-19. This application has been approved subject to conditions including the requirement of Zoning By-law compliance.

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural, Core Greenlands, Greenlands & Earth Science ANSI

Zoning Designation: Agricultural & Natural Environment

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

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

Watson Road South

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:

Merged Parcel

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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? Vacant - Rural Residential

The abutting properties? Rural Residential / Agricultural

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

N/A

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

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

N/A

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: April 2005

Date of construction of buildings property: Vacant

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

N/A

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 type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B46-19	County of Wellington	Lot 12, Con 9	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Bradley IRELAND of the
Township of Puslinch County/Region of
Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.

Date

Nov 14. 19
Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the
City of Guelph County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the City of Guelph in the
County/Region of Wellington this 18 day of
November, 20 19.

[Redacted] authorized
solicitor or agent

Nov. 18, 2019

Date

Nov 18, 2019

Date

[Redacted]
s,
c.,
y
urveying Inc.
2021.

Agreement to Post Sign and Permit Site Visits:

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

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

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

For Administrative Purposes Only:

Application fee of \$_____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

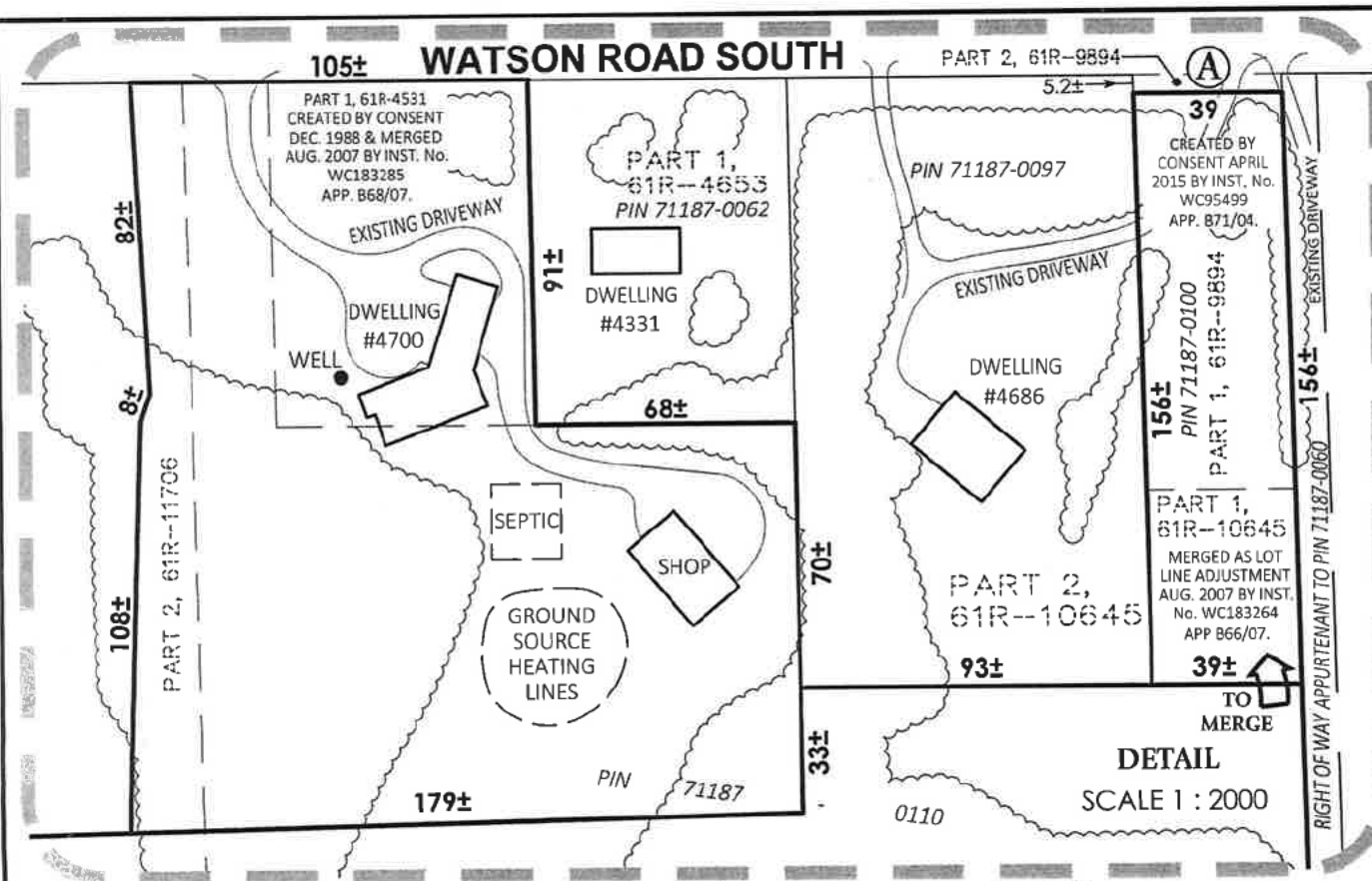
Application deemed complete:

Signature of Municipal Employee

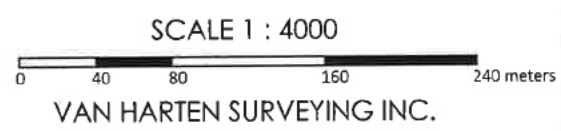
Date

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

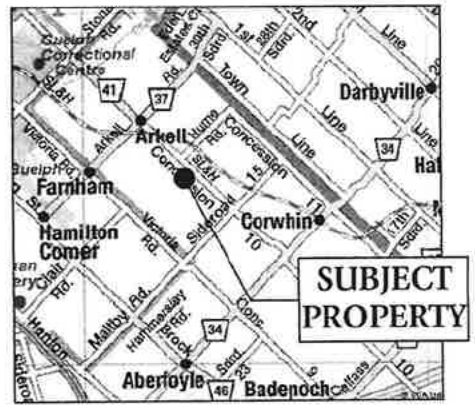
The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



MINOR VARIANCE SKETCH
PART OF LOT 12, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

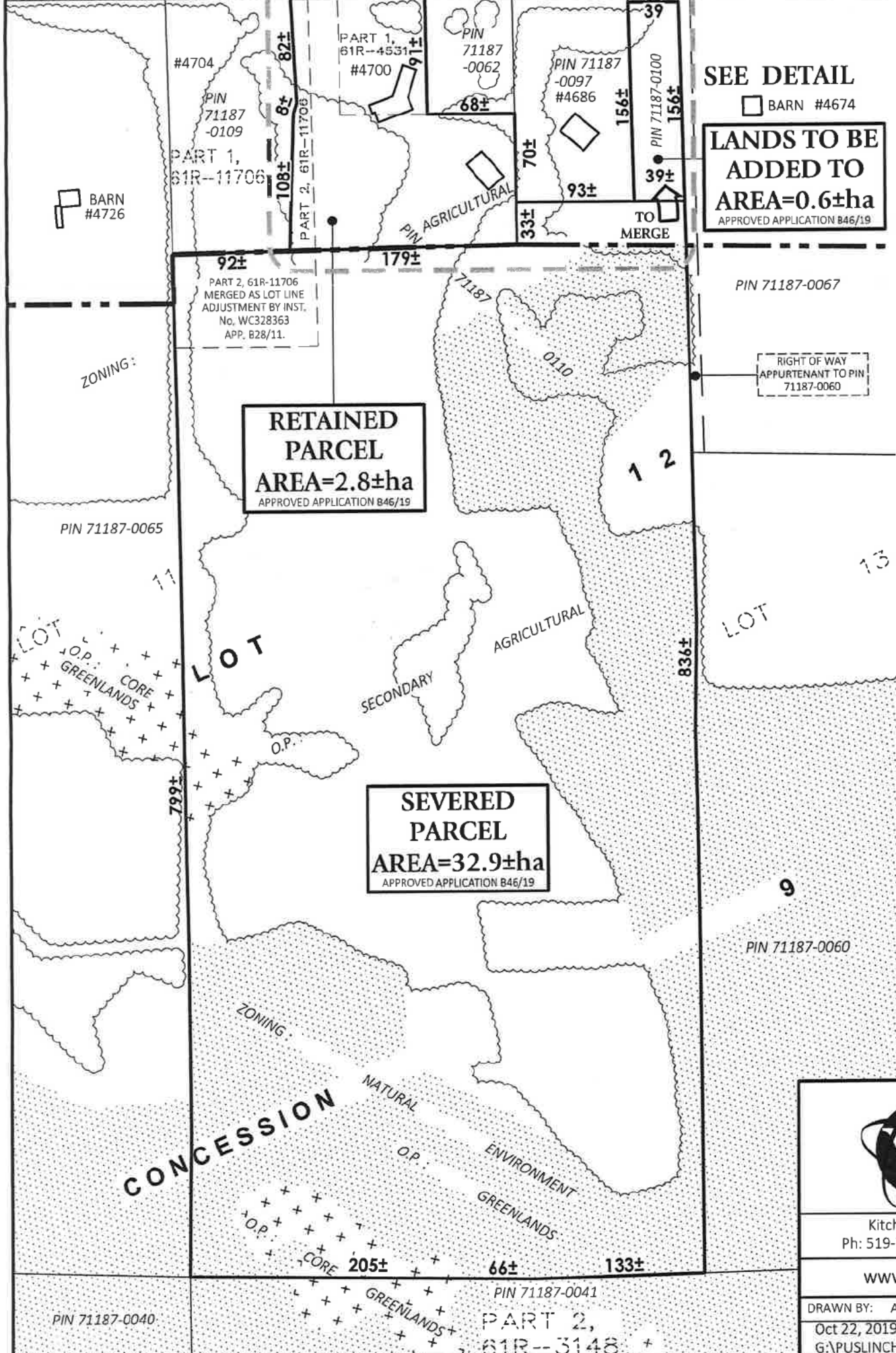


KEYMAP



CONCESSION LOT					PART 1, 61R-5447		PART 1, 61R-1974		LOT 13	
PIN 71188-0126	PIN 71188-0047	PIN 71188-0048	PIN 71188-0133	PIN 71188-0218	PIN 71188-0050	PIN 71188-0051	PIN 71188-0051	PIN 71188-0240	PIN 71188-0240	PIN 71188-0240

WATSON ROAD SOUTH 105± 20.12m WIDE PIN 71188-0001 ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS, & EARTH SCIENCE ANSI.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. PROPERTY OWNER: BRADLEY IRELAND

- O.P. : GREENLANDS ZONING: AGRICULTURAL
- O.P. : CORE GREENLANDS ZONING: NATURAL ENVIRONMENT
- O.P. : EARTH SCIENCES ANSI

MINOR VARIANCE REQUEST:
A TO PERMIT A REDUCED LOT FRONTAGE OF THE MERGED PARCEL TO BE 39m INSTEAD OF 121.9m AS REQUIRED IN SECTION 5(3)(b) OF THE ZONING BY-LAW.

THIS SKETCH WAS PREPARED ON THE 17th DAY OF OCTOBER 2019

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 27140-19
Oct 22, 2019-5:19:29 PM		
G:\PUSLINCH\CON9\ACAD\MV LOT 12 (IRELAND) UTM.dwg		

November 19, 2019
27140-19
Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
RR #3
Guelph, Ontario
N1H 6H9

Attention: Lynne Banks

Dear Ms. Banks:

Re: Minor Variance Application & Sketch for Severance Application B46-19
Watson Road South
Part of Lot 12, Concession 9
PIN 71187-0100
Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN report and map, Source Water Protection Form and a cheque in the amount of \$706.00 to the Township of Puslinch.

Proposal

A minor variance request is being made for the merged parcel of Severance Application B46-19. This application has been approved subject to conditions including the requirement of Zoning By-law compliance. The Minor Variance request is as follows:

- A. To permit a reduced lot frontage of the merged parcel to be 39 m instead of 121.9 m as required in Section 5(3)(b) of the Zoning By-law.**

The purpose of the lot line adjustment was to sever a large portion of land from 4700 Watson Road South (PIN 71187-0110) and merge it with the vacant parcel to the northeast (PIN 71187-0100). This boundary reconfiguration is intended to allow the rural residence to be separated from the large "farm" parcel which will remain vacant.

The Severed Parcel has an area of 32.9± ha and consists of vacant land. The "Lands to be added to" is also vacant and has an area of 0.6 ha. The Retained Parcel will have an area of 2.8± ha where the existing dwelling, shop, septic and ground source heating will remain.

71 Weber Street East
Kitchener, ON N2H 1C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

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

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

The Merged Parcel will have a frontage of 39 m which is under the minimum lot frontage of 121.9 m as required in the Zoning By-law for Agricultural parcels over 4.0 ha in area. Although under the minimum requirement, a safe entrance exists on the merged parcel and it will continue to be functional and therefore we feel the variance is considered minor.

The zoning requirements for the Retained Parcel have been met.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Bob Ireland
cc Brad Ireland



**PLAN REVIEW REPORT: Township of Puslinch,
Lynne Banks, Secretary-Treasurer**

DATE: December 20, 2019

YOUR FILE: D13/IRE

RE: Minor Variance Application D13/IRE
Part Lot 12, Concession 9, Township of Puslinch
Bradley Ireland

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance. The GRCA had provided comment on consent application B46/19.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains portions of the Provincially Significant Arkell Corwhin Wetland Complex and the lands adjacent to these features.

2. Legislative/Policy Requirements and Implications:

We have no objection to the minor variance as it would not impact on the features identified in our comments.

3. Additional information/suggestions provided in an advisory capacity:

The applicant was previously invoiced on the related application B46/19. Plan review applications that fall under one or more categories are charged one fee at the highest rate. As such, a GRCA plan review fee is not required for processing this application.

Should you have any further questions or require additional information, please contact me.

Yours truly,

A black rectangular box redacting the signature of Fred Natolienny.

Fred Natolienny, M.O.N., R.P.
Supervisor of Resource Planning
*FN/js

** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority*



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: January 3rd, 2020
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Matthieu Daoust, Junior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/IRE (Bradley Ireland)**
4700 Watson Road S
Lot 12, Concession 9

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

Planning Opinion

The variance requested would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 39 metres is proposed whereas the by-law requires a minimum lot frontage of 121.9 metres for properties that are greater than 4 hectares in size.

This application is required as a condition of consent application **B46/19** as the newly consolidated parcel is larger than 4.0 ha and therefore requires a minimum frontage of 121.9 m. This application was approved by the County of Wellington Land Division Committee at the September 12th, 2019 meeting.

This minor variance application maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

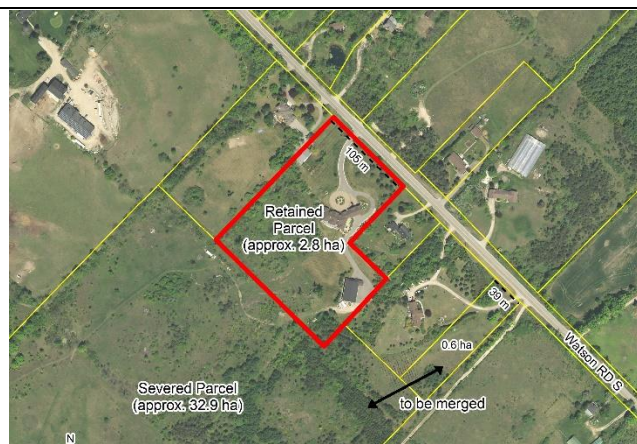


Figure 1. 2015 Aerial photo of subject lands.

Proposal:


Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	5.3(b)	The by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 hectares	Requesting a lot frontage of 39 metres.

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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">• We find that the requested variance is minor in nature.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">• The subject lands are zoned Agricultural (A).• A singled detached dwelling is a permitted use within the Agricultural (A) zone.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">• The property is designated Secondary Agricultural in the County Official Plan.• A single detached dwelling is a permitted use in the Secondary Agricultural designation.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none">• The reduced frontage for the severed parcel was created as a result of a secondary agricultural severance.• The intent of the minimum lot frontage is to ensure that an entrance is available and also to ensure the viability of present and future use of the property.• The proposed severed and retained lots meet the minimum lot area requirement for the Agricultural (A) zone.• County staff are satisfied that the reduced frontage is sufficient in this case, desirable, and appropriate for the development and use of the land.

In conclusion, planning staff is of the opinion that the requested variance application **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



Matthieu Daoust, Junior Planner



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

Zoning By-law Amendment Application

Date submitted: _____

The Amendment:

Type of amendment: **Zoning By-law Amendment**

Site specific: ☒

Other (specify): ☐

Purpose of and reasons for the proposed amendment(s):

The purpose of the Zoning By-law Amendment is to remove the Site Specific Agricultural (A-57) designation from the Severed Parcel and rezone back to the original Agricultural zone. The Retained parcel will remain A-57 which permits a professional office use. This zone change is required to satisfy Conditions 7 & 8 of the Approved Severance Application B50-19 which severed a parcel for rural residential purposes.

General Information:

1. Applicant Information:

Registered Owner's Name(s): **Andrew John DAY & Anne Violet DAY**

Address: **4071 Sideroad 25 South, RR#2**

City: **Puslinch, ON**

Postal Code: **N0B 2J0**

Email Address: **[REDACTED]**

Telephone Number: **[REDACTED]**

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
Address: 423 Woolwich Street
City: Guelph, ON
Postal Code: N1H 3X3
Email Address: Jeff.Buisman@vanharten.com
Telephone Number: 519-821-2678 ext. 225
Fax: 519-821-2770

Other Name(s): _____
Address: _____
City: _____
Postal Code: _____
Email Address: _____
Telephone Number: _____
Fax: _____

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

None

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

When did the current owner acquire the subject land? Date: July 2004

4. What does the amendment cover?

The "entire" property: ☐

A "portion" of the property: ☒

(This information should be illustrated on the required drawing under item 24 of this application)

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

The property has frontage on Concession Road 1 and Sideroad 25 South.
Municipal address: 7171 Concession 1 and/or 4071 Sideroad 25 South

Concession: GORE Lot: Part of Lot 26

Registered Plan Number: _____

Retained Parcel

Area: 34±ha ha Depth: 947±m m Frontage: 240±m m
_____ ac _____ ft. _____ ft.

6. Provide a description of the area to be amended if only a "portion" of the property:

Severed Parcel

Area: 0.56±ha ha Depth: 65±m m Frontage: 85±m m
_____ ac _____ ft. _____ ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes: ☒ No: ☐

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

Greenbelt Plan: ☒ Places to Grow: ☒ Other: (specify): _____

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: ☒ No: ☐

9. County Official Plan

What is the current County Official Plan designation of the subject property?

Secondary Agricultural, Core Greenlands and Greenlands

List land uses permitted by the current Official Plan designation:

The permitted uses and activities are outlined in Section 6.5.3 for parcels designated Secondary Agricultural in the Official Plan and include the following:
a) all uses allowed in the Prime Agricultural Area; (Section 6.4.3 includes: secondary uses including home businesses and farm businesses; agriculture-related uses; existing uses; single detached homes; etc.
b) small scale commercial, industrial and institutional uses;
c) public service facilities;
d) agricultural uses

How does the application conform to the Official Plan?

A single detached dwelling is permitted within a parcel designated as Secondary Agricultural. The approved severance followed the guidelines set out in Section 10.4.4 for rural residential severances. This application is required to remove the existing A-57 zoning which permits a professional office use. The A-57 is for the retained parcel, however the severed parcel is to be rezoned to Agricultural where a single detached dwelling is permitted.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

See below

10. Zoning:

What is the current zoning of the property? **Agricultural (A-57) and Natural Environment**

What uses are permitted? **A-57 permit a Professional Office Building and any use permitted in an (A) Zone which includes the following: An agricultural use; single detached dwelling; home occupation; wayside pit, etc....See Section 5(2) of the Zoning By-law.**

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

The A-57 Zone is proposed to be removed from the Severed Parcel, however it will remain on the Retained Parcel where the office building already exists and conforms to the Secondary Agricultural Official Plan designation.

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

Retained Parcel: Agricultural & Professional Office Use (A-57)
Severed Parcel: Vacant Land

12. How long has the "existing" use(s) continued on the subject land?

Many years

13. What is the "proposed" use(s) of the subject land?

Retained Parcel: No Change
Severed Parcel: Rural Residential

14. Provide the following details for all buildings or structures on the subject land:

See sketch for details

Building Details	Existing		Proposed	
Type of Building(s) or structures				
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²
Distance from building structure to the:				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

N/A

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

Existing and Proposed Services:

15. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Right-of-way: ☐

Seasonally maintained municipal road: ☐

Water access: ☐

Other (please specify): ☐

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

Concession Road 1 & Sideroad 25 South

17. 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 subject land to the nearest public road.

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing		Proposed	
Municipal water				

Water Supply	Existing	Proposed
Communal water		
Private well	Existing on Retained parcel	Proposed on Severed Parcel
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	Existing on Retained parcel	Proposed on Severed Parcel
Other sewage disposal		

19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes: ☐ No: ☒

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other: ☐ (explain below)

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes		No		*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B50-19	County of Wellington	Part Lot 26, Con GORE	Rural Residential Severance	Approved Subject to Conditions
Site Plan Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes: ☐ No: ☒

If yes, provide the Ontario Regulation number of that order, if known: _____

Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Please see covering letter for more details.

Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;
- The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

Authorization for Agent/Solicitor to act for Owner

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

I (we) Andrew John DAY & Anne Violet DAY of the

Township of Puslinch County/~~Region~~ of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.


Signature of Owner(s)


October 29, 2019
Date

Affidavit

I (we) Jeff Buisman of Van Harten Surveying Inc. of the
City of Guelph County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the City of Guelph in the
County/Region of Wellington this 19th day of
Nov, 20 19.


Signature of Owner or authorized
solicitor or agent

Nov 19, 2019
Date


James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Signature of Commissioner May 11, 2021.

Nov 19, 2019
Date

Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times: ☒ Certain days as specified: ☐ By appointment only: ☐


Signature

Nov 19, 2019
Date

For Administrative Purposes Only:

Application fee of \$_____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete: ☐

Signature of Municipal Employee

Date

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

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

November 20, 2019
22678-15
Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
R.R. #3
Guelph, Ontario
N1H 6H9

Attention: Lynne Banks

Dear Ms. Banks:

Re: Zone Change Application & Sketch for Severance Application B50-19
7171 Concession 1 & 4071 Sideroad 25 South
Part of Lot 26, Concession GORE
PIN 71202-0083
Township of Puslinch

Please find enclosed an application for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are 10 copies of the sketch, 10 copies of the completed application form, the required deed, PIN report and map and a cheque in the amount of \$11,200.00 to the Township of Puslinch.

Proposal

This Zoning By-law Amendment application is being made to meet the requirements for Severance Application B50-19 which was approved October 2019 subject to conditions. The application severed a 0.56± ha parcel for rural residential purposes, leaving the retained parcel with an area of 34± ha where the existing dwelling and accessory buildings will remain.

The following zone change request is being made to satisfy Conditions 7 and 8 of the approved severance application:

A) To remove the Site Specific Agricultural (A-57) Zone from the severed parcel and rezone the parcel to Agricultural.

The subject property is zoned Agricultural A-57 which allows a professional office use, however this is only required for the retained parcel where the office building exists. The severed parcel is for rural residential purposes and therefore, requires the removal of the professional use (A-57). The proposal is to rezone the severed parcel back to the original Agricultural zone.

71 Weber Street East
Kitchener, ON N2H 1C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

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

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

The Zoning requirements for the severed parcel conform to the Reduced Lot Requirements outlined in Section 5(3)(e) of the Zoning By-law. The retained parcel also conforms to the existing A-57 zoning requirements.

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

Very truly yours,
Van Harten Surveying Inc.


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

cc Andrew Day
cc Brian Hanna, O'Connor MacLeod Hanna LLP

August 9, 2019

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: July 31, 2019

FILE NO. B50-19

APPLICANT

Andrew & Anne Day
4071 Sideroad 25 South
RR#2
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 26
Concession Gore

Proposed severance is 65m fr x 65m = 0.4 hectares, existing agricultural land for proposed rural residential use.

Retained parcel is 34 hectares with 196m frontage, existing and proposed agricultural and residential use with existing dwelling, shed, driveshed, old barn, office building and garage.

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

September 18, 2019

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority – Hamilton Conservation

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

1. Approval Authority:

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

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

Required Fee: \$ 4340
 Fee Received: July 31/19
 File No. B50-19
 Accepted as Complete on: July 31/19

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

2. (a) Name of Registered Owner(s) Andrew John DAY & Anne Violet DAY

Address 4071 Sideroad 25 South, RR#2, Puslinch, ON, N0B 2J0

Phone [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for rural residential purposes

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession GORE

Lot No. Part of Lot 26

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 7171 Concession 1

(b) When was property acquired: July 2004

Registered Instrument No. WC70195

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 65 ±

AREA

0.42 ha ±

Depth 65 ±

Existing Use(s)

Agricultural – Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

Type of access (Check appropriate space)

Existing []

Proposed [X]

- [] Provincial Highway
[] County Road
[X] Municipal road, maintained year round
[] Municipal road, seasonally maintained
[] Easement

- [] Right-of-way
[] Private road
[] Crown access road
[] Water access
[] Other

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

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

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

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

Imperial [1

AREA **34 ha ±**

Existing Use(s) **Agricultural**

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

Proposed []

☐ Easement

☐ Other

☐ Other

☐ Other (Specify):

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

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

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

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

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

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

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

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

Name of Rail Line Company: Credit Valley Railway Company

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan and this severance follows the guidelines set out in Section 10.4.4 for rural residential severances.

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

N/A

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

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

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

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

28. What is the zoning of the subject lands? Agricultural (A-57) & Natural Environment

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

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

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

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

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

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

31. Type of Farm Operation conducted on these subject lands: Cash Crop
Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]
_____ _____ _____ _____ _____

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

<u>Retained</u>	Width <u>7m±</u>	Length <u>10m±</u>	Area <u>70m²±</u>	Use <u>Shed</u>
	Width <u>15m±</u>	Length <u>18m±</u>	Area <u>270m²±</u>	Use <u>Old Barn</u>
	Width <u>7m±</u>	Length <u>15m±</u>	Area <u>105m²±</u>	Use <u>Drive Shed</u>
	Width <u>9m±</u>	Length <u>15m±</u>	Area <u>135m²±</u>	Use <u>Office Building</u>
	Width <u>9m±</u>	Length <u>12m±</u>	Area <u>108m²±</u>	Use <u>Garage</u>

33. **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"/>

34. 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"/>

35. **Source Water Protection Plan**

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

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

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

YES ☐ NO ☒

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

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.

OWNER'S AUTHORIZATION:

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

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

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

I, (we), Andrew John DAY & Anne Violet DAY the Registered Owners of
Part of Lot 26, Concession GORE, as in INST. ROS390698 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.
Is authorized to [REDACTED] for consent on my (our) behalf. [REDACTED]
Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____

Part of Lot 26, Concession GORE, as in INST. ROS390698 Of the Township of Puslinch

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

DECLARED before me at the

City Of [REDACTED]
Guelph In the

County/Region of Wellington

This 26 day of July 20 19

(Owner or Applicant)

[REDACTED]
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
Printed Name of Commissioner, etc. Name
Expires May 11, 2021.

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s)

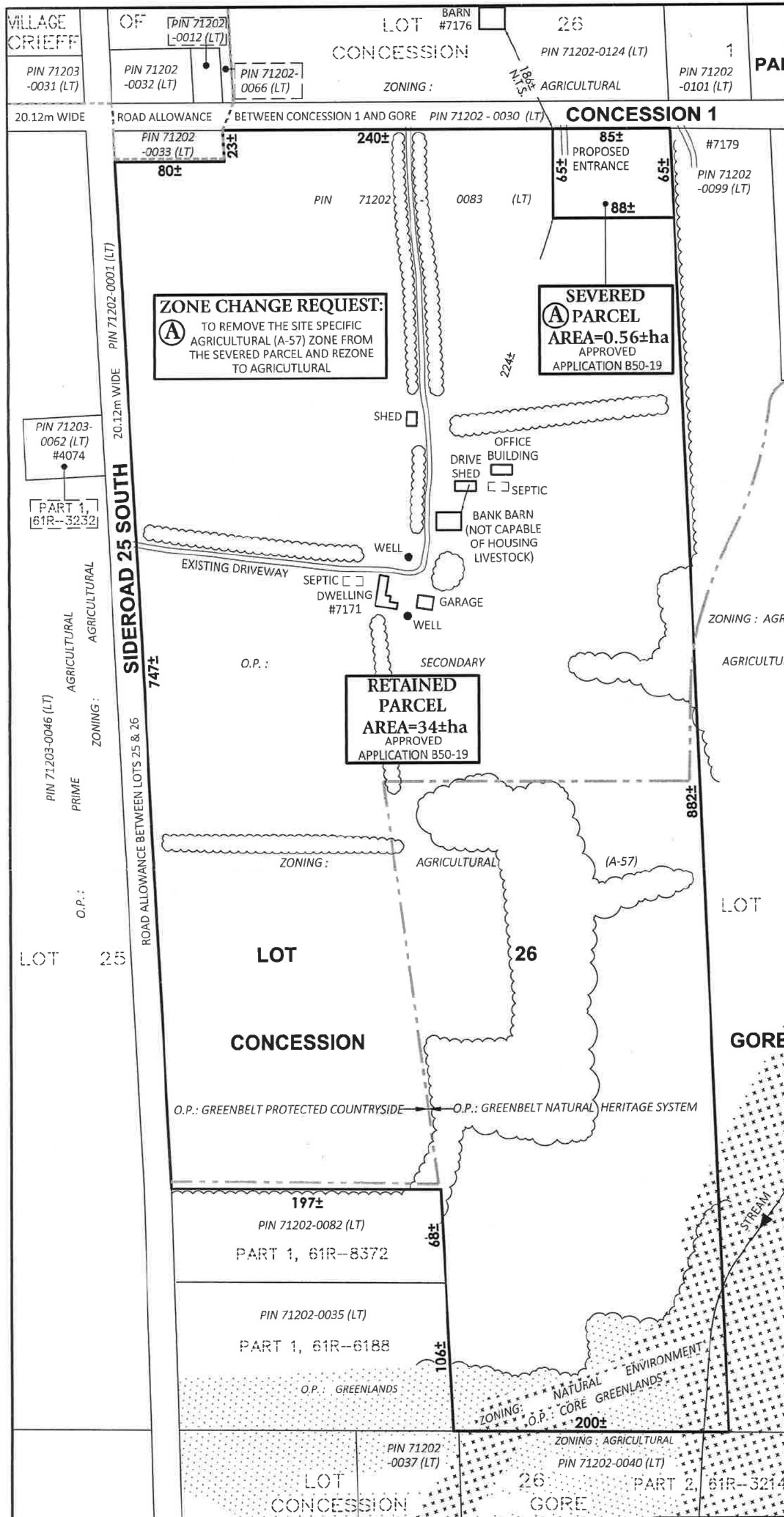
Date

July 26, 2019

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

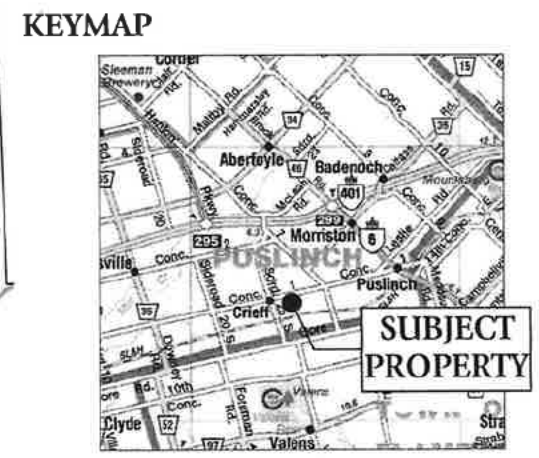


ZONE CHANGE SKETCH
PART OF LOT 26, CONCESSION GORE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000

0 30 60 120 180 meters

VAN HARTEN SURVEYING INC.



- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A-57) & NATURAL ENVIRONMENT.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, & GREENLANDS.
 4. SUBJECTS LANDS HAVE AN OFFICIAL PLAN GREENBELT DESIGNATION OF GREENBELT PROTECED COUNTRYSIDE & GREENBELT NATURAL HERITAGE SYSTEM.
 5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 7. DISTANCES FROM BARNs TAKEN FROM WELLINGTON COUNTY GIS MAPPING
 8. N.T.S. DENOTES NOT TO SCALE.
 9. PROPERTY OWNERS: ANDREW & ANNE DAY



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 22678-15
Oct 25, 2019-10:50:56 AM		
G:\PUSLINCH\ConGore\ACAD\SEVERANCES\ZONE LOT 26 (DAY) UTM.dwg		

December 13, 2019

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 25, 2019

FILE NO. B81-19

APPLICANT

Gina Martinello
135 Severn Drive
Guelph N1E 7K6

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 10
Concession 4

Proposed severance is 55m fr x 121.92m = 0.67 hectares, vacant land for proposed rural residential use.

Retained parcel is 15.02 hectares with 183.83m frontage on Sideroad 10 N and 168.81m frontage on Forestell Road, existing and proposed vacant rehabilitated former gravel pit.

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

January 22, 2019

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

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.

Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4340
Fee Received: Nov 25/19File No. 881-19
Accepted as Complete on: Nov 25/19**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Gina Fosca MartinelloAddress: [REDACTED]Phone No. [REDACTED]Email: [REDACTED](b) Name and Address of Applicant (as authorized by Owner) Black, Shoemaker, Robinson & Donaldson Ltd.257 Woodlawn Road West, Unit 101Guelph, Ontario N1H 8J1Phone No. 519-822-4031Email: nancy@bsrd.com(c) Name and Address of Owner's Authorized Agent: [REDACTED]Phone No. [REDACTED]Email: [REDACTED](d) All Communication to be directed to:REGISTERED OWNER ☒ [x]APPLICANT ☒ [x]AGENT ☐ []

(e) Notice Cards Posted by:

REGISTERED OWNER ☐ []APPLICANT ☒ [x]AGENT ☐ []

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

RURAL RESIDENTIAL ☒ [x] AGRICULTURAL ☐ [] URBAN RESIDENTIAL ☐ [] COMMERCIAL/INDUSTRIAL ☐ []For a rural residential dwelling

OR

EASEMENT ☐ []RIGHT OF WAY ☐ []CORRECTION OF TITLE ☐ []LEASE ☐ []

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

Gina Martinello - so she can live close to her daughter

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

Local Municipality: Township of Puslinch
Concession 4 Lot No. South 1/2 Lot 10
Registered Plan No. _____ Lot No. _____
Reference Plan No. 61R-9488 Part No. Part 1
Civic Address None assigned - lies between 4658 Sideroad 10 North & 6745 Forestell Road

(b) When was property acquired: September 26, 2003 Registered Instrument No. WC40374

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

Metric ☒]

Imperial ☐]

Frontage/Width 55.0 AREA 0.67

Depth 121.92 Existing Use(s) vacant land

Existing Buildings or structures: None

Proposed Uses (s): Residential single detached dwelling

Type of access (Check appropriate space)

Existing ☒]

Proposed ☐]

☐] Provincial Highway

☐] County Road

☒] Municipal road, maintained year round

☐] Municipal road, seasonally maintained

☐] Easement

☐] Right-of-way

☐] Private road

☐] Crown access road

☐] Water access

☐] Other

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

☐] Municipally owned and operated piped water system

☒] Well ☒] individual ☐] communal

☐] Lake

☐] Other _____

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

☐] Municipally owned and operated sanitary sewers

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

☐] Pit Privy

☐] Other (Specify): _____

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

Frontage/Width 168.81 on Forestell Road & 183.83 on S/R 10 North AREA 15.02

Depth Variable: 408 to 533 Existing Use(s) vacant land

Existing Buildings or structures: None

Proposed Uses (s): vacant unused - rehabilitated former gravel pit

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" 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 None existing or proposed

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal): _____

☐ Pit Privy

☐ Other (Specify): None existing or proposed

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

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

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

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

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

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

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

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

Site is a rehabilitated former gravel pit

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

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

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

Name of Rail Line Company: _____

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

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

Former gravel pit - now rehabilitated

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?) To rehabilitate former gravel pit YES [x] NO [] UNKNOWN []

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

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

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

If YES, is it identical [x] or changed [] Provide previous File Number B28/18

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

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

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

YES [] NO [x] UNKNOWN []

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

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

Rural consents are allowed on non prime agricultural lands. This property is designated as a candidate area but the County Official Plan designates the land as Secondary Agricultural.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans. These lands are considered Rural in the Growth Plan and severances are not prohibited within this designation.

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

Secondary Agricultural and small area of Core Greenland. Consents are permitted within Secondary designation. Core Greenland area is 100 metres away from the proposed severance.

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

Puslinch relies on County Official Plan.

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

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

27. Is the subject land a proposed surplus farm dwelling?*

YES [] NO [x]

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

28. What is the zoning of the subject lands? Agricultural (A) and EX1-16 (EX1-16 was landscaping around perimeter of pit and should have been removed at same time as EX1 was removed from property)

29. Does the proposal for the subject lands conform to the existing zoning?

YES [x] NO []

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

YES [] NO [x] File Number _____

By-law update removed EX1-16 but it is under appeal

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

YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges?

YES [] NO [x]

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

For mortgages just provide complete name and address of Mortgagee.

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

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

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

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

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

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

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

November 25, 2019

Project: 17-14-423

Ms. Deborah Turchet
Secretary-Treasurer
Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
GUELPH, Ontario N1H 3T9

Dear Ms. Turchet:

Re: Proposed Consent– Gina Rasco Martinello
Sideroad 10 North
South Half of Lot 10, Concession 4, Township of Puslinch

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,340.00 payable to the County of Wellington to cover the County's application fee. Gina Rasco Martinello is the current owner of the subject lands. A copy of her deed is attached (WC40374).

In 2018, this application was submitted to the County, however, due to the conflict between the County Official Plan and the Province's new Provincial Agricultural Land Base, the application was withdrawn until such time as the County resolved the conflict between "Candidate" sites and County Official Plan policy.

This re-submitted application will result in the creation of a new rural residential lot with a frontage of 55.0 metres along the west side of Sideroad 10 North and an overall lot area of 0.67 hectares.

Gina Martinello would like to construct a new single detached dwelling on the severance so that she will be able to live out the rest of her retirement years near her daughter, who lives just two doors to the South at #4648 Side Road 10 North. The "severed parcel" and the "retained parcel" are comprised of a former gravel pit which was completely rehabilitated a number of years ago. The subject property is currently vacant and unused and is mostly just grass and weeds. There are no barns within 500 metres of the subject property and we have field verified that the minimum required "sightline distance" of 150 metres in both directions, can be met or exceeded using the Township's measurement standard (see notations on Severance Sketch).

The majority of the property is zoned "Agriculture" (A) with a thin strip around the perimeter being zoned "EX1-16". We understand the "EX1-16" zone should have been removed at the same as the EX1 zoning was removed from the subject lands after the gravel pit was rehabilitated. The Township's Council approved updated Comprehensive Zoning By-law did removed the EX16-1 zoning from this property, however, that by-law is still under appeal.

During the course of preliminary consultations with County Planning Staff (Michelle Innocente and Jameson Pickard), planning staff suggested that the proposed severance be located directly opposite to #4661 Side Road 10 North and immediately adjacent to #4658, so that no part of the severance was opposite to the property zoned "EX1" that lies on the east side of Side Road 10 and just north of the proposed severance. The Planning Staff also suggested that it would be appropriate for the proposed severance to be of approximately the same size, depth and areas of the abutting severances at #4658 (Part 1, Plan 61R-2707) and #4648 (Part 1, Plan 61R-4995). Consequently, we have configured the proposed severance to match the depth of the abutting residential property with a similar, but slightly less frontage and area.

Most of the property is designated as "Secondary Agriculture" in the County Official Plan. There is a small area designated Core Greenland but is approximately 100 metres from the proposed severance. The application satisfies Official Plan policies regarding consent as follows:

Surveying | Mapping | GIS
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1
T: [519] 822-4031 | F: [519] 822-1220
www.jdbarnes.com

- No severance has occurred on the property since March 1, 2005;
- The lot generally meets a 0.4 ha minimum lot size and is adequate size to accommodate residential dwelling, well and septic;
- The lot has access to an open public road and the consent sketch confirms there is no issue with respect to sightlines;
- The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- The residential use is compatible with surrounding development;
- The use is well removed from any settlement area boundary; and
- The lands have been owned by the applicant for at least 5 years.

Also enclosed with this application is the following:

- The circulation list of property owners within 60 metres of the application that was prepared by the Township of Puslinch;
- Completed and signed Source Water Protection Form;
- Cheque in the amount of \$400.00 payable to the Grand River Conservation Authority to cover the Conservation Review fee.
- Nine (9) full sized copies of the Severance Sketch.
- Two (2) 11" x 17" reduced copies of the Severance Sketch.
- Copy of Plan 61R-9488.

Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, B.A.A., R.P.P.

Attachments

Copy: Gina Martinello

Surveying | Mapping | GIS
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1
T: [519] 822-4031 | F: [519] 822-1220
www.jdbarnes.com

34. Are there any drainage systems on the retained and severed lands?

YES [] NO [x]

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca)

YES [x] NO []

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

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

YES [x] NO []

If yes, please indicate the person you have met/spoken to: Michelle Innocente, Jameson Pickard & Meagan Ferris

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.

NOTES:

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

OWNER'S AUTHORIZATION:

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

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

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

I, (we), Gina Fosca Martinello the Registered Owners of
Part 1, Plan 61R-9488 Of the Township of Puslinch in the
County/~~Region~~ of Wellington severally and jointly, solemnly declare that
Black, Shoemaker, Robinson & Donaldson Limited

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

ner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemaker of the
City of Guelph In the County/~~Region~~ of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) Part 1, Plan 61R-9488

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

DECLARED before me at the


City Of
Guelph In the

County/~~Region~~ of Wellington

This 25th day of November 2019


(Owner or Applicant)

(Owner or Applicant)

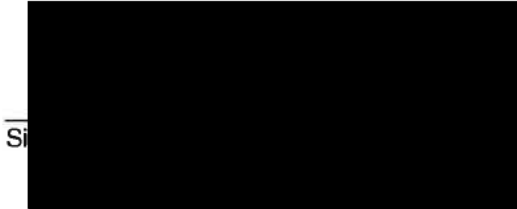

Commissioner of Oaths

Kerry Francis Hillis, a Commissioner, etc.,
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
Expires March 28, 2022

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



Si

November 25 2019
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Monday, December 2, 2019 11:26 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B81/19 - SW Screening Form
Attachments: WHPA_Map_2301000001015000000.pdf

Hi Jana,

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

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: Monday, November 25, 2019 11:51 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B81/19 - SW Screening Form

Hello.

Here is a screening form for B81/19. Please note this is a resubmission of B28/18 which was withdrawn. We plan to circulate December 12th.

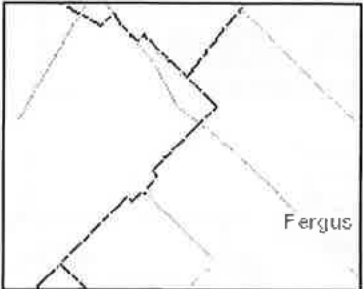
Thanks.
Jana

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

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Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Watercourses

Well Locations

Wellhead Protection Area Boundaries

- A
- B
- C
- D

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 6 (D)

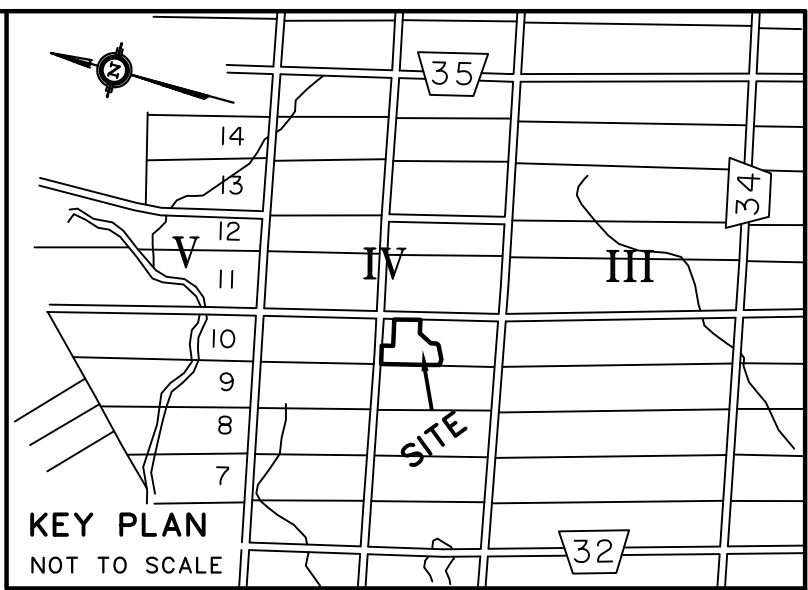
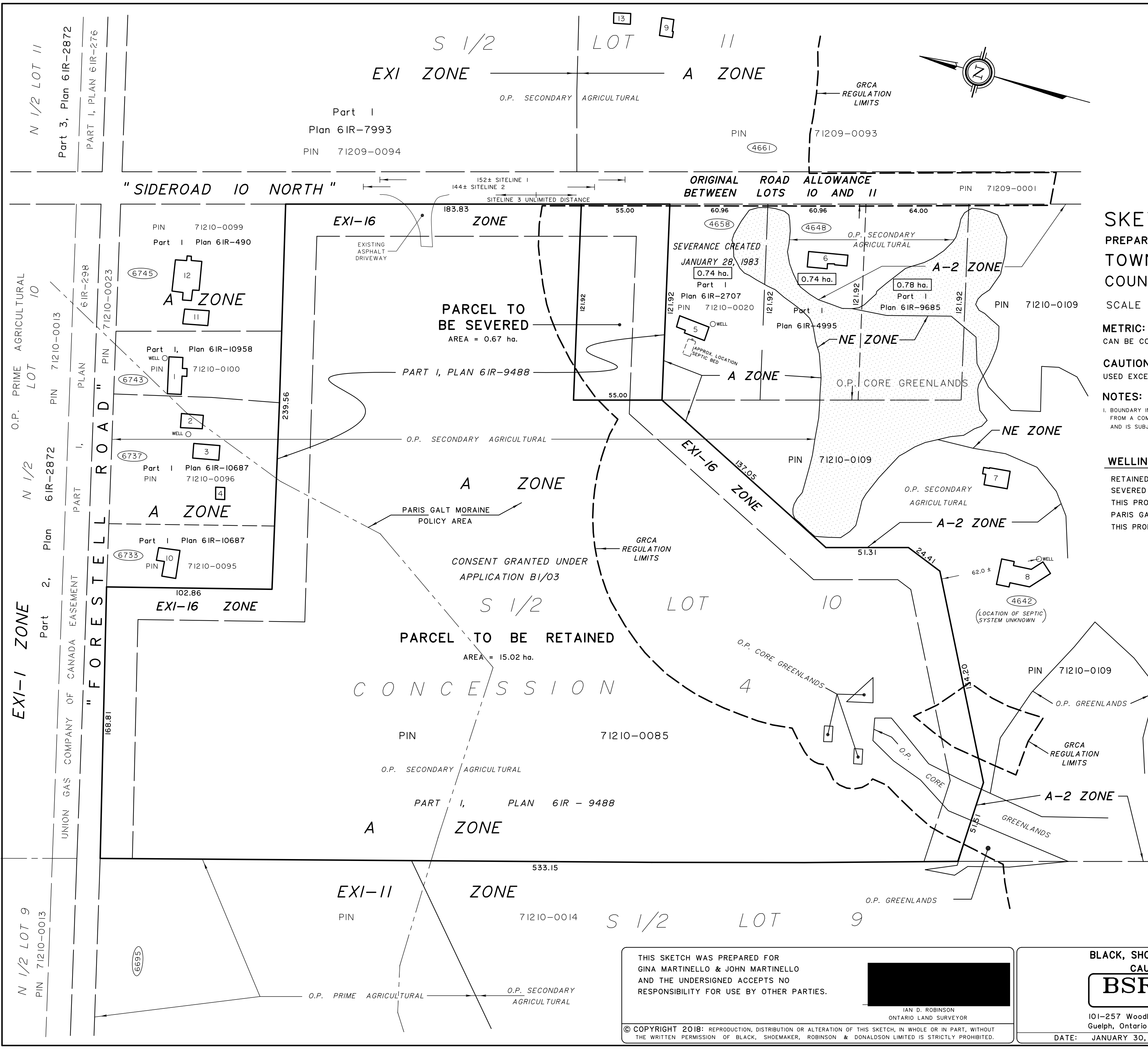
RoadsLookup



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

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Notes



SKETCH
PREPARED FOR CONSENT APPLICATION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1:1500

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

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

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

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:
RETAINED PARCEL: SECONDARY AGRICULTURAL & CORE GREENLANDS
SEVERED PARCEL: SECONDARY AGRICULTURAL
THIS PROPERTY IS PARTIALLY SITUATED WITHIN THE PARIS GALT MORaine POLICY AREA
THIS PROPERTY IS SITUATED WITHIN WELLHEAD PROTECTION AREA D

BUILDING LIST

No.	BUILDING USE
1	SINGLE FAMILY RESIDENCE
2	SINGLE FAMILY RESIDENCE
3	HOBBY BARN (NO LIVESTOCK)
4	SHELTER
5	SINGLE FAMILY RESIDENCE
6	SINGLE FAMILY RESIDENCE
7	GARAGE
8	SINGLE FAMILY RESIDENCE
9	GARAGE
10	SINGLE FAMILY RESIDENCE
11	GARAGE
12	SINGLE FAMILY RESIDENCE
13	GARAGE

LEGEND:
#5674 DENOTES MUNICIPAL ADDRESS
DENOTES WETLANDS (FROM GRCA MAPPING)
DENOTES APPROXIMATE EDGE OF TREE CANOPY

THIS SKETCH WAS PREPARED FOR
GINA MARTINELLO & JOHN MARTINELLO
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

IAN D. ROBINSON
ONTARIO LAND SURVEYOR
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CAUTION: LIMITED
BSR&D Ontario Land Surveyors
Urban and Rural Planners
A wholly owned subsidiary of J.D.Barnes Ltd. www.BSRD.COM
101-257 Woodlawn Rd. W. Guelph, Ontario N1H 8J1
FAX: (519) 822-1220
TEL: (519) 822-4031
DATE: JANUARY 30, 2018 KS PROJECT 17-14-423-00-A

December 13, 2019

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 26, 2019

FILE NO. B82-19

APPLICANT

Marjorie Sheppard & Judith Douglas
4484 Wellington Road 35
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 15
Concession 3

Proposed lot line adjustment is 46m x 53.03m = 0.244 hectares with no frontage, vacant land to be added to abutting residential lot – Jeff & Michelle Sobol.

Retained parcel is 0.582 hectares with 53.03m frontage, existing and proposed residential use with existing dwelling.

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

January 22, 2020

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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal by the applicant or another member of the Public.

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 4340
Fee Received: Nov 27/19

File No. B82-19

Accepted as Complete on: Nov 27/19

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) Marjorie Sheppard + Judith Douglas
Address 4484 Wellington Rd 35 Puslinch ON N0R 2J0

Phone No. 

Email: 

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

Phone No. _____

Email: _____

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

Phone No. _____

Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER ☒

APPLICANT ☐

AGENT ☐

(e) Notice Cards Posted by:

REGISTERED OWNER ☒

APPLICANT ☐

AGENT ☐

3 (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:

Adding proposed part 2 to proposed part 4 as per sketch

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

Local Municipality: Pastinch
 Concession 3 Lot No. 15
 Registered Plan No. _____ Lot No. _____
 Reference Plan No. 61R-8736 Part No. 1
 Civic Address 4484 Wellington Rd 35 Pastinch ON N0B 2J0

(b) When was property acquired: 2018 Registered Instrument No. WC558670

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

Metric ☒ Imperial ☐

Frontage/Width 53.03 AREA .244 ha.
 Depth 46.00 Existing Use(s) agriculture
 Existing Buildings or structures: N/A.
 Proposed Uses (s): agriculture.

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

- ☐ Right-of-way
☐ Private road
☐ Crown access road
☐ Water access
☐ Other

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

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

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

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

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

Metric ☒ Imperial ☐

Frontage/Width 53.03 AREA .582 ha.
 Depth 109.75 Existing Use(s) agri residential
 Existing Buildings or structures: house.
 Proposed Uses (s): residential

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

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

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

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

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

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

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

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

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

8. Is there a landfill within 500 metres [1640 feet]? YES ☐ NO ☒
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☐ NO ☒
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☐ NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☐ NO ☒
15. Is there a noxious industrial use within 500 metres [1640']? YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☐ NO ☒
Name of Rail Line Company: _____
17. Is there an airport or aircraft landing strip nearby? YES ☐ NO ☒
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES ☐ NO ☒

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [☒] UNKNOWN []

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

YES [] NO [☒] UNKNOWN []

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

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

YES [☒] NO []

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

B48/18
B49/18

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

YES [] NO [☒]

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

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

YES [] NO [☒] UNKNOWN []

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

YES [] NO [☒]

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

to provide safe road access while maintaining current uses.

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

No. N/A

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

current residential being retained, moving parcel from residential back to agriculture

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

- 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
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 _____

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: not applicable
- 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 _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

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

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? (www.wellingtonwater.ca) YES ☐ NO ☒

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

November 22 2019

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich St.
Guelph ON N1H 3T9

RE: Lot Line Adjustment for PLANS 61R-8736 and 61R-5091

There are two parts to this proposed adjustment which will be dealt with as separate applications as per the attached sketch from BSR&D.

Parts 1 and 3

In this application the proposal is to move the southern boundary of the severed lot (Part3) to allow for safer access to County Rd 35. With reference to Permit EP3317, an attempt has been made to construct as access however, due to the drop in elevation, I am not comfortable using this as a residential driveway access.

As Part 4, the original lot, has an access to Rd 35 several meters south of the lot line and both properties are owned by the family, we are proposing to divide this current access into two accesses. There is sufficient space, at road level, to keep the original farm gate and add a second access point beside it. Since this line, if extended to the west boundary of the lot, would go through the existing farm house on Part 4, the line would, after a reasonable distance, revert back to the original severance line. Again, shown on the BSR&D sketch.

Parts 2 and 4

At present, the area at the back of the severed lot, referred to as part s, is at the back of the original farm house and in where the barn enclosure was situated. We are asking to re-attach this piece to the farm house.

The reasoning here is that the strip of land currently behind the house is a natural drainage area for spring runoff. This pathway drains all of the severed lot, a portion of the prior severance (No. 4488) and a portion of Lot at, an area currently farmed. For this reason, it would not be advisable to use this as anything other than grass. We wish to establish a larger space around the existing farmhouse as a buffer against future developments in the region which may be out of our control.

Sincerely,

Judith Douglas

Michelle Sobol

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?
YES ☒ NO ☐

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

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:

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.

NOTES:

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

OWNER'S AUTHORIZATION:

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

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

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

I, (we), _____ the Registered Owners of
_____ Of the _____ in the
County/Region of _____ severally and jointly, solemnly declare that

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

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jurith Douglas of the
November 26 2019 In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) Lot 15
Concession 3 South Half

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

DECLARED before me at the

Guelph of
Wellington In the
County/Region of Guelph
This 26 day of Nov 20 19

(Owner or Applicant)

(Owner or Applicant)

Commissioner of Oaths

County of Wellington

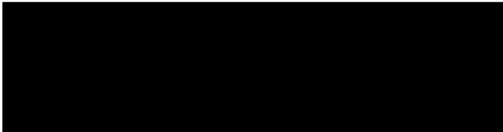
LAND DIVISION FORM – LOT LINE ADJUSTMENT

JENNIFER ADAMS
DEPUTY CLERK
COUNTY OF WELLINGTON
Printed Commissioner's, etc. Name
A COMMISSIONER OF OATHS
IN THE PROVINCE OF ONTARIO

Revised April 2018

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



Nov 22 / 19
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Nov 27/19File No. 382-19Accepted as Complete on: Nov 27-19A 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) Jeff + Michelle SobalAddress 6872 Wellington Rd 34RR 22 Cambridge N3C 2V4.Phone No. [REDACTED]Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Phone No. _____

Email: _____

(d) All Communication to be directed to:REGISTERED OWNER ☒APPLICANT ☐AGENT ☐

(e) Notice Cards Posted by:

REGISTERED OWNER ☒APPLICANT ☐AGENT ☐

3. Location of Land in the County of Wellington:

Local Municipality: PuslinchConcession 3Lot No. 15

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-~~873~~ 5091Part No. P+ 2Civic Address 6872 Wellington Rd 34 RR22 Cambridge ON N3C 2V4(b) When was property acquired: 2018 Registered Instrument No. WC 543133



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Paul & Krista Godinho

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 6862 WELLINGTON RD 34 Municipality PUSWICH
Lot [REDACTED] Concession [REDACTED] Division [REDACTED]
Lot Size (where livestock facility is located) [REDACTED] hectares 10 acres

Signature of Livestock Facility Owner [REDACTED] Date Mar 10/18

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1284 ft²/m² [REDACTED] ft²/m²

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	3	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)	3	V3
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	20	V3
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

Curtis Marshall, Senior Planner

E curtism@wellington.ca
T 519.837.2600 x2080
1.800.663.0750 x2080

Jameson Pickard, Planner

E jamesonp@wellington.ca
T 519.837.2600 x2300
1.800.663.0750 x2300

Michelle Innocente, Senior Planner

E michellei@wellington.ca
T 519.837.2600 x2960
1.800.663.0750 x2960

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Monday, December 2, 2019 8:59 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B82-19 & B83-19 - Sheppard/Douglas
Attachments: WHPA_Map_4484WellingtonRd35.pdf

Hi Jana,

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

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: Thursday, November 28, 2019 10:12 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B82-19 & B83-19 - Sheppard/Douglas

Good Morning.

Please see the attached lot line adjustment applications for B82-19 & B83-19. I believe you have already reviewed this property with applications B48-18 & B49-18. They are reapplying because the original applications lapsed. For Dec 12th circulation.

Thanks.

Jana

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

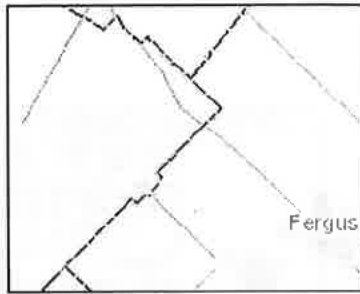
—
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Explore
Wellington

4434 Wellington Rd 35, Puslinch



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Well Locations

Wellhead Protection Area Boundaries

- A
- B
- C
- D

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 6 (D)

RoadsLookup

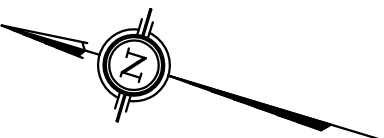
0.1 0 0.05 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

Township of Puslinch



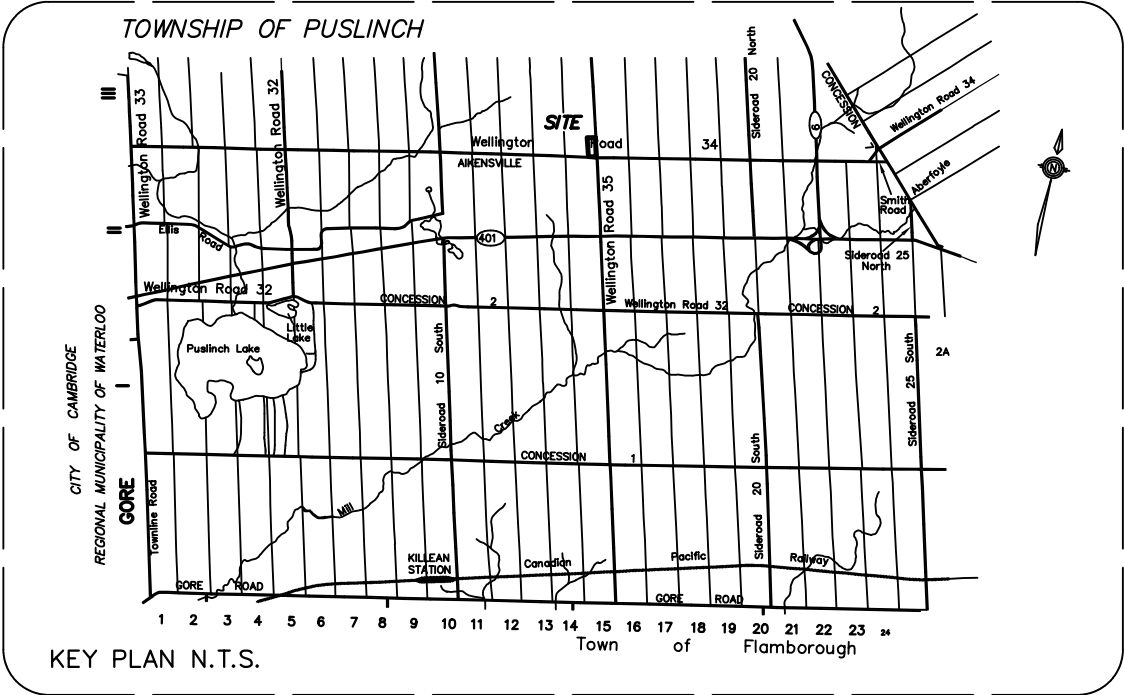
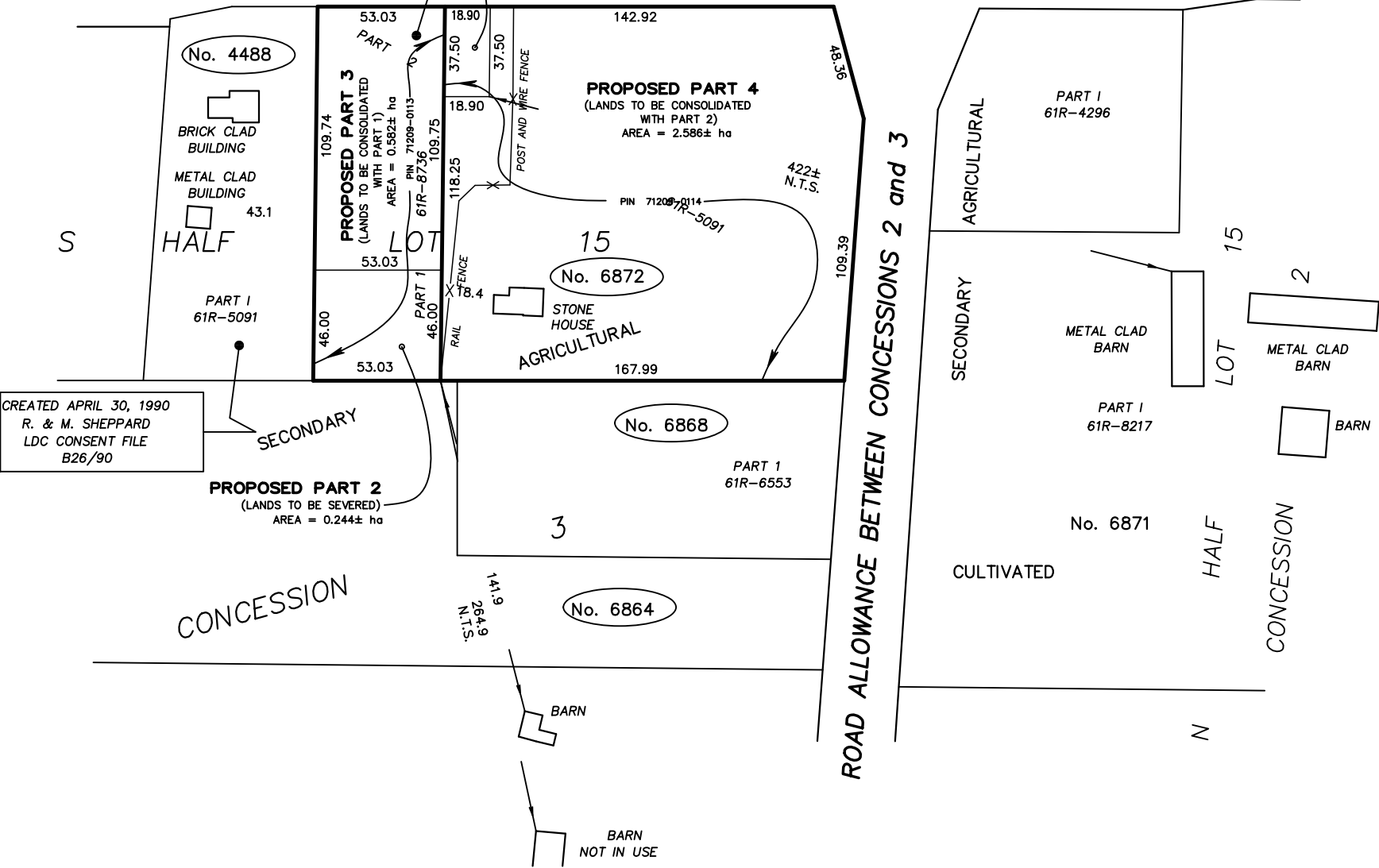
AREA AFTER CONSOLIDATION
PART 2 & 4 = 2.657± ha
PART 1 & 3 = 0.826± ha

CREATED MARCH 2001
APPLICATION B35/01

ROAD ALLOWANCE BETWEEN LOTS 15 and 16

"WELLINGTON ROAD 35"

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 and 3



SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 2500



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

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

NOTES:

- 1. THIS PLAN REPRESENTS A COMPILATIONS OF VARIOUS DEPOSITED PLANS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL FIELD SURVEY.

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

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON

LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners
A wholly owned subsidiary of J.D.Barnes Ltd.

257 Woodlawn Road West, Unit 101
Guelph, Ontario N1H 8J1

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

DATE: January 6, 2020 MLH PROJECT 17-14-564-00-01

December 13, 2019

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 26, 2019

FILE NO. B83-19

APPLICANT

Jeff & Michelle Sobol
6872 Wellington Road 34
RR22
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 15
Concession 3

Proposed lot line adjustment is 18.9m fr x 37.5m = 0.7 hectares, vacant land to be added to abutting residential lot for access – Marjorie Sheppard & Judith Douglas.

Retained parcel is 2.586 hectares with 142.92m frontage on Wellington Rd 35 and 157.75m fr on Wellington Road 34, existing and proposed residential and agricultural use with existing house.

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

January 22, 2020

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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal by the applicant or another member of the Public.

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 4340
Fee Received: Nov 26/19

File No. 383-19

Accepted as Complete on: Nov 26/19

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) Jeffrey & Michelle Sabol

Address 6872 Wellington Road 34, Cambridge ON N3C 2V4

Phone No. [REDACTED]

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

Phone No. _____ Email: _____

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

Phone No. _____ Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER ☒ APPLICANT ☐ AGENT ☐

(e) Notice Cards Posted by:

REGISTERED OWNER ☒ APPLICANT ☐ AGENT ☐

3 (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:

Adding 'Proposed Part 1' to 'Proposed Part 3' as per sketch.

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

Local Municipality: Pustlinch

Concession 3

Lot No. 15

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-5091

Part No. 2

Civic Address 6872 Wellington Road 34, Cambridge ON N3C 2V4

(b) When was property acquired: 2018

Registered Instrument No. WC543133

5. Description of Land intended to be SEVERED:

Metric [☒]

Imperial [☐]

Frontage/Width 18.9

AREA .071 ha

Depth 37.5

Existing Use(s) Agricultural

Existing Buildings or structures: N/A

Proposed Uses (s): Driveway

Type of access (Check appropriate space)

Existing [☒]

Proposed [☐]

☐ Provincial Highway

☒ County Road

☐ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well [☒ individual ☐ communal]

☐ Lake

☐ Other (specify): _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank [☒ individual ☐ communal]

☐ Pit Privy

☐ Other (specify): _____

6. Description of Land intended to be RETAINED:

Metric [☒]

Imperial [☐]

Frontage/Width 157.75

AREA 2.586 ha

Depth 167.99

Existing Use(s) Agricultural

Existing Buildings or structures: Stone House

Proposed Uses (s): Agricultural

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

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

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐
*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES ☐ NO ☒
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☐ NO ☒
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☐ NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☐ NO ☒
15. Is there a noxious industrial use within 500 meters [1640']? YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☐ NO ☒
Name of Rail Line Company: _____
17. Is there an airport or aircraft landing strip nearby? YES ☐ NO ☒
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES ☐ NO ☒

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [☒] UNKNOWN []

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

YES [] NO [☒] UNKNOWN []

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

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

YES [☒] NO []

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

B49/18
B48/18

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

YES [] NO [☒]

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

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

YES [] NO [☒] UNKNOWN []

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

YES [] NO [☒]

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

To provide safe road access while maintaining current uses.

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

N/A

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

Agricultural land being severed to provide safe driveway access to new residential home.

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

- 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

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 _____

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"

N/A

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

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

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

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

32. Manure Storage Facilities on these lands:

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? (www.wellingtonwater.ca) YES ☐ NO ☒

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

November 22 2019

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich St.
Guelph ON N1H 3T9

RE: Lot Line Adjustment for PLANS 61R-8736 and 61R-5091

There are two parts to this proposed adjustment which will be dealt with as separate applications as per the attached sketch from BSR&D.

Parts 1 and 3

In this application the proposal is to move the southern boundary of the severed lot (Part3) to allow for safer access to County Rd 35. With reference to Permit EP3317, an attempt has been made to construct as access however, due to the drop in elevation, I am not comfortable using this as a residential driveway access.

As Part 4, the original lot, has an access to Rd 35 several meters south of the lot line and both properties are owned by the family, we are proposing to divide this current access into two accesses. There is sufficient space, at road level, to keep the original farm gate and add a second access point beside it. Since this line, if extended to the west boundary of the lot, would go through the existing farm house on Part 4, the line would, after a reasonable distance, revert back to the original severance line. Again, shown on the BSR&D sketch.

Parts 2 and 4

At present, the area at the back of the severed lot, referred to as part s, is at the back of the original farm house and in where the barn enclosure was situated. We are asking to re-attach this piece to the farm house.

The reasoning here is that the strip of land currently behind the house is a natural drainage area for spring runoff. This pathway drains all of the severed lot, a portion of the prior severance (No. 4488) and a portion of Lot at, an area currently farmed. For this reason, it would not be advisable to use this as anything other than grass. We wish to establish a larger space around the existing farmhouse as a buffer against future developments in the region which may be out of our control.

Sincerely,

Judith Douglas

Michelle Sobol

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? YES [☒] NO [☐]

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

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:

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.

NOTES:

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

OWNER'S AUTHORIZATION:

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

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

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

I, (we), Jeffrey Sobol the Registered Owners of
Lot 15 Concession 3 South Half Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Michelle Sobol

Is authorized to act on my (our) behalf.

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey + Michelle Sobol of the
Town County of Wellington In the County/Region of
Solemnly declare that all

the statements contained in this application for consent for (property description) Lot 15
Concession 3 South Half.

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

DECLARED before me at the

South of
Wellington In the

County/Region of Wellington

This 26 day of Nov 20 19

(Owner or Applicant)

(Owner or Applicant)

JENNIFER ADAMS
DEPUTY CLERK

COUNTY OF WELLINGTON

A COMMISSIONER OF GATHIS
Printed Commissioner's, etc. Name
IN THE PROVINCE OF ONTARIO

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Revised April 2018

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



Signature of Owner(s)

Nov 22/19

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Nov 26/19

File No. B83-19

Accepted as Complete on: Nov 26/19

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) JUDITH DOUGLAS + MARTORIE SHEPPARD
Address 4484 Wellington Road 35, Puslinch ON NOB 2T0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Phone No. _____

Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER ☒

APPLICANT ☐

AGENT ☐

(e) Notice Cards Posted by:

REGISTERED OWNER ☒

APPLICANT ☐

AGENT ☐

3. Location of Land in the County of Wellington:

Local Municipality: Puslinch

Concession 3

Lot No. 15

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R 8736

Part No. 1

Civic Address 4484 Wellington Road 35, Puslinch ON NOB 2T0

(b) When was property acquired: 2018 Registered Instrument No. WC558670



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Paul & Krista Godin

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 6862 WELLINGTON RD Municipality PUSLICH
Lot [REDACTED] Concession [REDACTED] Division [REDACTED]
Lot Size (where livestock facility is located) [REDACTED] hectares 10 acres

Signature of Livestock Facility Owner [REDACTED] Date Mar 10 / 18

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1284 ft²/m² ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	3	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)	3	V3
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	20	V3
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

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

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

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

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Monday, December 2, 2019 8:59 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B82-19 & B83-19 - Sheppard/Douglas
Attachments: WHPA_Map_4484WellingtonRd35.pdf

Hi Jana,

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

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: Thursday, November 28, 2019 10:12 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B82-19 & B83-19 - Sheppard/Douglas

Good Morning,

Please see the attached lot line adjustment applications for B82-19 & B83-19. I believe you have already reviewed this property with applications B48-18 & B49-18. They are reapplying because the original applications lapsed. For Dec 12th circulation.

Thanks.
Jana

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

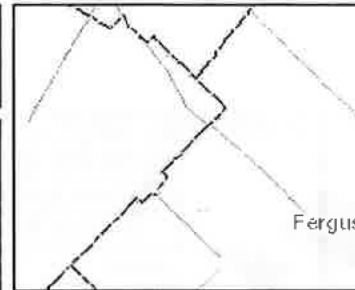
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Explore
Wellington

2018 Wellington Rd 35, 15 km



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Well Locations

Wellhead Protection Area Boundaries

- A
- B
- C
- D

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 6 (D)

RoadsLookup

0.1 0 0.05 0.1 Kilometers

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

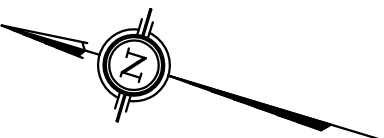
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Notes

Township of Puslinch



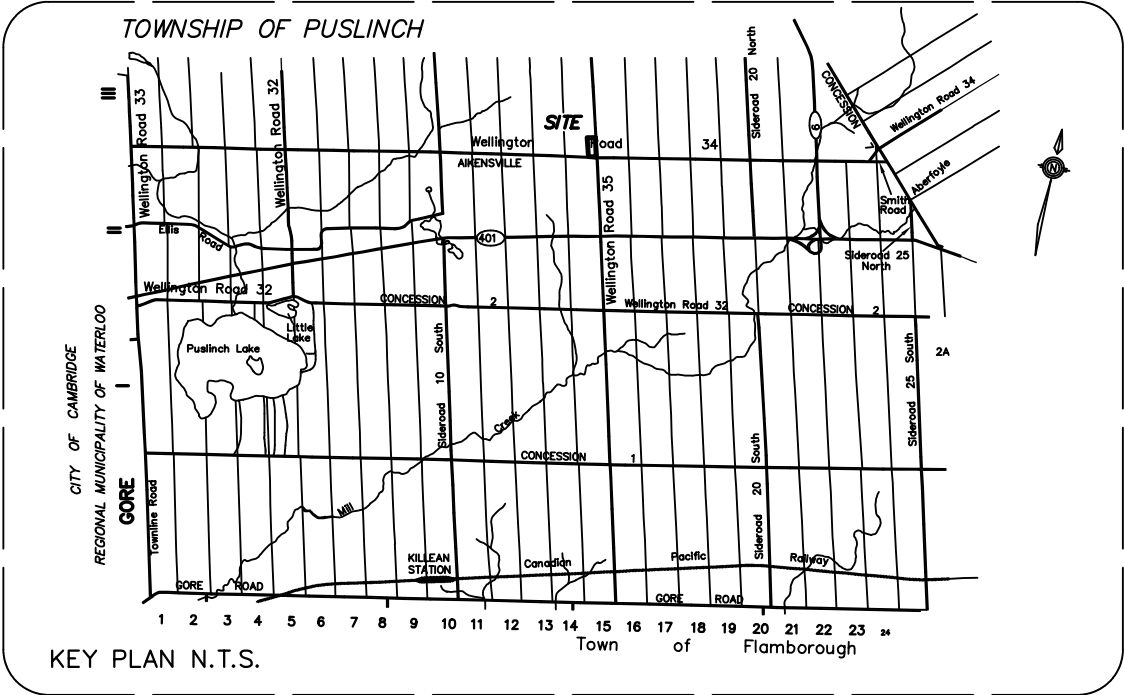
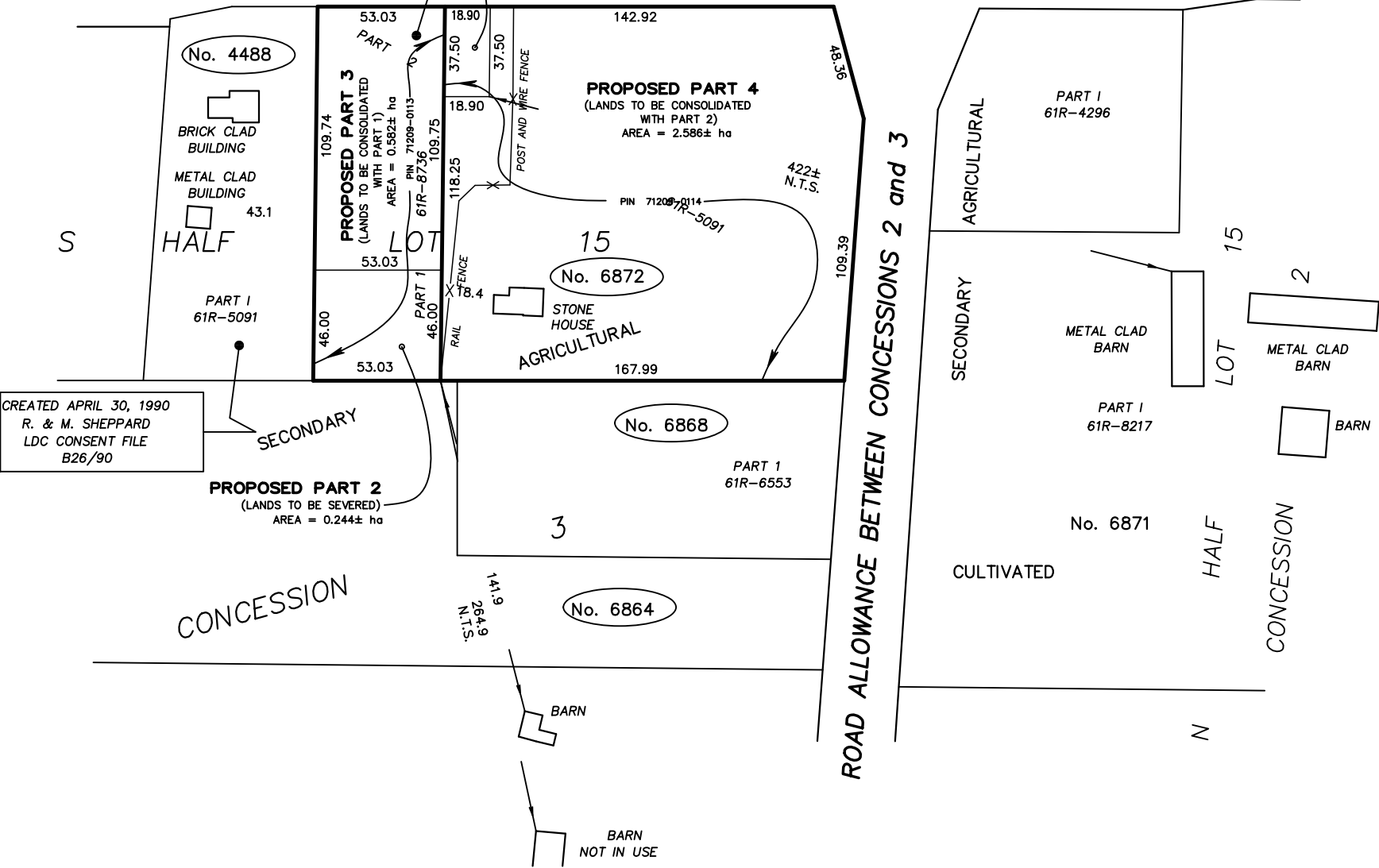
AREA AFTER CONSOLIDATION
PART 2 & 4 = 2.657± ha
PART 1 & 3 = 0.826± ha

CREATED MARCH 2001
APPLICATION B35/01

ROAD ALLOWANCE BETWEEN LOTS 15 and 16

"WELLINGTON ROAD 35"

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 and 3



SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 2500



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

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

NOTES:

- 1. THIS PLAN REPRESENTS A COMPILATIONS OF VARIOUS DEPOSITED PLANS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL FIELD SURVEY.

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

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

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LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners
A wholly owned subsidiary of J.D.Barnes Ltd.

257 Woodlawn Road West, Unit 101
Guelph, Ontario N1H 8J1

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

DATE: January 6, 2020

MLH

PROJECT 17-14-564-00-01

December 13, 2019

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: December 03, 2019

FILE NO. B85-19

APPLICANT

Brenda Kupferschmidt
4597 Sideroad 12
Puslinch NOB 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 13
Concession 3

Proposed severance is 123m fr x 65m = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 41.7 hectares with 211m frontage on Concession Road 4 and 169m frontage on Sideroad 12, existing and proposed agricultural use with existing dwelling, barn & sheds.

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

January 22, 2020

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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal by the applicant or another member of the Public.

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

1. Approval Authority:

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

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

Required Fee: \$ 4340
 Fee Received: Dec 3/19

File No. B85-19
 Accepted as Complete on: Dec 3/19

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

2. (a) Name of Registered Owner(s) Brenda KUPFERSCHMIDT

Address 4597 Sideroad 12, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for rural residential purposes

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 3

Lot No. Part of Lot 13

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 4597 Sideroad 12

(b) When was property acquired: February 2014

Registered Instrument No. WC397019

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 123 ±

AREA

0.8 ha ±

Depth 65 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

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 _____

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify): _____

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

Frontage/Width 211 / 422 ±

AREA 41.7 ha ±

Depth 1032 ±

Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling, Barn and Sheds

Proposed Uses (s): Agricultural (No Change)

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☐ Right-of-way

☐ County Road

☐ Private road

☒ Municipal road, maintained year round

☐ Crown access road

☐ Municipal road, seasonally maintained

☐ Water access

☐ Easement

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☒ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☐ Other (Specify):

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company:

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

- Consent Application B110/04, created August 2005 by INST No. WC132824 for rural residential purposes (Application submitted Sept. 2004)
- Lot Line Adjustment Applications B108/04 & B109/04 known as Parts 1, 2 & 3, 61R-9953 for boundary adjustments (Applications submitted Sept. 2004)

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

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

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

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. A minor variance application was approved with the Township to permit the reduced MDS setback to be 256m instead of 346m to the barn on the retained parcel.

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

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

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

The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan and this severance follows the guidelines set out in Section 10.4.4 for rural residential severances.

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

N/A

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

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

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

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

28. What is the zoning of the subject lands? **Agricultural & Natural Environment**

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

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

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

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

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

For mortgages just provide complete name and address of Mortgagee.

- **Bell Canada Easement as in INST No. IS11035**

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

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

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

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

<u>Retained</u>	Width <u>16m±</u>	Length <u>20m±</u>	Area <u>320m²±</u>	Use <u>Barn</u>
	Width <u>7m±</u>	Length <u>25m±</u>	Area <u>175m²±</u>	Use <u>Shed 1</u>
	Width <u>11m±</u>	Length <u>16m±</u>	Area <u>176m²±</u>	Use <u>Shed 2</u>
<u>Severed</u>	Width	Length	Area	Use



LAND SURVEYORS and ENGINEERS

December 2, 2019

27167-19

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
4597 Sideroad 12
Part of Lot 13, Concession 3
PIN 71209-0146
Township of Puslinch**

RECEIVED

DEC 03 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, addresses of neighbouring properties, MDS Farm Data Sheets, Source Water Protection Form, Environmental Impact Study (EIS) prepared by Natural Resource Solutions Inc., a Site Plan prepared by Van Harten Surveying, a cheque to the GRCA for \$410.00 and a cheque to Wellington County for \$4,340.00.

Proposal

The proposal is to create a new rural residential parcel with frontage along Concession Road 4. The severed parcel will have a width of $123\pm$ m, depth of $65\pm$ m for an area of $0.8\pm$ ha. The retained parcel has frontages along Concession Road 4 and Sideroad 12 and will have an area of $41.7\pm$ ha where the existing dwelling, barn and sheds will remain.

The severed parcel was configured to be in line with the neighbouring parcel to the east (#6819) and have a depth of 65 m. In part, this was to create logical lot lines and also to ensure that the lot line did not extend into the natural heritage features on the retained parcel.

The Provincial Growth Plan (2019) requires that development not have a negative impact on Key Natural Features. Section 4.2.1 of this Plan requires that development within 120 m of a key natural feature requires or considers a Natural Heritage evaluation like an Environmental Impact Study and that development be no less than 30 m from the outside boundary of the Key Natural Feature (i.e. 30 m buffer).

71 Weber Street East
Kitchener, ON N2H 1C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

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

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

Section 7 of the Growth plan has definitions and the definition for Development is as follows:

The creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

activities that create or maintain infrastructure authorized under an environmental assessment process; or

works subject to the Drainage Act.

We provide the opinion that although the definition includes the creation of a new lot; we do not feel that it was meant to include existing or proposed lot lines. A strict interpretation of this definition in this situation would imply that 15m separation from the southeast (rear) corner of the property to the wetlands in the rear would not conform to this policy. The property line and property corner already exists at this corner. Extending the rear limit of 6819 Concession 4 further to the west is the most logical configuration to use.

Further, when the now approved Minor Variance was reviewed by the GRCA, the authority had no objection to the Minor Variance and they went further to say that the proposed development:

"is further from the PSW than the neighbouring developed property. It is therefore, the opinion of the GRCA staff that an Environmental Impact Study would not be required and do not anticipate a negative impact to the features as a result of the minor variance application and associated severance application".

We served as agents in the development of 6819 Concession 4 in 2004-2005. An Environmental Impact Study was prepared by Natural Resource Solutions Inc. at that time along with a Site Plan prepared by Van Harten (both enclosed). The EIS and Site Plan were prepared to ensure no negative impact on the neighbouring wetlands. The GRCA and the County approved these documents and the severance at that time.

As indicated in the GRCA comments above, this new application is further away from the wetlands. The new parcel is subject to a 7.6m minimum rear yard setback and a 2.4 m side yard setback. Therefore, if a dwelling was built on the east side of the parcel following the minimum zoning requirements, a new building will be at least 23 m away from the wetland. The property owners plan to construct a new dwelling on the westerly end of the severance – at least 60 m away from the property shown as 6819 Concession 4.

The Provincial Growth Plan policy to ensure no negative impacts on key natural features is being met with the proposed configuration.

We had considered alternate configurations to conform to a strict interpretation of 30 m from the wetlands including:

1. Cutting a diagonal off of the rear corner of the proposed severance so that that diagonal would be 30 m from the wetland (see the red line in Figure 1 below).

2. Creating a space between the proposed severance and 6819 Concession 4 (see the green line in Figure 1 below).

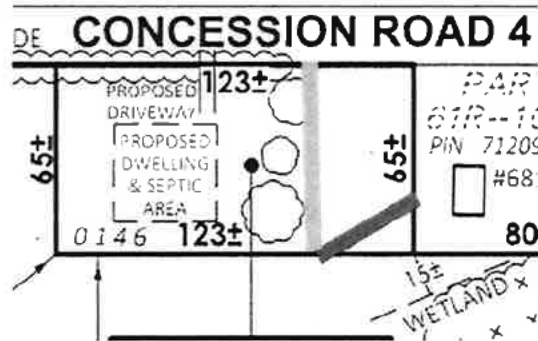


Figure 1 – Alternate Configurations

However, we found both options illogical and after discussions with the Puslinch PDAC at the Minor Variance hearing – not the preferred options.

The sightlines were evaluated and the proposed driveway will be approximately in the middle of the parcel and just west of the existing trees.

A minor variance application was submitted in advance of the severance application and it has since been approved by the Township of Puslinch Committee of Adjustment. The minor variance (Application D13-KUP) permits a reduced MDSI setback from the barn on the retained parcel to be 256 m instead of 346m as required in the calculation for Type B scenario. MDS has been met for the barn across the road on Sideroad 12.

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

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sightlines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- MDS requirements have been met and a minor variance application was recently approved.
- Zoning requirements are met.

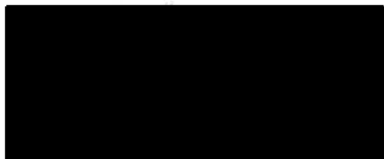
In summary, this severance is a very practical and an efficient use of an open space. Previous studies were completed which confirmed that there will be no negative impacts to the wetland and this severance follows the criteria outlined in Section 10.4.4 for a residential severance within the Secondary Agricultural designation.



LAND SURVEYORS and ENGINEERS

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Mark & Brenda Kupferschmidt

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S, B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

33. **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"/>

34. 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"/>

35. **Source Water Protection Plan**

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

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

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

YES ☒ **NO ☐**

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

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

Please see covering letter.

OWNER'S AUTHORIZATION:

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

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

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

I, (we), Brenda KUPFERSCHMIDT the Registered Owners of
Part of Lot 13, Concession 3, as in INST. ROS644627 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.
Is authorized to submit an application for consent on my (our) behalf.
[Redacted Signature]
Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) Part of Lot 13, Concession 3, as in INST. ROS644627 Of the Township of Puslinch

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

DECLARED before me at the

City Of
Guelph In the
County/Region of Wellington


[Redacted Signature] 19
Commissioner of Oaths

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

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s) 

Date Nov 29, 2019

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Rolf Deter

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address [REDACTED] Municipality Puslinch

Lot 12 Concession 3 Division

Lot Size (where livestock facility is located) 34ha hectares acres

Signature of Livestock Facility Owner [REDACTED] Date Jan 29/18

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 3344 ft²/m² ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	30	V3
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 - 658 kg (e.g. Holsteins)		
	Medium-framed; 455 - 545 kg (e.g. Guernseys)		
	Small-framed; 364 - 455 kg (e.g. Jerseys)		
	Hifers (5 months to freshening)		
	Large-framed; 182 - 545 kg (e.g. Holsteins)		
	Medium-framed; 148 - 455 kg (e.g. Guernseys)		
	Small-framed; 125 - 364 kg (e.g. Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 - 182 kg (e.g. Holsteins)		
	Medium-framed; 39 - 148 kg (e.g. Guernseys)		
	Small-framed; 30 - 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 - 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

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

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



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Brenda Kupferschmidt

Contact Information

Email _____ Telephone _____
Civic Address 4601 Sideroad 12 North Municipality Puslinch
Lot 13 Concession 3 Division _____
Lot Size (where livestock facility is located) 41ha hectares _____ acres _____

Signature of Livestock Facility Owner [Signature] Date Feb. 6/18

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

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

- | | | | |
|----|---|----|---|
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FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
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	Does & bucks (for dairy; includes unweaned offspring & replacements)		
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	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layerbarn)		
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	Broilers on any length of cycle		
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(see Implementation Guideline 20 for more information).

QUESTIONS?

PLEASE CONTACT

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

Linda Redmond, Senior Planner

E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Thursday, December 5, 2019 1:53 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: Source Water Screening Form - B85-19
Attachments: WHPA_Map_4597 Sideroad 12.pdf; WHPA_Map_4597 Sideroad 12_Q.PDF

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

This property is located in the Guelph/Guelph-Eramosa WHPA-Q or IPZ-Q (quantity). The WHPA-Q and IPZ-Q are not currently in legal effect. The applicant should be made aware that policy requirements are being developed for inclusion in the applicable Source Protection Plan and policies may apply to this property in the future. Further information can be found at <http://www.wellingtonwater.ca/en/how-does-this-affect-me/tier-3-water-budget-studies.aspx>

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: Thursday, December 5, 2019 1:00 PM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: Source Water Screening Form - B85-19

Good Afternoon.

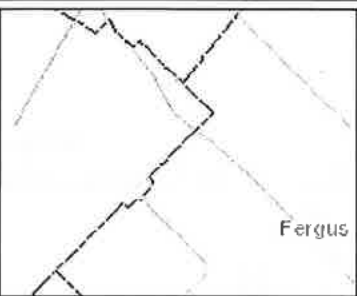
Please see the attached screening form for your review.
We plan to circulate December 12th.

Thanks.
Jana

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

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Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Waterbodies

Watercourses

Municipalities

Ontario - Roads

- Ontario Highway
- Major Road
- Local Road

Well Locations

Wellhead Protection Area Boui

- A
- B
- C
- D

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 6 (D)

RoadsLookup



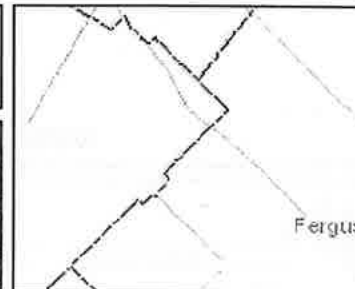
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes



Explore
Wellington



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Waterbodies

Watercourses

Municipalities

Ontario - Roads

- Ontario Highway
- Major Road
- Local Road

Well Locations

Q1 and Q2 Boundary

Q1 and Q2

- Approved
- Draft

RoadsLookup

0.8 0 0.41 0.8 Kilometers

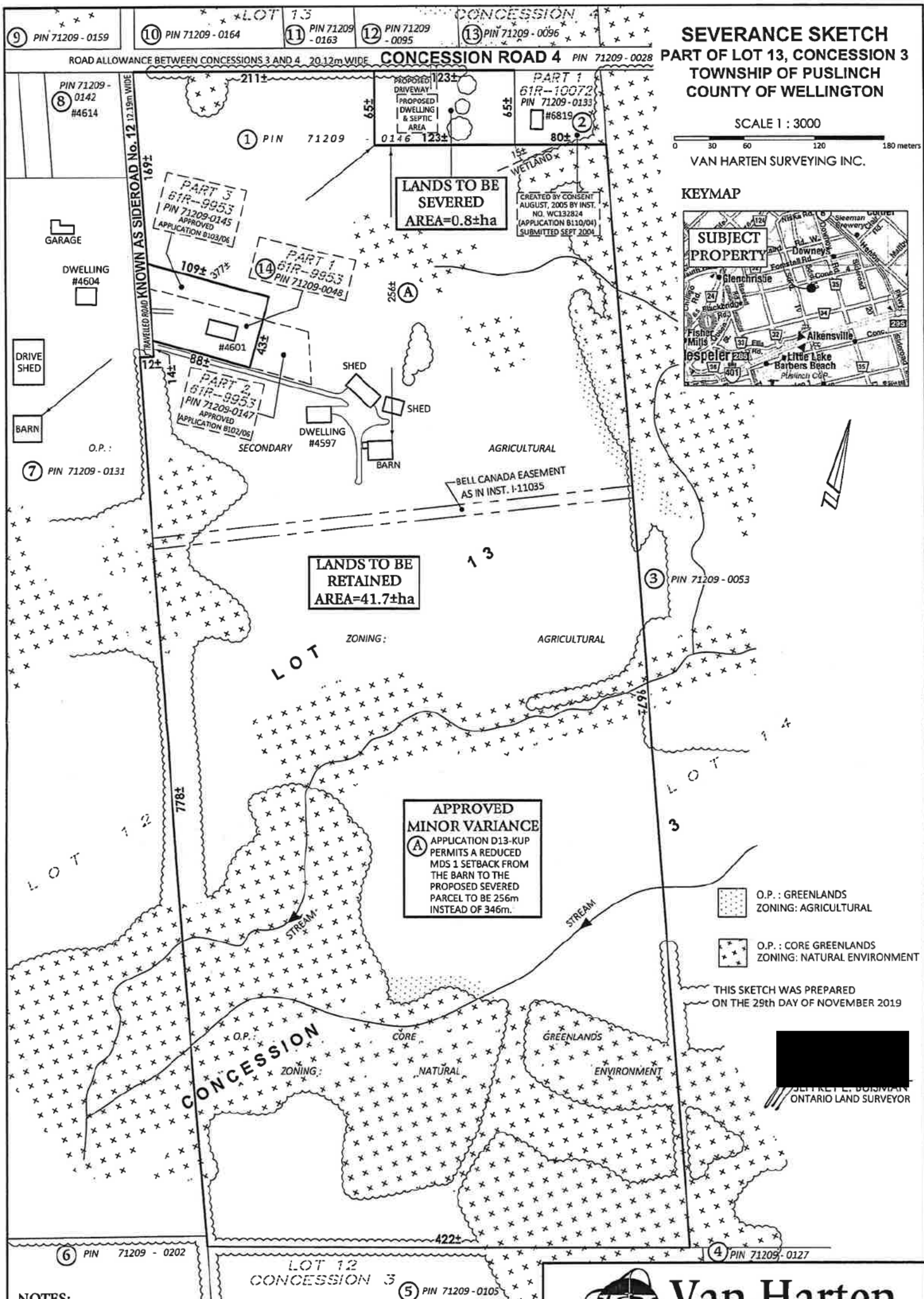
WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

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

Notes





June 14, 2005

567

Liz Yerex
Grand River Conservation Authority
400 Clyde Road, P.O. Box 729
Cambridge, Ontario N1R 5W6

Fax #: 621-4844

Dear Ms. Yerex:

**Re: Environmental Impact Study
Lot 13, Concession 3, Township of Puslinch**

Natural Resource Solutions Inc. was retained by John and Frank Conroy to conduct an environmental study of the above noted property in Puslinch Township, Ontario. The 41.38 ha property is located on Concession 3. The owners wish to sever 0.505 ha of lands along the north boundary of the property and retain 40.8 ha.

The Cranberry-Oil Well Bog provincially significant wetland is located adjacent to the subject lands and a portion of the wetland extends onto the subject property. Provincially significant wetlands are part of the Core Greenlands system for Wellington County.

A field visit was undertaken on January 11 and May 26, 2005. During these visits the vegetation on the property was mapped and described and an inventory of plants and wildlife was carried out. Wetlands in the vicinity of the proposed building lot were investigated and the boundary flagged. The following letter outlines our findings and impact analysis.

Existing Conditions

The severed parcel of the property is 0.505 ha in size and fronts onto Concession 3. It consists of agricultural lands (pasture) and is characterized by non-native herbaceous plants with scattered tree and shrub species in a hedgerow at the back of the proposed severance.

The vegetation communities within the study area are shown on Figure 1 and described below. A total of 44 plant species were observed on the proposed lot and the surrounding lands. A list of plants observed on the property is appended to this letter.

Vegetation Communities:

Silver Maple Mineral Deciduous Swamp (SWD3-2)

The wooded wetlands adjacent to the severed parcel are dominantly silver maple swamp. These swamp forests have a canopy closure of approximately 75%. The canopy is predominantly (55%) mature silver maple (*Acer saccharinum*) with diameter-at-breast-height (dbh) ranging from 31 to 90cm. The remainder of the canopy consists of 10% white elm (*Ulmus americana*)(average dbh 14cm), 10% red ash (*Fraxinus pennsylvanica*)(average dbh 12cm), 10% black ash (*Fraxinus nigra*)(average dbh

13cm), 5% yellow birch (*Betula alleghaniensis*) (average dbh 27cm), and 5% white cedar (*Thuja occidentalis*) (average dbh 21cm). The understorey is a mix of shrub and sapling tree species including European buckthorn (*Rhamnus cathartica*), glossy buckthorn (*Rhamnus frangula*), white cedar, red-osier dogwood (*Cornus stolonifera*), white spirea (*Spiraea alba*), blue beech (*Carpinus caroliniana*), elderberry (*Sambucus canadensis*), yellow birch, black ash, and red ash. The herbaceous layer includes Canada goldenrod (*Solidago canadensis*), rough-stemmed goldenrod (*Solidago rugosa*), sensitive fern (*Onoclea sensibilis*), water hemlock (*Cicuta maculate*), sedge species (*Carex spp.*), aster species (*Symphotrichum spp.*), and grass species.

This type of wetland is found on mineral soils with a thin layer of organic material. Water depth is variable and seasonal flooding is common. The duration of flooding is usually short with the substrate dry by mid summer, except for some deeper pools which may contain water all year round.

Fresh – Moist White Cedar - Hemlock Coniferous Forest (FOC4-2)

Immediately east and south of the severed parcel is white cedar – hemlock (*Tsuga canadensis*) forest. This dense forest stand has a canopy closure greater than 95%. The canopy is predominantly (90%) white cedar (average dbh 22cm), with 5% hemlock (average dbh 45cm), with a scattered individual black cherry (*Prunus serotina*) (dbh 23cm), and trembling aspen (*Populus tremuloides*) (average dbh 33cm). The shrub sapling layer is sparse, consisting predominantly of European and glossy buckthorn, red ash, choke cherry, and ironwood (*Ostrya virginiana*). Herbaceous cover was limited and included trout lily (*Erythronium americanum*).

Narrow-leaved Sedge Mineral Meadow Marsh (MAM2-5)

South of the severed parcel is an area of mineral meadow marsh. This community is predominantly made up of sedge species, dominated by *Carex stricta*. Scattered shrub and tree species also exist, however all plants show evidence of heavy grazing by cattle.

Agricultural Lands

The remainder of the study area is characterized as active agricultural lands used for pasture. The severance parcel is pasture lands vegetated with smooth brome grass (*Bromus inermis*), dandelion (*Taraxacum officianale*), thistle (*Cirsium sp*) and wild strawberry (*Fragaria virginiana*). Bordering the fields are sparse deciduous hedgerows.

Wildlife

A total of 11 species of birds were observed during the field visit. A list of these species is appended to this report. Also documented, were red squirrel (*Tamiasciurus hudsonicus*) meadow vole (*Microtus pennsylvanicus*), eastern cottontail (*Sylvilagus floridanus*), and an abundance of white-tailed deer (*Odocoileus virginianus*). The hemlock-cedar stand shows evidence of use by deer in the winter. The wooded wetlands provide good quality habitat for a number of birds, mammals, amphibians and reptiles, while the open fields and hedgerows are used by species which are more tolerant and mobile.

Significance of Natural Features on Proposed Lot

The adjacent Cranberry-Oil Well Bog provincially significant wetland is the most significant feature within the study area. This wetland is a sensitive natural feature which has developed over time due to wet conditions. It contains plants which are adapted to the wet soils and the seasonal flooding which occurs here. It is an important area for surface water storage and helps to recharge the groundwater as well as providing habitat for wildlife and birds.

Setbacks

Currently, there is little to no setback from the wetland boundary. Pasture lands abut the wetland and cattle are grazed within the portion of the wetlands on the property.

A setback of 15m, from the wetland boundary to any construction activities, is recommended for this property. This setback should be allowed to revegetate naturally, and should not be mowed, or it should be planted with native herbaceous, shrubby or woody vegetation, especially along the back of the lot, where the wetland is degraded. Some recommendations for species and seed mixes are appended to this letter. These setbacks take into account the fact that the development will be a single house, and that the existing condition provides very little to no naturally vegetated wetland buffer.

Proposed Lot

The proposed lot is 75m in width by 65m in depth. Based on the minimum 15m setback, a proposed building envelope has been developed for this lot. The driveway, house, septic bed and well have been located within this building envelope and are shown on Figure 2. This layout is conceptual at this time, and may be changed in the future when the lot is sold, but the wetland setbacks will still apply.

Impact Analysis

The open field area of the severed parcel provides ample room for the placement of a house and associated features without impact to the natural features in the study area. The house, driveway, well and septic field have been placed in the central part of the lot and will not require the removal of any natural vegetation.

The development, including grading is located more than 15 meters (and up to 25m) from the wetland boundary. No direct impacts to the wetland are expected.

Potential indirect impacts due to the development could arise from the following:

- sediment and erosion of soils from the site during construction
- septic tile field effluent

Recommended measures to mitigate the possibility of the indirect impacts are provided below.

Mitigation

- The installation of sediment and erosion control measures should be undertaken prior to any earth removal. The sediment barrier should be installed along the wetland setback line so as to avoid any impacts to the wetland and to avoid any construction work in the setback zone.
- The septic system shown on the proposed plan is conservatively sized assuming poor soil and groundwater conditions (see Sewage Disposal Note on Figure 2). Once the lot is sold and firm plans for the house are underway, the septic system can be designed by a qualified engineer to specifically meet the conditions on the site.
- Use of lawn and garden chemicals should be reduced or eliminated,
- Grass clippings and rubbish should not be dumped in the natural areas,
- Any landscape plantings should make use of native species.

Wetland Restoration Potential

The possibility of fencing the wetland area behind the proposed lot should be considered. The access of cattle to this area is having a negative impact on the wetland vegetation due to trampling and grazing, and can impact on surface and ground water quality. By fencing this small area, and allowing it to recover naturally, the vegetation and water source can be protected.

Conclusion

The open field area of the lot provides ample room for the development of a residence. The house, septic field and driveway are all located outside of the significant natural features as well as being at least 15m from the wetland. No direct impacts to natural features are expected and the potential for indirect impacts can be minimized through the above mitigation measures.

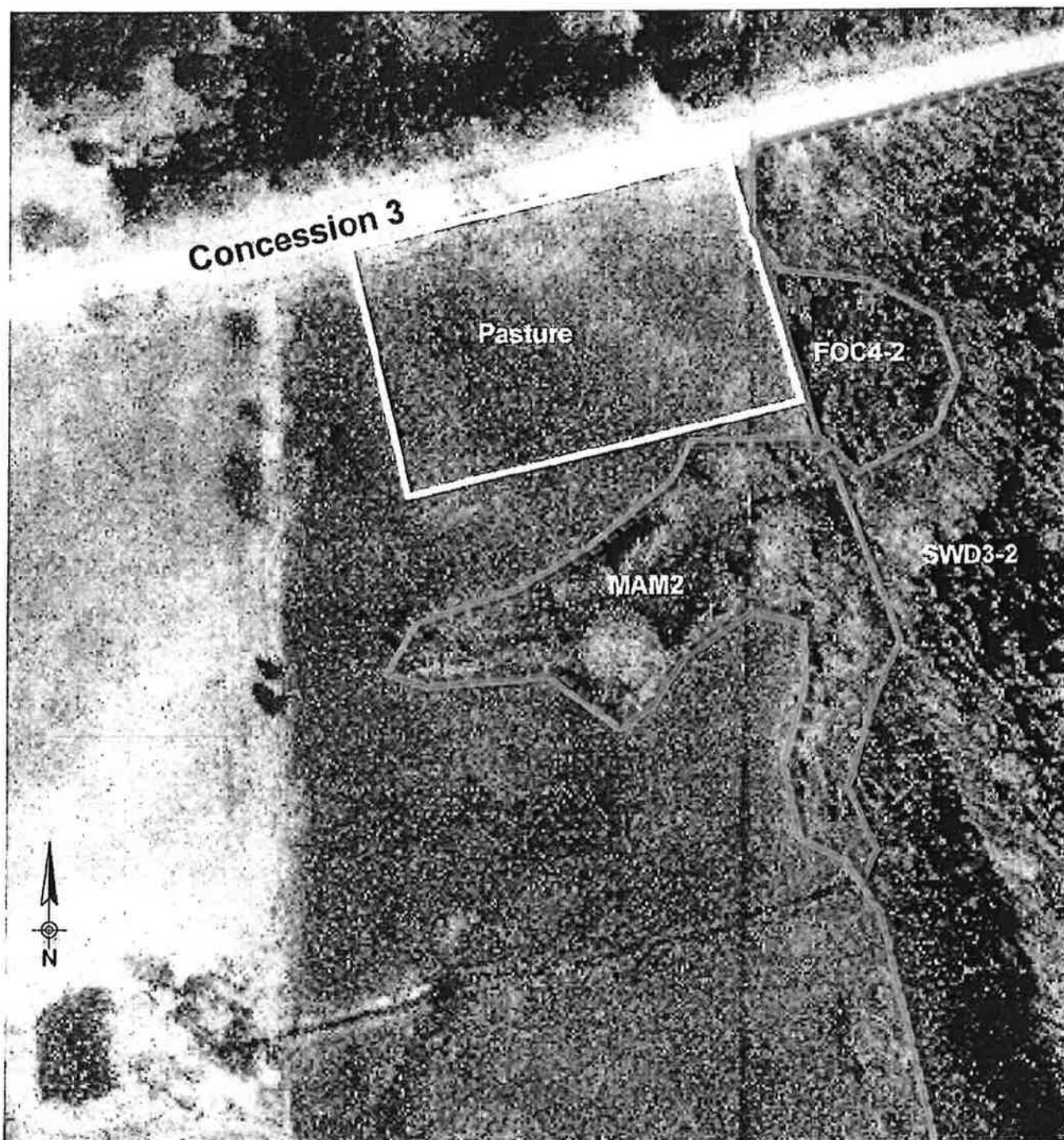
I trust that this information is satisfactory. If you have any questions, please contact me.

Sincerely,
Natural Resource Solutions Inc.



M. Elaine Gosnell, B.Sc.
Biologist

c.c. John and Frank Conroy
Jeff Buisman, Van Harten Surveying Inc.



Basemap Source: Grand River Conservation Authority Aerial Photography (2000)

567 Conroy Severance EIS

LEGEND

- Property Boundary
- Wetland Boundary
- Vegetation Communities

FOC4-2 Fresh - Moist White Cedar - Hemlock Coniferous Forest

MAM2-5 Narrow-leaved Sedge Mineral Meadow Marsh

SWD3-2 Silver Maple Deciduous Swamp



**NATURAL RESOURCE
SOLUTIONS INC.**

Aquatic, Terrestrial and Wetland Biologists

50 Westmount Road North, Unit 230, Waterloo, Ontario N2L 2R5
Tel: (519) 725-2227 Fax: (519) 725-2575

June 2005

Scale 1:1500

Figure.

Natural Features

1

LOT

SKETCH SHOWING WETLAND
BOUNDARY
PART OF LOT 13, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE: 1 - 500

0 10 20 30 metres
VAN HARTEN SURVEYING INC.

IB
375
P4

ROAD ALLOWANCE BETW

NOTES:

1. THIS IS NOT A PLAN OF SURVEY
2. SUBJECT LANDS ARE ZONED AGRICULTURE AND HAZARD.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS.

SEWAGE DISPOSAL:

THE PROPOSED LEACHING BED IS A CONSERVATIVELY SIZED RAISED LEACHING BED ASSUMING POOR SOIL AND GROUNDWATER CONDITIONS THAT IS INTENDED FOR PLANNING PURPOSES ONLY. ONCE THE LOT HAS BEEN SOLD AND HOUSE PLANS ARE AVAILABLE, IT IS RECOMMENDED THAT VAN HARTEN SURVEYING INC. BE RETAINED TO CARRY OUT A TEST PIT INVESTIGATION AT THE SITE AND PREPARE A DETAILED GRADING PLAN AND SEWAGE SYSTEM DESIGN SUITABLE FOR THE CONDITIONS ENCOUNTERED.

JEYUR'S CERTIFICATE

3.00³ SKETCH WAS PREPARED
27th DAY OF MAY, 2005.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

KEYMAP

G: \PUSLINCH\Con3\BMP\KeyMAP.bmp

SUBJECT
PROPERTY



CON.

LOT

PIN

7 9 2 0 9

N13°14'50"W

65.000

3.00³

METRIC

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



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

3 WOOLWICH STREET
DUNELPH - ONTARIO
E: (519) 821 - 2763
FAX: 821 - 2770
www.vanharten.com

PROJECT NO.
16001-04

DRAWN BY: M.A.M. CHECKED BY: J.E.B.

VASCULAR PLANTS OBSERVED IN THE STUDY AREA

CC	CW	Weed	Scientific Name	Common Name
			EQUISETACEAE	HORSETAIL FAMILY
10	-3		<i>Equisetum palustre</i>	Marsh Horsetail
			ASPLENIACEAE	SPLEENWORT FAMILY
5	-3		<i>Matteuccia struthiopteris</i>	American Ostrich Fern
4	-3		<i>Onoclea sensibilis</i>	Sensitive Fern
			PINACEAE	PINE FAMILY
7	3		<i>Tsuga canadensis</i>	Eastern Hemlock
			CUPRESSACEAE	CYPRESS FAMILY
4	-3		<i>Thuja occidentalis</i>	White Cedar
			TYPHACEAE	CATTAIL FAMILY
3	-5		<i>Typha latifolia</i>	Common Cattail
			POACEAE	GRASS FAMILY
*	5	-3	+ <i>Bromus inermis</i> ssp. <i>inermis</i>	Smooth Brome Grass
*	3	-1	+ <i>Dactylis glomerata</i>	Orchard Grass
*	3	-1	+ <i>Phleum pratense</i>	Timothy
			<i>Poa</i> spp.	Grass
			CYPERACEAE	SEDGE FAMILY
4	-5		<i>Carex stricta</i>	Stiff Sedge
			JUNCACEAE	RUSH FAMILY
			<i>Juncus</i> spp.	Rush species
			LILIACEAE	LILY FAMILY
5	5		<i>Erythronium americanum</i>	Yellow Trout-lily
			SALICACEAE	WILLOW FAMILY
2	0		<i>Populus tremuloides</i>	Trembling Aspen
			BETULACEAE	BIRCH FAMILY
6	0		<i>Betula alleghaniensis</i>	Yellow Birch
6	0		<i>Carpinus caroliniana</i>	Blue Beech
4	4		<i>Ostrya virginiana</i>	Ironwood
			ULMACEAE	ELM FAMILY
3	-2		<i>Ulmus americana</i>	White Elm
			CARYOPHYLLACEAE	PINK FAMILY
*	5	-1	+ <i>Silene vulgaris</i>	Bladder Campion
			ROSACEAE	ROSE FAMILY
2	1		<i>Fragaria virginiana</i>	Common Strawberry
*	5	-1	+ <i>Malus domestica</i>	Apple
3	3		<i>Prunus serotina</i>	Wild Black Cherry
2	1		<i>Prunus virginiana</i>	Chokecherry
0	-2		<i>Rubus idaeus</i>	Red Raspberry

VASCULAR PLANTS OBSERVED IN THE STUDY AREA

CC	CW	Weed	Scientific Name	Common Name
3	-4		<i>Spiraea alba</i>	Meadowsweet
			ACERACEAE	MAPLE FAMILY
5	-3		<i>Acer saccharinum</i>	Silver Maple
			BALSAMINACEAE	TOUCH-ME-NOT FAMILY
4	-3		<i>Impatiens capensis</i>	Spotted Jewelweed
			RHAMNACEAE	BUCKTHORN FAMILY
*	3	-3	+ <i>Rhamnus cathartica</i>	Common Buckthorn
*	-1	-3	+ <i>Rhamnus frangula</i>	Glossy Buckthorn
			VIOLACEAE	VIOLET FAMILY
4	-1		<i>Viola sororia</i>	Common Blue Violet
			APIACEAE	CARROT FAMILY
6	-5		<i>Cicuta maculata</i>	Spotted Water-hemlock
*	5	-2	+ <i>Daucus carota</i>	Wild Carrot, Queen Anne's Lace
			CORNACEAE	DOGWOOD FAMILY
2	-3		<i>Cornus stolonifera</i>	Red-osier Dogwood
			OLEACEAE	OLIVE FAMILY
7	-4		<i>Fraxinus nigra</i>	Black Ash
3	-3		<i>Fraxinus pennsylvanica</i> var. <i>pennsylvanica</i>	Red Ash
			LAMIACEAE	MINT FAMILY
			<i>Lycopus sp.</i>	Water Horehound species
			CAPRIFOLIACEAE	HONEYSUCKLE FAMILY
5	-2		<i>Sambucus canadensis</i>	Common Elder
4	-1		<i>Viburnum lentago</i>	Nannyberry
			ASTERACEAE	ASTER FAMILY
5	5		<i>Aster macrophyllus</i>	Large-leaved Aster
*	4	-1	+ <i>Cirsium vulgare</i>	Bull Thistle
1	3		<i>Solidago canadensis</i>	Canada Goldenrod
4	-1		<i>Solidago rugosa</i>	Rough-stemmed Goldenrod
			<i>Symphotrichum</i> spp.	Aster
*	3	-2	+ <i>Taraxacum officinale</i>	Dandelion

+ denotes non-native species

Project Name: Conroy Severance EIS

Project #: 567

Observer: EG, BW

Date: January 11, May 26, 2005

Common Name	Scientific Name	GRANK	SRANK	COSEWIC	OMNR
HAWKS, KITES & EAGLES					
Red-tailed Hawk	<i>Buteo jamaicensis</i>	G5	S5B,SZN	NAR	NAR
FLYCATCHERS					
Great Crested Flycatcher	<i>Myiarchus crinitus</i>	G5	S5B,SZN		
CROWS & JAYS					
Blue Jay	<i>Cyanocitta cristata</i>	G5	S5		
American Crow	<i>Corvus brachyrhynchos</i>	G5	S5B,SZN		
CHICKADEES					
Black-capped Chickadee	<i>Poecile atricapillus</i>	G5	S5		
NUTHATCHES					
Red-breasted Nuthatch	<i>Sitta canadensis</i>	G5	S5B,SZN		
SPARROWS					
Song Sparrow	<i>Melospiza melodia</i>	G5	S5B,SZN		
BLACKBIRDS					
Bobolink	<i>Dolichonyx oryzivorus</i>	G5	S4B,SZN		
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	G5	S5B,SZN		
ORIOLES					
Baltimore Oriole	<i>Icterus galbula</i>	G5	S5B,SZN		
WINTER FINCHES					
American Goldfinch	<i>Carduelis tristis</i>	G5	S5B,SZN		

