

AGENDA

COMMITTEE OF ADJUSTMENT:

- 1. OPENING REMARKS
- 2. DISCLOSURE OF PECUNIARY INTEREST
- 3. APPROVAL OF MINUTES (See Attachment A)

November 3, 2015 November 10, 2015

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

None

5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

- 6. OPENING REMARKS
- 7. DISCLOSURE OF PECUNIARY INTEREST
- 8. APPROVAL OF MINUTES (See Attachment B)

Planning & Development Advisory Committee meeting minutes held Tuesday November 3, 2015 be adopted

9. APPLICATIONS FOR SITE PLAN APPROVAL

None

10. ZONING BY-LAW AMENDMENT (See Attachment C)

10(a) Zoning Amendment Application D14/COL - Brad Coles, Part Lot 8, Concession 2, municipally known as 6691 Ellis Road.

Proposed site specific zoning amendment to permit the construction and operation of a small scale commercial Label making business.

The owner currently operates a home occupation for the same business on his

property and was granted a minor variance in 2006 to permit having three off-site employees for the home occupation. He is proposing to rezone a portion of the property and sever it, to build a new building for the business to makeit standalone from his residential property (Agricultural Zone). It is to remain a small scale commercial operation.

10(b) Zoning Amendment Application D14/TSO – Tsounis Capital Investments Ltd., Part Lot 16, Plan 119, municipally known as 40 Brock Road S.

Proposed amendment of the Hamlet Residential (HR) Zone to a Specialized Hamlet Commercial (C1-_) Zone to permit a personal service (esthetics) establishment including accessory retail sales.

11. LAND DIVISION (See Attachment D)

11(a) Severance Application B103/15 (D10/BEN) – Albert & Doris Bennett, Part Lot 16, Concession 9, municipally known as 7635 Maltby Road.

Proposed severance is 95 m frontage x 90.82 m = 0.8627 hectares, vacant land for proposed rural residential use

Retained parcel is 28.06 hectares with 515.79 m frontage on Maltby Road and 405.2 m frontage on Victoria Road S, existing and proposed rural residential and agricultural use with existing dwelling, 2 drive sheds, a market garden and a chicken coop.

11(b) Lot Line Adjustment Application B108/15 (D10/SUG) – Sugarlips Candy Company Ltd. c/o Juliet Wyk, Concession 2, Part Lot 5, municipally known as 30 Lake Road.

Proposed lot line adjustment is 503 square metres with no frontage, vacant land to be added to abutting residential lot

Retained parcel is 1049.6 square metres with 12.192 m frontage, existing vacant residential lot.

11(c) Severance Application B112/15 (D10/BAT) – James & Christine Bates, Part Lot 6, East of Blind Line, Registered Plan 131, municipally known as 211 Carter Road.

Proposed severance is 80m frontage x 248m = 2 hectares, existing forest and reforested trees for proposed rural residential and organic farming.

Retained parcel is 7.3 hectares with 284m frontage, existing and proposed rural residential and forest with existing dwelling.

11(d) Severance (Easement) Application B114/15 (D10/WIL) – Jay Wilson, Part Lot Page 2 of 3 6, Concession 5, municipally known as 4783 Wellington Rd 32.

Proposed easement is 485 square metres with 2m frontage in favour of the retained lands for existing hydro lines

11(e) Severance Application B115/15 (D10/WIL) – Jay Wilson, Part Lot 6, Concession 5, municipally known as 4783 Wellington Rd 32.

Proposed severance is 49m frontage x 80m = 0.4 hectares, vacant land for proposed rural residential use, together with proposed easement for existing hydro lines (B114/15).

Retained parcel is 4.2 hectares with 27m frontage, existing and proposed rural residential with existing dwelling and shed.

11(f) Severance (Easement) Application B116/15 (D10/VER) – Anna & Javier Vera, Part Lot 18, Concession 4, municipally known as 6964 Concession 4.

Proposed easement is 400 square metres with 6m frontage in favour of the retained lands for existing hydro lines

11(g) Severance (Easement) Application B117/15 (D10/VER) – Anna & Javier Vera, Part Lot 18, Concession 4, municipally known as 6964 Concession 4.

Proposed severance is 0.41 hectares with 76m frontage, existing forest and bush for proposed rural residential use, together with proposed easement to benefit retained lands for existing hydro lines (B116/15).

Retained parcel is 7.2 hectares with 29m frontage, existing and proposed rural residential and agricultural use with existing dwelling and garage.

- 12. OTHER MATTERS
 - None
- **13. CLOSED MEETING** no matters
- 14. NEXT MEETING Tuesday January 12 @ 7:00 p.m.
- 15. ADJOURNMENT

ATTACHMENT A: COMMITTEE OF ADJUSTMENT MINUTES



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair Councilor Ken Roth Dennis O'Connor Robin Wayne

MEMBERS ABSENT:

Dianne Paron

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator Sarah Wilhelm – County of Wellington Kevin Johnson Jeff Buisman Cam Koebel Sharon Richard Councilor Wayne Stokley

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery Township Staff would present the application, then the applicant would have the opportunity to speak to present the purpose and details of the application and any provide any further relevant information. Following this the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

• None

3. APPROVAL OF MINUTES

Moved by Robin Wayne, Seconded by Dennis O'Connor.

 That the minutes of the Committee of Adjustment meeting held Tuesday October 13th, 2015 be adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/KOE – Cameron & Trudy Koebel – Property described as Part Lot 6, Concession 1, 2 Lake Ave, Township of Puslinch

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow an accessory building (shed) to be set back 0.9 metres from the property line (side yard).

Kelly Patzer summarized the application for minor variance as submitted. No
objections were received from circulated agencies or the public. The
Township Chief Building Official has noted that the accessory building
requires a 45 minute fire resistance wall with no unprotected windows or
openings facing the side lot line and the reduced side yard setback should
apply only to the existing accessory building.

- Jeff Buisman indicated that the severance application is a result of an approved irregular-shaped lot line adjustment. The GRCA required the lot line be in its location due to the proximity of natural features.
- Jeff Buisman addressed the proposed condition for the accessory building to have a 45 minute fire rating wall and noted there would never be another structure on the other side of the lot line because of the swampy lands in that location. He questioned how other municipalities permit 0.6 metre setbacks from the side and rear lot lines for accessory buildings, some of which are under a certain size and do not require building permits, and requested to strike the condition.
- Jeff Buisman noted that Mr. Koebel is willing to put in the drywall if it is required under Ontario Building Code.
- Robin Wayne asked if the shed is old, the purpose of the severance and noted the land on the other side of the property line is "true Puslinch swamp".
- Jeff Buisman stated that the Koebel's were using the land and the lot line adjustment was to remedy the situation.
- Cam Koebel stated the shed is 20 years old.
- Councillor Roth indicated that he is hesitant to remove a condition without discussing it with the Chief Building Official, but the requirement for a fire wall beside a swamp is puzzling.
- Dennis O'Connor stated there is a shed 1 foot away from the property line on a neighbouring property and was curious if other accessory buildings had fire walls.
- John Sepulis stated he was comfortable striking the condition of the minor variance noting that a fire would not spread to another building due to the adjacent swamp lands.
- Kelly Patzer noted that the Chief Building Official could enforce the fire wall requirement without the condition of variance
- There were no further questions or comments.

Moved by Ken Roth and Seconded by Robin Wayne,

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

An existing accessory building to be setback 0.9 metres from the side lot line, whereas Section 3.1(d(i)) of the by-law, General Provisions, Accessory Uses, Yard Requirements, permits a building or structure accessory to a single dwelling anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than 2 metres to any lot line.

The request is hereby Approved with the Following Condition:

1. That the 0.9 metre side yard setback for accessory buildings or structures applies only to the existing accessory building (shed) as shown on the submitted Minor Variance Sketch.

CARRIED

5. ADJOURNMENT

• The Committee of Adjustment meeting adjourned at 7:19 p.m.



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair Councilor Ken Roth Dennis O'Connor Robin Wayne

MEMBERS ABSENT:

Dianne Paron

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator Sarah Wilhelm – County of Wellington Astrid Clos Sharon Richard Larry Walters

1. OPENING REMARKS

• The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery Township Staff would present the application, then the applicant would have the opportunity to speak to present the purpose and details of the application and any provide any further relevant information. Following this the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

• None

3. APPROVAL OF MINUTES

None

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/MIN – Mini Lakes Residents Association – Property described as Plan 61M203, Lot 179, 35 Cedarbush Crescent PVT, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow 11.8% lot coverage for accessory buildings to permit a garage (accessory building) on the lot.

- Kelly Patzer summarized the application for minor variance as submitted and noted no objections were received from circulated agencies or the public. Letters of support were attached to the agenda and the Township received two additional letters of support that were circulated to the Committee.
- Astrid Clos indicated that she has been the Planner for Mini Lakes, assisting with applications since 2009. In 2012 issues were identified by Mini Lakes as a result of Building Permit applications and one item was that a 5% lot coverage for accessory buildings was adequate for larger lot coverage, so site amendment 9-13 to the by-law was passed to permit a total lot coverage of 35% for all buildings on a lot.

- Astrid Clos stated the total lot coverage of all buildings remains under 35% for this lot, 35 Cedar bush Crescent, and believes the minor variance should be approved. The Chief Building Official has interpreted the by-law so that the 5% lot coverage for accessory buildings applies to Mini Lakes.
- Larry Walters of 3 Cedarbush Crescent, PVT, inquired what the required accessory building setbacks are.
- John Sepulis noted that the proposed accessory structure meets the required setbacks because the application was not requesting relief from the required setback provisions.
- There were no further questions or comments.

Moved by Ken Roth and Seconded by Robin Wayne,

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

 A total lot coverage of 11.8% for all accessory buildings, whereas Section 3.1(b) of the by-law, General Provisions, Accessory Uses, Lot Coverage, states the total lot coverage of all accessory buildings and structures on a lot shall not exceed 5% of the total lot area of the said lot..

The request is hereby Approved.

CARRIED

5. OTHER MATTERS

5(a) Proposed 2016 Calendar of Meeting and Application Submission Deadlines

Moved by Robin Wayne and Seconded by Dennis O'Connor,

That the 2016 Planning & development Advisory Committee Calendar of Meeting Dates and Committee of Adjustment Application Submission Deadline dates be approved.

CARRIED

6. CLOSED MEETING

No matters

7. NEXT MEETING

 Tuesday December 8th, 2015 @ 7 p.m.(dated incorrectly on November 3, 2015 Agenda).

8. ADJOURNMENT

Moved by Dennis O'Connor and Seconded by Robin Wayne,

The Committee of Adjustment meeting adjourned at 7:15 p.m.

CARRIED

ATTACHMENT C: PDAC MINUTES



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair Councilor Ken Roth Dennis O'Connor Robin Wayne

MEMBERS ABSENT:

Dianne Paron

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator Sarah Wilhelm – County of Wellington Kevin Johnson Jeff Buisman Cam Koebel Sharon Richard Councilor Wayne Stokley

1. - 5. COMMITTEE OF ADJUSTMENT

• See November 3, 2015 Committee of Adjustment Minutes

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

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

7. DISCLOSUE OF PECUNIARY INTEREST

None

8. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Robin Wayne
- That the minutes of the Tuesday October 13th, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW

- 9(a) D11/REN 2120826 Ontario Ltd, Ren's Pet Depot 20 Brock Road N Site Plan Review for Urban Design comments – proposed warehouse expansion.
 - Kelly Patzer presented the application outlinging on the aerial where the proposed expansion is to be located, summarized Township Staff comments received and noted the landscaping along the west and south of the warehouse to provide a visual buffer against the warehouse walls as seen from the neighbouring residential properties on Wellington Road 34..
 - Robin Wayne recalled at a Public Meeting it was mentioned that there could be a limit on the amount of trucking bays – Kelly Patzer is to review zoning and Public Meeting minutes

Moved by Robin Wayne, Seconded by Dennis O'Connor that the following comments be reviewed by staff and consultants for Site Plan file D11/REN:

• Possible berm to plant trees on to soften the south and west walls

- Would request some of the landscaping be relocated from the rear of the property to the front of the building to be in conformity with Urban Design Guidelines
- Note some landscaping is off the subject property

10. ZONING BY-LAW AMENDMENTS

• None

11. LAND DIVISION

11(a) 11(a) Severance Application B96/15 (D10/JEF) – Jefferson Farms Ltd. c/o Tom Jefferson, Part Lot 5, West of Blind Line, Plan 131 municipally known as 112 Carter Road.

Proposed severance is 46 m frontage x 110 m = 0.5 hectares, vacant land for proposed rural residential use

Retained parcel is 8 hectares with 845 m frontage, existing and proposed rural residential and agricultural use with existing dwelling.

Moved by Ken Roth, Seconded by robin Wayne that the following comments are forwarded to the County of Wellington Land Division Committee:

• No comment

CARRIED

11(b) Severance Application B97/15 (D10/GRE) – Amarjit & Jasraman Grewal, Concession Gore, Part Lots 37 & 38, municipally known as 7470 MacPhersons Lane.

Proposed lot line adjustment is 0.3 hectares with no frontage, existing agricultural field to be added to abutting rural residential property – Gurleen Grewal & Santokh Rai.

Retained parcel is 0.5 hectares with 10 m frontage, existing and proposed rural residential use with existing dwelling.

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

- Note that the Zoning is different on the severed parcel and the parcel to be added to.
- The septic is not identified on the small parcel to the south, 4027 Highway 6, and there is a concern that it may cross a property line on the severed portion. CARRIED
- 11(c) Severance Application B98/15 (D10/GRE) Amarjit & Jasraman Grewal, Concession Gore, Part Lots 37 & 38, municipally known as 7470 MacPhersons Lane.

Proposed easement is 10m frontage x 112m = 0.1 hectares, existing driveway for proposed access to benefit the merged parcel (B97/15)

• Sarah Wilhelm noted the County does not support access by easement

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

• The Committee does not support the proposed easement to provide access to the property when there is an existing access off of Highway 6.

CARRIED

12. OTHER MATTERS

• None

13. CLOSED MEETING - no matters

14. FUTURE MEETINGS

- Special Committee of Adjustment Tuesday November 10 @ 7:00 p.m.
- Next Regular Meeting Tuesday December 8, 2015 @ 7:00 p.m.

15. ADJOURNMENT

- Moved by Ken Roth and Seconded by Dennis O'Conner.
- That the Planning & Development Advisory Committee adjourns at 8:04 p.m.

CARRIED

ATTACHMENT C ZONING BY-LAW AMENDMENTS



THE TOWNSHIP OF PUSLINCH

NOTICE OF COMPLETE APPLICATION

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a complete application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/COL**.

THE LAND SUBJECT to the application is municipally known as 6691 Ellis Road and legally known as Front Part Lot 8, Concession 2, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend the Township of Puslinch's Zoning By-law 19/85 from an Agricultural (A) Zone to a Site Specific Zoning on a portion of the lands to permit the construction and operation of a small scale commercial Label making business.

ADDITIONAL INFORMATION regarding the proposed amendment is available for review between 9:00 a.m. and 4:30 p.m. at the Township of Puslinch Municipal Office as of the date of this notice.

Dated at the Township of Puslinch on this 23rd day of November, 2015.

Karen Landry, CAO/Clerk Township of Puslinch 7404 Wellington Road 34 Guelph, Ontario N1H 6H9 Phone: (519) 763-1226 Email: admin@puslinch.ca



KEY MAP



Stantec Consulting Ltd. 49 Frederick Street, Kitchener ON N2H 6M7

RECEIVED Township of Puslinch OCT 2 6 2015

October 23, 2015 File: 161660443

Attention: Kelly Patzer Development Coordinator Township of Puslinch 7404 Wellington Road 34, Guelph ON

Dear Ms. Patzer,

Reference: Application for Zoning By-Law Amendment – 6691 Ellis Road, Puslinch

On behalf of our Client Mr. Brad Coles - Owner of Label It! please accept this letter and supporting documents as a formal and complete application for Zoning By-Law Amendment.

The Zoning By-Law Amendment application requests that the zoning of the subject property be amended by applying a site specific exemption for the current Agricultural 'A' Zone to permit the construction and operation of a small scale commercial Label making business on the subject site and provide for appropriate regulations and setbacks to ensure compatibility with adjacent uses.

In support of the Zoning By-Law Amendment Application submissions, the following have been included in the application package for the Township of Puslinch's review and circulation:

- One (1) original and ten (10) copies of a Complete Application Form.
- A cheque in the Amount of \$2,000 for the required Township Zoning By-Law Amendment Fee.
- A Letter of Authorization, allowing Stantec to act on behalf of the property owner in regards to the Zoning By-Law Amendment request.
- Ten (10) copies of the Planning Justification Report which includes, as an Appendix to the Planning Justification Report, the Functioning Servicing Report demonstrating the feasibility of a septic system and private well
- Ten (10) copies of a Preliminary Plan showing the proposed location of the proposed small scale commercial building and septic system (please note this plan is subject to change).



October 23, 2015 Kelly Patzer Page 2 of 2

Reference: Application for Zoning By-Law Amendment - 6691 Ellis Road, Puslinch

I trust the complete submission package meets the needs of the Township of Puslinch to review the Zoning By-Law Amendment application and deem the application as complete. If you have any questions or require any additional information, please do not hesitate to contact the undersigned.

STANTEC CONSULTING LTD.

Tamunam

Jacqueline Hannemann, MCIP, RPP Planner Phone: (519) 585-7267 Fax: (519) 579-8664 jacqueline.hannemann@stantec.com

c. Brad Coles - Label It! Douglas W. Stewart - Stantec Consulting Ltd. Brian Campbell - Stantec Consulting Ltd.

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

Zoning By-law Amendment Application

Date subr	mitted:		

The Amendment:

Type of amendment:

Site specific:

Other (specify):

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

The site specific zoning By-Law Amendment would permit the construction and operation of a small scale commercial Label making business on the subject site.

General Information:

1. Applicant Information:

Registered Owner's	Name(s):	Brad	Coles
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Address:

City:

Email Address:

Telephone Number:

Fax:



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Applicant (Agent) Name(s):	Stantec
Address:	
City:	
Postal Code:	
Email Address:	
Telephone Number:	
Fax:	
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.

Send correspondence to: Owner: Agent: V Other:	
When did the current owner acquire the subject land? Date: 1997	

4. What does the amendment cover?

The "entire" property:	
A "portion" of the property:	\checkmark

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

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

Municipal address: 6691 Ellis Road, Puslinch ON

Concession:	10			Lot:	Pt. Lot 8	
Registered Plan	Number:		_			
Area:	ha	Depth:		m	Frontage:	m
	ac			ft.		ft.
6. Provide a des	cription of	the area to b	e amended if	onlya	a "portion" (of the property:
Area: 0.8	ha	Depth:		m	Frontage:	m
2	ac			ft.		ft.
7. Is the applica Statement?	tion to am	end the zoni	ng by-law cor	siste	nt with the ∣	Provincial Policy
Yes: 🖌 No	:					
8. Is the subject plans?	land with	in an area o	f land designa	ated ı	under any p	rovincial plan or
Greenbelt Plan:		Places to Gr	ow:	Othe	r: (specify):	_
If yes, does the plan or plans?	applicatio	n conform to	and not conf	lict wi	ith the appli	cation provincial
Yes: 🚺 No	: 🗆					
9. County Officia	al Plan					
What is the curr	ent Count	y Official Pla	n designatior	n of th	e subject p	roperty?
Secondary Agric	ultural Are	a				
List land uses p	ermitted b	y the curren	t Official Plan	desig	gnation:	
All uses allowed Small scale com Public service fa	mercial, in			es		
How does the ap	oplication c	conform to the	e Official Plan?	?		
The proposed ar permitted use wi	nendment	would permit	a small scale	comr		ing, which is a

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 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.

n/a

10. Zoning:

What is the current zoning of the property? Agricultural 'A' Zone

What uses are permitted? Agricultural uses, single detached dwelling, home occupation

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.

n/a

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?

Single detached residential dwelling Small scale commercial Label making business (separate building)

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

Approximately 18 years - Land owner purchased property in 1997

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

The construction of a new small scale commercial building on the southeast corner of the property. The existing business will cease operation at its current location and move into the new building. It is the intention of the applicant to seek a severance of the property (severed parcel to contain the proposed new commercial building and the retained portion to contain the existing house and commercial building - for personal use) provided the zone change is approved.

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

	Building Details	Ex	isting	Propo	sed
	Type of Building(s) or structures	Residence	Com. Building	Com. Building	
	Date of construction	1998	1998		
*Please	Building height	10m m	5m ft	5m m	ft
refer to	Number of floors	2	1	1	
Preliminary Plan include	* Total floor area	2,500 ft2 m ²	3,400 ft ²	4,000 m ²	ft ²
with this application	Ground floor area (exclude basement)	1,250 m ²	3,400m2 ft ²	4,000 m ²	ft²
application	Distance from buildir structure to the:	າg			
	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

* Please refer to Preliminary Plan included with this application.

Building Details		Existing	Proposed	
*Percentage lot coverage		-		4
*Number of parking spaces	n/a	n/a	min 10	
*Number of loading spaces	n/a	n/a	1	

Existing and Proposed Services:

15. What is the access to the subject property?

Provincial Highway:	
Continually maintained municipal road:	\checkmark
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.

Ellis Road		

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	\checkmark	✓
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	\checkmark	
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:	\checkmark
100.	1 110.	

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers	
Ditches:	\checkmark
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	Νο	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment							
Zoning By- Law Amendment							
Minor Variance	\checkmark					add employer	approved
Plan of Subdivision							
Consent (Severance)							
Site Plan Control			(A				

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.)

Planning Justification Report Functional Servicing Report



THE TOWNSHIP OF PUSLINCH

NOTICE OF COMPLETE APPLICATION

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a complete application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/TSO.**

THE LAND SUBJECT to the application is municipally known as 40 Brock Road South, Aberfoyle and legally known as Plan 119, Part Lot 16, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend the Township of Puslinch's Zoning By-law 19/85 from a Hamlet Residential (HR) Zone to a Hamlet Commercial (C1-__) Special Zone to permit a personal service establishment with associated retail sales.

ADDITIONAL INFORMATION regarding the proposed amendment is available for review between 9:00 a.m. and 4:30 p.m. at the Township of Puslinch Municipal Office as of the date of this notice.

Dated at the Township of Puslinch on this 23rd day of November, 2015.

Karen Landry, CAO/Clerk Township of Puslinch 7404 Wellington Road 34 Guelph, Ontario N1H 6H9 Phone: (519) 763-1226 Email: admin@puslinch.ca



KEY MAP



Ontario Land Surveyors Urban and Rurat Planners

351 Speedvale Avenue West Guelph, Ontario N1H 1C6

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

November 2nd, 2015

Ms. Kelly Patzer Development Coordinator Township of Puslinch R.R. #3 GUELPH, Ontario N1H 6H9 Project: 15-1025 RECEIVED Township of Puslinch

NOV - 2 2015

Dear Ms. Patzer:

Re: Proposed Zone Change Application From the Hamlet Residential (HR) to A Specialized Hamlet Commercial (C1-?) Zone To permit a Personal Service Establishment at 40 Brock Road Part of Lot 16, Registered Plan 119, Township of Puslinch Owner: Tsounis Capital Investments Ltd.

Please find enclosed a completed "Application for Zoning By-law Amendment" for the above-noted property. Also enclosed is a cheque in the amount of \$2,000.00 payable to the Township of Puslinch to cover the planning processing fees associated with this amendment.

The purpose of this amendment is to change the existing Hamlet Residential (HR) Zone to a Specialized Hamlet Commercial (C1-?) Zone to permit a personal service establishment providing manicures, pedicures, facials, body and facial waxing and massage therapy within the existing building located at 40 Brock Road. The sale of skin care, pedicure and manicure products will also be available for retail. In support of this application we are also enclosing the following plans and reports:

- 10 copies of the Topographic Survey and Site Plan, included at back of report;
- 10 copies of the Zoning plan;
- 10 copies of the Planning Justification Report prepared by Black, Shoemaker, Robinson & Donaldson Limited; and
- 10 copies of the completed "Application for Zoning By-law Amendment"

I trust this package will provide the Township with sufficient information to commence the processing of this application. Should you have any questions, please call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Juena

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

Attachments

Copy: Tsounis Capital Investments Ltd.



Township of Puslinch 7404 Wellington Road 34, VED Guelph, ON, N1H 6H9 Puslinch T: (519) 763 – 1226 F: (519) 763 – 5846 www.puslinch.ca 2015

Zoning By-law Amendment Application

Date submitted: November 2nd, 2015

The Amendment:

Type of amendment:

Site specific:

Other (specify):

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

 \checkmark

Change Hamlet Residential (HR) Zone at 40 Brock Road to a Specialized Hamlet Commercial (C1-?) Zone to permit a personal service establishment , including accessory retail sales.

General Information:

1. Applicant Information:

Registered Owner's Name(s): ______ Tsounis Capital Investments Ltd.

Address:

City:

Postal Code:

Email Address:

Telephone Number:

Fax:



Applicant (Agent) Name(s):	Black, Shoemaker, Robinson & Donaldson Limited
Address:	
City:	
Postal Code:	
Email Address:	
Telephone Number:	
Fax:	
Other Name(s):	
Address:	
City:	
Postal Code:	
Email Address:	
Telephone Number:	4
Fax:	

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

National Bank of Canada 145 King Street West, Suite 710 Kitchener, Ontario M5H 1J8	
Send correspondence to: Owner: Agent: V Other:	
When did the current owner acquire the subject land? Date: August 26, 2016	-

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:

Municipal address: 40 Brock Road

Concession:			Lot:	Part Lot 1	6	-
Registered Plan Number: 119						
Area: 0.09 ha D	Depth:	39.4 - 49.4	m	Frontage:	20.16	m
0.22 ac		129-162	_ ft.		66.13	ft.
6. Provide a description of the	area to be	amended if	only a	"portion"	of the proper	ty:
Area: ha D	Depth:		m	Frontage:		_m
ac			ft.			ft.
 7. Is the application to amend Statement? Yes: No: 8. Is the subject land within an application of the subject land within an application of the subject land within a statement? 						-
plans?	n area ui	ianu uesigni	aleu u	nder any p	rovinciai pia	
Greenbelt Plan: Plac	ces to Grov	w: 🖌	Other	: (specify):		
If yes, does the application co plan or plans?	onform to a	and not conf	flict wit	h the appli	cation provir	ıcial
Yes: 🖌 No:						
9. County Official Plan						
What is the current County Of	fficial Plan	designatior	n of the	e subject p	roperty?	
Aberfoyle Urban Centre - Cent	tral Busine	ess District				
List land uses permitted by the	e current	Official Plan	desig	nation:		
Full range of land uses - a wide entertainment, as well as servic establishments and financial ins	ce uses inc					
How does the application confo	orm to the	Official Plan	?			
Provision of a personal service supported in the Official Plan.	establishn	nent in the e	xisting	building ad	dresses a us	e

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.

N/A

10. Zoning:

What is the current zoning of the property? Hamlet Residential (HR)

What uses are permitted? single detached, semi-detached, rooming house, home occ.

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.

N/A

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?

Detached residential dwelling

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

Approximately 80 years old - the existing house was constructed in 1935

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

Personal service shop, including accessory retail sales.

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

Building Details		Ex	isting		Pro	posed
Type of Building(s) or structures				1	Same	Same
Date of construction	1912					
Building height	6	m	20	ft	m	ft
Number of floors	2		2	_	<u> </u>	
* Total floor area	130	m²	1399	ft ²	m ²	ft ²
Ground floor area (exclude basement)	70	m²	753	ft ²	m ²	ft ²
Distance from buildin structure to the:	ng					
Front lot line	10.66	m	35	ft	m	ft
Side lot line	4.06	m	13	ft	m	ft
Other side lot line	9.09	m	32.4	ft	m	ft
Rear lot line	19.5	m	64	ft	m	ft

Building Details	Existing	Proposed
*Percentage lot coverage	13%	13%
*Number of parking spaces	2	4
*Number of loading spaces	None	None

Existing and Proposed Services:

15. What is the access to the subject property?

Provincial Highway:	
Continually maintained municipal road:	\checkmark
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.

Brock Road and Old Brock Road

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	\checkmark		
Other water supply			
Water sewers			
Municipal sewers			
Communal sewers			
Private septic		\checkmark	
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:	\checkmark
Yes:	No:	V

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)
Overland flow to Old Brock Road	b Brock Road with small part of driveway by detached garage going to I.

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		\checkmark					
Zoning By- Law Amendment							
Minor Variance		\checkmark					
Plan of Subdivision		\checkmark					
Consent (Severance)		\checkmark					
Site Plan Control		\checkmark					

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

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

Other Supporting Information

No:

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.)

Planning Justification Report

Yes:

ATTACHMENT D: LAND DIVISION COMMITTEE

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

November 13, 2015

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: October 15, 2015

FILE NO. B103/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Albert & Doris Bennett 7635 Maltby Road RR#1 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 16 Concession 9

Proposed severance is 95m fr x 90.82m = 0.8627 hectares, vacant land for proposed rural residential use.

Retained parcel is 28.06 hectares with 515.79m frontage on Maltby Rd and 405.2m frontage on Victoria Rd S, existing and proposed rural residential and agricultural use with existing dwelling, 2 drive sheds, a market garden and a chicken coop.

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

December 9, 2015

<u>Please note</u> 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.

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

Neighbouring Municipality – City of Guelph

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application
Approval Authority:	ONSENT Ontario Planning Act
•	
County of Wellington Planning and Land Division Comm County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9	hittee Required Fee: \$_1000 Fee Received: 0cf 15/15 File No
Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-	
A COPY OF YOUR CURRENT DEED MUST B	
(a) Name (SOBWITTED WITH THIS APPLICATION
Address Phone No.	
(b) Name and Address of Applicant (as authorized by Own	ner)
Phone No.	Email:
(c) Name and Address of Owner's Authorized Agent:	Black, Shoemaker, Robinson & Donaldson Limited
351 Speedvale Avenue West	
Guelph, Ontario N1H 1C6	
Phone No.	
(d) All <u>Con</u>	
REGISTERED OWNER [] APPLICANT []] AGENT [X]
(e) Notice Cards Posted by:	
REGISTERED OWNER [] APPLICANT []] AGENT [X]
Type and Purpose of Proposed Transaction: (Check off an	opropriate box & provide short explanation)
Type and Purpose of Proposed Transaction: (Check off ap RURAL RESIDENTIAL[X] AGRICULTURAL[] URB	
RURAL RESIDENTIAL[X] AGRICULTURAL[] URB	
RURAL RESIDENTIAL[X] AGRICULTURAL[] URB	BAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[

APPLICATION FOR CONSENT

.

	Local Municipality:						- per service
	Concession _	9		-	Lot No.	SW 1/2 Lo	ot 16
	Registered Plan No.			_	Lot No.		
	Reference Plan No.				Part No		
	Civic Address	7635 Maltb	y Road				
(b) When was proper		June 2, 19 August 30		Registered I	nstrument No	MS8 4689 M-34493
5.	Description of <u>Land</u> i	ntended to be	SEVERED:		Metric	[X]	Imperial [
	Frontage/Width	95.0 m.		AREA	0.8627 ha		
	Depth	90.82 m.		Existing Use	e(s) Vac	ant land	
	Existing Buildings	or structures:	None				
	Existing Buildings Proposed Uses (s						
		Estate appropriate spa ay naintained year	e residentia ace)	Existing [[] Right-of [] Private [] Crown a] -way road access road		
	Proposed Uses (s e of access (Check a] Provincial Highwa] County Road [X] Municipal road, m] Municipal road, so] Easement Type of water supply] Municipally owned	Estate appropriate spa ay naintained year easonally main	residentia ace) round ntained	Existing [Existing [] Right-of] Private [] Crown a [] Water a [] Other] -way road access road ccess	Proposed [x	
	Proposed Uses (s e of access (Check a] Provincial Highwa [] County Road [] Municipal road, m] Municipal road, so] Easement Type of water supply [] Municipally owned [] Well [X] individ [] Lake	Estate appropriate spa ay naintained year easonally main - Existing [d and operated dual [] cor	e residentia ace) round ntained] Propose piped water mmunal	al dwelling Existing [[]Right-of []Private []Crown a []Crown a []Water a []Other d [X] (check system] -way road access road ccess k appropriate	Proposed [x	

County of Wellington

LAND DIVISION FORM - SEVERANCE

6. Description of Land intence be RETAINED	Me、 [X] Imperial []
Frontage/Width 515.79 m. (Maltby Ro	
Depth <u>405.2 m. (Victoria Rd)</u>	Existing Use(s) Residential dwelling, cash crops an
Existing Buildings or structures: Single D	market garden etached dwelling; 2 drive sheds & a chicken coop
Proposed Uses (s):Same as above	
Type of access (Check appropriate space)	Existing [X] Proposed []
 Provincial Highway County Road Municipal road, maintained year round Municipal road, seasonally maintained Easement 	 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other
Type of water supply - Existing [X] Propos [] Municipally owned and operated piped wate [X] Well [X] individual [] communal [] Lake [] Other	
	mmunal): Individual
SEPARATION FORM.	ation must be accompanied by a MINIMUM DISTANCE
8. Is there a landfill within 500 metres [1640 feet]?	YES [] NO [X]
9. a) Is there a sewage treatment plant or waste sta	bilization plant within 500 metres [1640']? YES [] NO [X]
b) Is there an individual well or septic system with parcel?	in 45.7 metres [150 feet] of the boundaries of the proposed severed
•	9b) is YES, these must be shown on the severance sketch
	amp, bog) located on the lands to be retained or to be severed or YES [X] NO []
11. Is there any portion of the land to be severed or to	
12. Is there a provincial park or are there Crown Lands	
13. Is any portion of the land to be severed or retained	
14. Is there an active or abandoned mine, quarry or gra	
15. Is there a noxious industrial use within 500 meteres	
County of Wellington LAND DIVISI	ON FORM – SEVERANCE Revised September 2015

. . .

16	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES [] NO [X]
	Name of Rall 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 outl within 750 metres of the proposed subject lands?	let/container refill centre 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 syster landscaping?)	
	 d) Has there been commercial petroleum or other fuel storage on the site, underground fue been used for a gas station at any time, or railway siding? YES [] NO [X] 	UNKNOWN [] el storage, or has the site 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 Ma registered in the Land Registry/Land Titles Office?	arch 1, 2005 and as YES [] NO [X]
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske 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 fo other Consent or approval under the Planning Act or its predecessors? YES [] NO	
23.	Under a separate application, is the Owner, applicant, or agent applying for additional consen simultaneously with this application?	nts on this holding YES [] NO [X]
24.	Is the application consistent with the Provincial Policy Statement?	YES [X] NO []
25.	Is the subject land within an area of land designated under any provincial plan or plans?	
	Greenbelt Plan [] Places to Grow [X] Other []	
	If YES, does the application conform with the applicable Provincial Plan(s)	YES [X] NO []

County of Wellington

LAND DIVISION FORM - SEVERANCE

26.	Is the subject	t land a propose	rplus farm dwelling?*
-----	----------------	------------------	-----------------------

YES [] NO [X]

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

27. a)	What is the existing Local Official Plan designation(s) of the subject land? Under County Official Plan	(severed and retained)
	enter country entrefait i fait	

b)	What is the existing County Official Plan designation(s) of the subject land? (severed and retained)
	Secondary Agricultural and Core Greenlands

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): 28. What is the zoning of the subject lands? _____Agricultural (A) Zone 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? NO [] YES [] File Number has an application been made for a minor variance? b) 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:

32. <u>Dim</u> e	Type: ensions of E	Dairy []	Beef Cattle [-		Poultry 20 <u>+ chic</u> for egg (persor 7) Severe	IS NOL	Other [X] <u>Cash crop</u> s (hay) & market garden (corn) ined Lands
<u>Severed</u>	Width _			Area _		Use		
	Width _		Length	Area _		Use		
<u>Retained</u>	1) Width _	8 m.	Length _16 m.	Area _	128 ha	Use	Storage	of farm ant
22 M	3)	3 m.	Length <u>16 m.</u> 7.5 m.		96 ha	u Use		of vehicle equipment
33. <u>Manu</u>	ire Storage F	acilities o	n these lands: Non	е				

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank [1]
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit

County of Wellington

LAND DIVISION FORM - SEVERANCE

 $\mathsf{BL}_{\mathsf{h}_{\mathsf{v}}}\mathcal{K},\mathsf{SHOEMAKER},\mathsf{ROBINSON}$ & DONALD SON

Ontario Land Surveyors Urban and Rural Planners

LIMITED

351 Speedvale Avenue West Guelph, Ontario N1H 1C6

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

October 16, 2015

Project: 15-9970

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 (creation of new lot) 7635 Maltby Road Southwest Half Lot 16, Concession 9 Township of Puslinch

Please find enclosed an "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of 1,000.00 payable to the Treasurer for the County of Wellington to cover the County's application fee. I have also included a cheque for the GRCA in the amount of 380.00. Finally I have attached 8 copies of the severance sketch, plus a reduction to 11×17 of same.

Albert and Doris Bennett are the owners of the subject property. They acquired the lands in August of 1963 as joint tenant and re-conveyed to themselves as tenants in common in June of 1969. I have attached a copy of the deeds (M-34493 and M-84689). Also attached is a copy of the mailing list for surrounding properties prepared by the Township of Puslinch.

The purpose of the consent is to sever and convey a 0.86 hectare parcel of land with 95 metres of frontage along Maltby Road. Sight distances for this new lot have been reviewed with the Township staff.

In addition, the siting of the house, driveway and septic system have been discussed with the Grand River Conservation Authority and the County to ensure that the new lot contained sufficient area to allow for the siting of all development outside of the 30 metre buffer to the wetland areas associated with this property.

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., M.C.I.P., R.P.P.

Attachments

Copy: Albert and Doris Bennett

I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P. DAVE SHIBLEY, O.S.T. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.PL C. V. YOUNG, C.S.T. S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010) A. B. DONALDSON, O.L.S., O.L.I.P. Consultant

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

Туре	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?

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: Sarah Wilhelm and Jameson Pickard

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:

- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE



RIDZIS

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

November 13, 2015

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 5, 2015

FILE NO. B108/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Sugarlips Candy Company Ltd. c/o Juliet Van Wyk 27 Bergey Street Cambridge ON N3C 1P6 TOWNSHIP OF PUSLINCH Part Lot 5 Concession 2

Proposed lot line adjustment is 503 square metres with no frontage (Part 3 on sketch), vacant land to be added to abutting residential lot – Sugarlips Candy Company Ltd. (Part 1 on sketch)

Retained parcel is 1049.6 square metres with 12.192m frontage, (Part 2 on sketch) existing vacant residential lot.

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

December 9, 2015

<u>Please note</u> 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.

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

AP	PLICATION FOR CONSENT	Ontario Planning Act
Approval Authority:		SECTION B
County of Wellington Planning and L County of Wellington Administration 74 Woolwich Street, GUELPH, Ont	Centre	Required Fee: \$_1000 Fee Received:
		File No. <u>BIOD/15</u>
Phone: 519-837-2600, ext. 2170 or	2160 Fax: 519-837-3875	Accepted as Complete on:
A COPY OF YOUR CURRE		ED WITH THIS APPLICATION
SECTION B: Parcel from which la	and is being transferred	ARTS (2) 2 (3) ON SKETCH
(b) Name and Address of Applicant (a	as authorized by Owner)	
1.1		
·		
Phone No.	Email:	
(c		
	410.	
P (a) An communication to be uncetted REGISTERED OWNER []	APPLICANT []	AGENT
	APPLICANT []	AGENT M
P (a) An communication to be directed REGISTERED OWNER []	APPLICANT []	AGENT [V]
P (4) An Communication to be directed REGISTERED OWNER [] (e) Notice Cards Posted by: REGISTERED OWNER []	APPLICANT [] nsaction: (Check off appropria	AGENT
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P (a) An Communication to be directed REGISTERED OWNER [] (e) Notice Cards Posted by: REGISTERED OWNER [] a) Type and Purpose of Proposed Trans [v] Conveyance to effect an add [] Other (Specify – e.g. mortgag	APPLICANT [] nsaction: (Check off appropria lition to a lot ge, lease, easement, Right-of-w ands to which the parcel will I	AGENT [1] ate box & provide short explanation) way, correction of title): be added: PART LOT 5, CON.2,

	1000100	OF BUSLINCH	1	
Concession	2	Lot No		
Registered Plan N	o/	Lot No	. <u> </u>	
Reference Plan No	61R-11023	Part N	lo. 2	
Civic Address	30 LAKE RI	OAD		
(b) When was pro	perty acquired: <u>AVG,</u>	31 2015 Registered	Instrument No	WC 44 5038
	nd intended to be <u>SEVERE</u>		: [M	
		- AREA 503 59		
		Existing Use(s)	PARCEL	
	ngs or structures Nor			
	、 、	TO A SINGLE RE	K. DENTIN	
		to h should be	AUDENTIA	r (0).
「 ype of access (Che	ck appropriate space)	Existing []	Proposed [1
[] Provincial Hig	hway	[] Right-of-way		
		[] Private road		
[] County Road	d maintained year round		d	
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		1			
	Type of access (Check appropriate space)	Existing [Proposed []		
	 Provincial Highway County Road (WELLNGTON ROAD 32) 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 [v] Proposed	[] (check appropriat	e space)		
	 Municipally owned and operated piped water sy Well [individual [] communal Lake Other (specify): 	ystem			
	Type of sewage disposal - Existing [] Prop	oosed [v] (check appr	opriate space)		
	 Municipally owned and operated sanitary sewe Septic Tank [V] individual [] communal Pit Privy Other (specify):	rs			
7.	Is there an agricultural operation, (either a barn, ma metres of the Subject lands (severed and retained p *If yes, see sketch requirements and the applicat MINIMUM DISTANCE SEPARA	parcels)? tion must be accompanie		stockyard) witł YES []	nin 500 NO
8.	Is there a landfill within 500 metres [1640 feet]?			YES []	NO [1]
9.	a) Is there a sewage treatment plant or waste stab	ilization plant within 500	metres [1640']?	YES []	NO [√]
	b) Is there an individual well or septic system within severed parcel?	n 45.7 metres [150 feet] o	of the boundarie	s of the propo	sed
	YES [v] NO [] If answer to s	9b) is YES. these must	be shown on ti	ne severance	sketch
		, , , , , , , , , , , , , , , , , , , ,			
10.	Is there a Provincially Significant Wetland (e.g. swa within 120 metres [394 feet]?	mp, bog) located on the l	ands to be retai	ned or to be service YES	evered or NO []
11.	Is there any portion of the land to be severed or to b	pe retained located within	a floodplain?	YES []	NO [1]
12.	Is there a provincial park or are there Crown Lands	within 500 metres [1640']?	YES []	NO M
13.	Is any portion of the land to be severed or retained	within a rehabilitated min	e/pit site?	YES []	NO M
14.	Is there an active or abandoned mine, quarry or gra	avel pit within 500 metres	[1640']?	YES []	NO [1
15.	Is there a noxious industrial use within 500 meteres	s [1640']?		YES []	NO M
16.	Is there an active or abandoned principal or second	lary railway within 500 m	etres [1640']?	YES []	NO [1
	Name of Rail Line Company:				
17.	Is there an airport or aircraft landing strip nearby?			YES []	NO M
18.	Is there a propane retail outlet, propane filling tank, within 750 metres of the proposed subject lands?	cardlock/keylock or priva	ate propane outl	et/container re YES []	fill centre ∕ NO [√]

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

	a)	Has there been an in	dustrial use	(s) on the site?	?	YES	[]	NO	М	UNKNO) NWC	[]
	lf Y	/ES, what was the nat	ure and typ	e of industrial u	ise(s)?							
	b)	Has there been a co	mmercial u	se(s) on the sit	e?	YES	[]	NO	M	UNKN	OWN	[
	lf Y	ES, what was the nat	ure and typ	e of the comme	ercial use(s)							
4	c)	Has fill been brought landscaping?)	to and use	d on the site (o	ther than fill to ac					or resider]
	d)	Has there been com been used for a gas	mercial petr station at a	oleum or other ny time, or railv	fuel storage on t vay siding?	the site, YES	underg	round NO	fuel sto		nas the IOWN	
	١f ١	(ES, specify the use a	nd type of f	uel(s)					_			
20.	ls f	this a resubmission o	of a previous	s application?					YE	ES []	NO	[•
	١f \	(ES, is it identical []	or changed	[] Provide p	previous File Nur	nber						
21.	a) b)	Has any severance registered in the Lar If the answer in (a) is Transferee's Name	nd Registry/	Land Titles Off	ice? B93/0	08 (FI	ron)		YE	ES [√]	NO	[
		Transferee's Name,	Date of the	e Transfer and	Use of Parcel	Transfe	rred. r	Jers	on F	TEDLE	R &	۲,
	S	JKHING WONG	, ANG	UST 31, "		KLE	DET	ACLARE	7 (T	265106		
22.	Has	ร the parcel intended t er Consent or approva	o be severe	ed ever been, o	r is it now, the su	ubject of	an app	licatio	n for a		Ibdivisi	on
	Has oth	s the parcel intended t	o be severe al under the ition, is the f	ed ever been, o Planning Act o Owner, applica	ראל אוצ איז	ubject of rs? Yl	an app ES [licatio	n fora O[√]	plan of su UNKN on this ho	Ibdivision IDdivision	on [
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23. 24. 25.	Has oth Und sim Is Is G	s the parcel intended t er Consent or approve der a separate applica sultaneously with this a the application consist the subject land withir reenbelt Plan [] YES , does the applica What is the existing (o be severe al under the application? tent with the an area of Plac ation conform County Offi	ed ever been, o Planning Act o Owner, applica Provincial Pol land designate es to Grow [m with the appl	r is it now, the su or its predecessor nt, or agent apply icy Statement? d under any prov Other [] icable Provincial gnation of the sub	ubject of rs? Yi ying for vincial pi Plan(s) pject lan	an app ES [] additior lan or p d? (sev	lication] N hal cor lans? ered a	n for a O [√] sents o YE YE	plan of su UNKN on this ho S [] ES [√]	المانية Ibdivisio Iding NO NO	on [[[
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			•						
27. What is	the zonin	g of the subject	t lands?	LESORT	RESI	DENTU	AL		
28. Does the	e proposa	I for the subject	lands confo	rm to the ex	kisting zo	ning?		YES	[] NO [
lf NO,	a) h	as an applicatic YES	on been mad			umber			
*	K b) h	as an applicatic YES	on been mad	e for a mind	or varianc File N	e? umber		minh	NUM LOT RETAINED
29. Are the	lands sub	ject to any mort	gages, ease	ments, right	t-of-ways	or other c	harges?	YES	[√] NO [
lf the For	e answer i mortgage	is YES, please j s, provide comp	provide a coj blete name a	py of the rel nd address	evant ins of Mortga	trument. agee	SEE ATT	ALHEI	<u>ک</u>
if this is not	t applicat	ust be answere ble to your app <u>peration</u> condu	lication, ple	ase state "	not Appl		_		
	/pe:						Poultry []		- ()
31. <u>Dimen</u> Severed		f Barn(s)/Outl							
Retained	Width		_Length		Area		Use		
	Width		_Length		Area		Use		
32. <u>Manur</u>	e Storage	Facilities on	these lands:	:					
	DRY		1	SEMI-	SOLID			LIQ	JID
Open Pile	[]		Open Pi	ile	1	1	Covered T		
Covered Pile	e []		Storage	with Buck \	Walls [1	Abovegrou		
									ered Tank [
						_	Open Eart	h-sided P	<u>it [</u>
33. Are then	re any <u>dra</u>	inage systems	on the retain	ed and sev	ered land	s?		YES	[] NO [
	Type		Drain	Name & Are	ea		O	utlet Loca	tion
Municipal D						Owner's			
Field Drain									
	[]						ours Lands		
	[]					Neighbo River/St			

4.

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?

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

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

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: SARAN WILKELM, SENIOR PLANNER

- 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.
- 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.

LAND DIVISION FORM - LOT LINE ADJUSTMENT



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

November 13, 2015

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 6, 2015

FILE NO. B112/15

APPLICANT

LOCATION OF SUBJECT LANDS:

James & Christine Bates 211 Carter Road RR#2 Guelph ON N1H 6H8 TOWNSHIP OF PUSLINCH Part Lot 6, East of Blind Line Reg Plan 131 211 Carter Road

Proposed severance is 80m fr x 248m = 2 hectares, existing forest and reforested trees for proposed rural residential and organic farming.

Retained parcel is 7.3 hectares with 284m frontage, existing and proposed rural residential and forest with existing dwelling.

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

December 9, 2015

<u>Please note</u> 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.

<u>Please also be advised</u> 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.

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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

Neighbouring Municipality - City of Guelph

Bell Canada County Clerk Roads

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 Fee Received:
	74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. Bla/15
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION
2.	(a) Name o
	Address
	Phone
	(b) Name and Address of Applicant (as authorized by Owner)
	Phone No. Email:
	(c) Name and Address of Owner's Authorized Agent:
	Jeff Buisman of VanHarten Surveying Inc.
	423 Woolwich Street, Guelph, ON, N1H 3X3
	P
	(d) All <u>Communication</u> 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)
0.	
	RURAL RESIDENTIAL[X] AGRICULTURAL[X] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]
OF	To create a new lot for residential and agricultural purposes.
	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
	Brett Forsyth

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County of Wellington

LAND DIVISION FORM – SEVERANCE Page 3

(a) Location of Land i	n the Coty of Welling	ton:		
Local Municipality:	Township of Pus	slinch		
Concession		Lot	No.	
Registered Plan No.	131	Lot	No. Part of	Lot 6 East of Blind L
Reference Plan No.		Par	t No.	
Civic Address	211 Carter Road			
(b) When was property	acquired: <u>Septembe</u>	<u>r 1985 </u>	gistered Instru	ment No. <u>ROS515057</u>
Description of <u>Land</u> inte	ended to be <u>SEVERED</u> :	Met	tric [X]	Imperial []
Frontage/Width	<u>80 ±</u>	AREA	<u>2.0 ha ±</u>	
Depth	<u>248 ±</u>	Existing Use(s)	Forest a	nd reforested trees
Existing Buildings or	structures: <u>None</u>			
Proposed Uses (s):		al residential dwel		
 ype of access (Check ap Provincial Highway County Road Municipal road, mai Municipal road, sea Easement 	ntained year round	Existing [] [] Right-of-way [] Private road [] Crown access ro [] Water access [] Other	Proposed	[^]
[] Municipally owned	Existing [] Propose and operated piped water individual [] commu	system	priate space)	

County of Wellington

LAND DIVISION FORM – SEVERANCE Page 4

6.	Description of <u>Land</u> inte	nded to <u>RETAINED</u>	: Met	tric 🖕	Impe	erial [1	
	Frontage/Width	<u>284/306 ±</u>	AREA	<u>7.3 ha ±</u>				
	Depth	<u>249 ±</u>	Existing Use(s)	Rural dwe	lling, f	orest	t	
	Existing Buildings or	structures: Dwelling						
	Proposed Uses (s):	<u>No Chan</u>	ge					
	Type of access (Check	appropriate space)	Existing [X]	Proposed []			
	 Provincial Highway County Road Municipal road, main Municipal road, seas Easement 	tained year round onally maintained	 [] Right-of-way [] Private road [] Crown access ro [] Water access [] Other 	oad				
	Type of water supply - [] Municipally owned an [X] Well [X] in [] Lake [] Other		er system	oriate space)				
	Type of sewage dispose[] Municipally owned an[X] Septic Tank[X] in[] Pit Privy[] Other (Specify):	nd operated sanitary se ndividual [] comm	ewers nunal	appropriate space))			
7.	Is there an agricultural op metres of the Subject land *If yes, see sketch requ SEPARATION FORM.	is (severed and retaine uirements and the appl	manure storage, abattoir ed parcels)? lication must be accompa		YES	IX1	NO	00 []
8.	Is there a landfill within 5	00 metres [1640 feet]?			YES	[]	NO	[X]
9.	a) Is there a sewage trea	itment plant or waste s	tabilization plant within 50	00 metres [1640']?	YES	[]	NO	[X]
	b) Is there an individual v parcel?	vell or septic system wi	ithin 45.7 metres [150 fee	et] of the boundarie	es of the	propo	osed s	evered
		NO [X] If answer t	to 9b) is YES, these mu	st be shown on t	he seve	rance	sket	ch
10.	Is there a Provincially Sign within 120 metres [394 fe	nificant Wetland (e.g. sv et]?	wamp, bog) located on th	ie lands to be reta	ined or i YES	to be s [X]	severe NO	
11.	Is there any portion of the	land to be severed or t	to be retained located wit	hin a floodplain?	YES	[X]	NO	[]
12.	Is there a provincial park of	or are there Crown Lan	ds within 500 metres [164	40']?	YES	[]	NO	[X]
13.	Is any portion of the land t	o be severed or retaine	ed within a rehabilitated n	nine/pit site?	YES	[]	NO	[X]
14.	Is there an active or aband	doned mine, quarry or g	gravel pit within 500 metr	es [1640']?	YES	[X]	NO	[]
Cou	nty of Wellington	LAND DIV	ISION FORM – SEVERANCE Page 5			Revis	ed Sept	ember 2015

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15.	Is there a noxious industrial use within 500 meteres [1640']?	YES	[]	NO	[X]
16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES	[]	NO	[X]
	Name of Rail Line Company: Guelph Junction Railway				
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 within 750 metres of the proposed subject lands?	/conta YES			ntre [X]
19.	PREVIOUS USE INFORMATION:				
	a) Has there been an industrial use(s) on the site? YES [] NO [X]	UN	KNOWN	[1
	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]	UNP	NOWN	I]
	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 system landscaping?) 	ns or	residenti	al	
	 d) Has there been commercial petroleum or other fuel storage on the site, underground fuels been used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s)	UN	ge, or ha KNOWN		
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 Maregistered in the Land Registry/Land Titles Office?	rch 1, YES			; [X]
	 b) If the answer in (a) is YES, please indicate the previous severance(s) on the required skele Transferee's Name, Date of the Transfer and Use of Parcel Transferred. 	ich an	id provid	e:	
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? YES [] NO []		n of subo UNKNO		
	Under a separate application, is the Owner, applicant, or agent applying for additional consent simultaneously with this application?			÷	[X]
24.	Is the application consistent with the Provincial Policy Statement?	YES	[X]	NO	[]
25.	Is the subject land within an area of land designated under any provincial plan or plans?				
	Greenbelt Plan [] Places to Grow [X] Other []				
	If YES, does the application conform with the applicable Provincial Plan(s)	YES	[X]	NO	[]
Cour	nty of Wellington LAND DIVISION FORM – SEVERANCE Page 6		Revised	Sept	ember 2015

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

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

27. a) What is the existing Local Official Plan designation(s) of the subject land? (severed and retained)

b) What is the existing County Official Plan designation(s) of the subject land? (severed and retained)

Primary Agricultural, Secondary Agricultural, Greenlands, Core Greenlands and Special Policy Area PA7-4

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): _____

28.	What	is the	zoning	of the	subject	lands?	Agricultural (A)
-----	------	--------	--------	--------	---------	--------	------------------

- 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.

Mortgage with Manulife Bank of Canada; 500 King Street North, Waterloo, ON, N2J 4C6

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

Туре:	Dairy []	Beef Cattle []	Swine []	Poultry []	Other []
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32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

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

33. Manure Storage Facilities on these lands: None

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

County of Wellington

LAND DIVISION FORM – SEVERANCE Page 7

GUELPH, Ontario N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch 211 Carter Road Part of Lot 6, Plan 131 EAST OF THE BLIND LINE PIN 71185-0109 Township of Puslinch

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, Farm Data Sheet, a justification of the proposed farm size and use prepared by Brett and Danie Forsyth, addresses of neighbouring properties, a cheque to Wellington County for \$1,000, and a cheque to the GRCA for \$380.

The proposal is to create a new parcel of $80\pm m$ wide and $248\pm m$ deep $(2.0\pm ha)$ at the north end of the property for agricultural and residential purposes. The retained lands have a remaining area of $7.3\pm$ ha where the current dwelling will remain. The severance sketch shows that the portion of the severed lands closest to the road consists of reforested coniferous trees and bush $(0.85\pm ha)$ while the back portion of the severed lands consists of well-established maple trees $(1.15\pm ha)$. The applicant would like to remove the reforested coniferous trees so the land can be used for organic farming. The $1.15\pm$ ha of maple trees would be maintained for the production of maple syrup and for growing wild leek on the forest floor.

The parcel is designated Primary Agriculture, Greenlands, and is in Special Policy Area PA7-4. There are a number of policies in the Wellington County Official Plan that address lot creation in lands with these designations.

Section 10.3.2 of the Official Plan states that new lots created for agricultural purposes must be an appropriate size for the type of farm. The Official Plan suggests a preference for new lots of at least 35 hectares in size. This requirement favours large farms for cash cropping, dairy, or beef. The proposed severance is an appropriate size for an organic farm. The couple that intends to purchase the new parcel, Brett and Danie Forsyth, believes that the size of the parcel is appropriate for the operation of a successful organic farm. Danie Forsyth has been studying at the University of Guelph to receive a Bachelor of Science in Agriculture majoring in Organic Agriculture and has also worked at a local organic farm of similar size.

Please see the attached justification of the proposed farm size and use prepared by Brett and Danie Forsyth.

Section 10.2.1 in the Official Plan states that a new lot can be created if "there will be no negative impacts on natural features or their ecological functions." Negative impacts are defined in the Official Plan as activities that harm or threaten natural heritage features. We provide the opinion that this severance meets the criteria of Section 10.2.1 as the applicant intends to maintain the natural heritage features (the maple trees) and the reforested coniferous trees that will be removed are not a natural heritage feature.

Finally, the subject lands are part of Special Policy Area PA7-4. This section states that "if the livestock operations are not affected or have ceased operation, the uses permitted under the Secondary Agricultural Areas would be allowed without an amendment to this Plan." There are no livestock operations on the subject property and the proposed uses of the new lot will not affect the barn on the property to the northwest (PIN 71185-0215). Therefore the subject lands can be treated as if they are designated Secondary Agricultural. Section 10.4.4 of the Official Plan allows for the creation of one new lot for residential purposes in Secondary Agricultural areas.

The severed parcel has been configured so that at least one hectare of the parcel is outside of the MDS I requirement for the barn located northwest of the parcel. We are proposing that the dwelling be constructed on the portion of the parcel that is currently reforested coniferous trees and bush.

We believe this severance is desirable because it offers a beneficial agricultural use for underutilized reforested land while also maintaining natural heritage features for the production of organic goods.

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

Very truly yours, Van Harten Surveying Inc.

M Busson

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

Justification of Proposed Farm Size and Use Prepared by Brett and Danie FORSYTH

Based on our research, a cleared parcel of land in the 1.5 to 2 acre size range is the most appropriate size for a profitable organic farm that can be managed by 2 to 3 people. This size also allows for the land to be worked without the use of large farm equipment.

There are many examples of market garden operations this size in Canada. We have chosen to provide you with two that are quite well known to the young organic farming community. Jean-Martin Fortier, the author of The Market Gardener, runs an organic farm with his wife in Quebec. This farm produces a variety of organic crops and grosses over 100K a year through community supported agricultural shares, farmer's markets, and restaurant clientele.

Curtis Stone, based out of Kelowna BC which shares a similar plant hardiness zone, produces mainly salad greens and other fast growing crops on a similar land area. His production techniques are all about intensive planting and high rotations, which has been very successful for him. He grosses over 75K a year through his business which focuses mainly on farmer's markets and restaurant sales.

The most applicable example though is right in Guelph. The Guelph Centre for Urban Organic Farming at the University of Guelph campus, is 2.5 acres in size, with roughly 1.5-1.75 acres in production each year. I, Danie, have been working for the GCOUF for 3 seasons now. The first season was through volunteering my time, and the past 2 seasons I was officially hired as a farm/university employee. This experience has shown me what is required to manage a plot of this size, what one can expect in terms of production, and how to face the challenges specific to our local climate.

As it is possible for us to farm on just 2 acres, why then do we want 5 including 3 acres of forested land? This forested land is a very important part of our long term vision for our farm, and also Brett's nature photography business. Danie will be studying agroforestry next semester and we are very interested in utilizing this forested land to grow unique crops, harvest wild edibles, and produce our own maple syrup.

The stand has ~100 maple trees suitable for tapping which, on a good year, would help our overall income, but would also be used to create value added products. This forest also has significant wild leek (aka ramps) which is a high value product. The maple forest also provides an ideal location for the cultivation of high value fungi crops. We foresee these additions to our organic vegetable production as a way to make farm sales during the off season, as well as set ourselves apart from other growers.

We are planning on having a small flock of chickens, approx. 20, for egg production and 5 small breed goats strictly for high end fibre production. These animals are also an important part of our soil building plan. The forested area will be utilized for foraging and shade in the summer months.

34. Are there any <u>drainage systems</u> on the retained and severed lands?

YES [] NO [X]

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

- 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.

County of Wellington

LAND DIVISION FORM – SEVERANCE Page 8

*see terms defined on reverse side of page

Sheep

Ewes & rams (dairy operation, includes unweaned offspring & replacements) Ewes & rams (for the at Larous, bachukes whiten aread ulterring & replacements)

Lambs dairy he reader hintist

Small-framed, mature; <227 kg (including unweaned offspring) Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)

Large-trasted mature >681 kg tincluding unweared offspring)

Breeder gilts (entire barn designed specifically for this purpose)

Weaners (7 kg - 27 kg)

Feeders (27 kg - 105 kg)

Sows with litter, dry sows or boars (non-SEW)

Sows with litter, dry sows/boars: Segregated Early Weaning (SEW)

Medium-framed: 39 kg - 148 kg (for example - Guemseys) Small-framed: 30 kg - 125 kg (for example - Jerseys)

Large-framed, 45 kg - 182 kg (for example - Holsteins)

Small-framed: 125 kg - 364 kg (for example - Jerseys)

Horses

Swine

F:\DEVELOPMENT REVIEW\MDS1\/Farm Data Sheet rtf June 3, 2014 Version

al Type laterial	GOATS Does & bucks (for dairy; includ Kids (dairy or feeder kids)	Chickens Layer hens (for eating eggs; after transfer from pullet barn) Layer makets (day olds until transferred into tayer barn) Broller breader growers (males/ females transferred out to Broller breeder layers (males/ females transferred in from c	Broilers on an 8 week cycle	Brillions on a 9 week cycle	Broilers on a 10 week cycle Broilers on a 10 week cycle	Broilers on a 19 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on any other cycle, or unknown	Exclusion of a 9 week cycle Broilers on a 10 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on a 12 week cycle Broilers on any other cycle, or unknown Turkey S Turkey pullets (day old unul transferred to layer turkey turn) Furkey breeder layers (maies) females transferred in from g Breeder toms			eys	re imported
Description	Liona & bucka (for mean kins: Includes unweaned offspring & replacements) Does & bucks (for dairy: includes unweaned offspring & replacements) Kids (dairy or feeder kids)	Layer hens (for eating eggs; after transfer from pullet barn) Layer traffets (day olds until transferred into layer barn) Broiler breader growers (males/ females transferred out to layer barn) Broiler breeder layers (males/ females transferred in from grower barn)			unknown	িটেইলy publets (day old tinuil transferred to tayer turkey bime) Furkey breeder layers (maies/ females transferred in from growys parn) Breeder toms		10 8 kg; 7 5 kg is typical) to 20 kg; 14 5 kg is typical)	10.8 kg; 7.5 kg is typical) to 20 kg; 14.5 kg is typical) rr unknown	10 8 kg; 7 5 kg is typical) to 20 kg; 14 5 kg is typical) rr unknown	Hens (day olds up to 6 2 kg to 10 8 kg; 7 5 kg is typical) Toms (day olds to over 10 8 kg to 20 kg; 14 5 kg is typical) Turkeys at any other weights, or unknown Mik-fed Grain-fed Maximum capacity of permanent storages at any time: solid or liquid capacity
Housing Capacity*					1				•	16-61	Contraction of the second
Manure Storage Type* [select from list shove)										ikity	all the

langer on the line of the		Cows, including calves to weaping (all breads)	Beef Cattle
Manure Storage Type*	Housing Capacity*	Description	Animal Type or Material
1		01/1	
12/21/14	Date U	Signature of Livestock Facility Owner	Signature of Liv
DIV 2 acres	hectares	Tillable Hectares/Acres* on the lot where the livestock acility is located	Municipality Tillable Hectares
~	25 Cooks Mill Rd	6287 Civic Address	Telephone
	CORÍ	ock Facility (Bby LINDA JACOB)	Owner of Livestock Facility
Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.	Your cooperation sheet will help to land uses will be distance from	FARM DATA SHEET Minimum Distance Separation i (MDSI)	
NOTE TO THE FACILITY OWNER:	NOTE TO THE F.	County of Wellington	
			- 2

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	No.
	Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more Liquid Manure: Less than 18% dry matter

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1422 1-27	50	
(ft² / m²)	60	
(ft² / m²)	53	

Heders (5 months to treshening) Small-framed; 364 kg - 455 kg (for example - Jerseys) Medium-framed: 455 kg - 545 kg (for example - Guernseys)

Medium-framed: 148 kg - 455 kg (for example - Guernseys)

Large-framed: 182 kg - 545 kg (for example - Holsteins)

Calves (0 - 5 months)

Digestate: Less than 18% dry matter

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	alter	
Please provide the size of the barns locate on the property. This information is required to determine maximum livestock capacity.	5 U (ft² /m²)	60 (tt= 1 m)

Please provide the size of the barns locate on the property. This information is require to determine maximum livestock capacity.

	estate) outside no covor
	side, with a permanent, tight fitting cover
to determine may	de, underneath slatted floor
on the property.	ered liquid runoff storage
r lease provide tr	ide, no cover, 18% to less than 30% dry matter,
Diana manida t	ed liquid runoff storage
	ide, no cover, 18% to less than 30% dry matter,
	ide, no cover, greater than or equal 30% dry matter
2	ide, covered
	le, bedded pack

	nimal Type
	ridnin' (niñestate), ontiside' up coAet
0	Liquid, outside, with a permanent, tight fitting cover
	with uncovered liquid runoff storage
Plea	Solid, outside, no cover, 18% to less than 30% dry matter,
2	with covered liquid runoff storage
	Solid, outside, no cover, 18% to less than 30% dry matter,
	Solid, outside, no cover, greater than or equal 30% dry matter

to determine maximum livestock capacity.	ver
Please provide the size of the barns locate on the property. This information is require	dry matter,
	0% dry malter dry matter,
50 (112)	
(e) (tt= / m	r less

Cows, including calves to weaning (all breeds) Description

Beef Cattle or Material

Backgrounders (7 - 12 5 months) Shortkeepers (12 5 - 17 5 months) Feeders (7 - 16 months)

Dairy Cattle Milking-age cows (dry or milking) Large-framed: 545 kg - 636 kg (for example - Holsteins)



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

November 13, 2015

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 6, 2015

FILE NO. B114/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Jay Wilson 4783 Wellington Rd 32 Guelph ON N1H 6J3 TOWNSHIP OF PUSLINCH Part Lot 6 Concession 5

Proposed easement is 485 square metres with 2m frontage in favour of the retained lands for existing hydro lines.

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

December 9, 2015

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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	Required Fee: \$_1000 Fee Received:
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875	Accepted as Complete on: 1046/15
	A COPY OF YOUR CURRENT DEED MUST BE SUBMIT	TTED WITH THIS APPLICATION
2.	(a) Name (
	Address	
	Phon	
	(b) Name and Address of Applicant (as authorized by Owner)	
	Phone No Email: _	
	(c) Name and Address of Owner's Authorized Agent:	
	Jeff Buisman of VanHarten Surveying Inc. 423 Woolwich Street Guelph ON N1H 3X3	
	Pho	
	(d) All <u>Communication</u> 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	e box & provide short explanation)
	RURAL RESIDENTIAL[] AGRICULTURAL[] URBAN RESI	IDENTIAL[] COMMERCIAL/INDUSTRIAL[]
<u>OR</u>		
	EASEMENT [X] RIGHT OF WAY [] CORRECTION C	DF TITLE [] LEASE []
	To create an easement in favour of the retained land	s for existing hydro lines.
	(a) If known, the name of person to whom the land or an interest in	the land is to be transferred, charged or leased.
	Owner of the retained lands - Jay Alec Stirling WILS	

County of Wellington

LAND DIVISION FORM - SEVERANCE

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

	Local Municipality:	Township of Pus	inch		
	Concession	5		Lot No.	Part of Lot 6
	Registered Plan No.			Lot No.	
	Reference Plan No.			Part No.	
	Civic Address	4783 Wellington I	Road 32		
	(b) When was property a	cquired: <u>October 20</u>	02	_Registered	Instrument No. <u>WC7642</u>
5.	Description of <u>Land</u> inten	ded to be <u>SEVERED</u> :		Metric [X]	Imperial []
	Frontage/Width	<u>2/6±</u>	AREA	48	<u>5 m² ±</u>
	Depth	<u>86 ±</u>	Existing Use(s)	Fo	rest, Vacant
	Existing Buildings or s	tructures: <u>None</u>			
	Proposed Uses (s):	<u>Easement i</u>	in favour of th	e retained	l lands
Ту	[]Well []in []Lake []Other	Existing [] Propose easement. Existing [] Propose easement. Ind operated piped water is dividual [] commun	system al	y ess road ss ppropriate sp	
		easement. Ind operated sanitary sew dividual [] commun	ers	eck appropri	iate space)

County of Wellington

LAND DIVISION FORM - SEVERANCE

6.	De	escription of <u>Land</u> i	ntended to	RETAINED:		Metric	9	Impe	ria	1	1	
		Frontage/Width	<u>27 / 1</u>	<u>37 ±</u>	AREA	4	4.2 ha ±					
		Depth	<u>384 ±</u>		Existing Use(s)	I	Rural dwelli	ing, f	ore	est		
		Existing Buildings	or structures:	<u>Dwelling, S</u>	hed							
		Proposed Uses (s):	<u>No Change</u>								
	Ту	pe of access (Che	eck appropriat	e space)	Existing [X]	F	Proposed []					
	[X] [] []	Provincial Highwa County Road Municipal road, n Municipal road, s Easement	naintained yea	ar round intained	 Right-of-way Private road Crown acces Water acces Other 	ss road						
	[] [X]	De of water supply Municipally owne Well [X Lake	d and operate		system	propriate	space)					
	[]	Other					11000			_		<u> </u>
	[] [X] []	pe of sewage disp Municipally owne Septic Tank [X Pit Privy Other (Specify): _	d and operate [] individual	ed sanitary sewe	ers al							_
7.	mei	here an agricultura tres of the Subject *If yes, see sketch SEPARATION FOF	lands (severe requirements	d and retained p	parcels)?			YES	ΓX	1		00 []
8.	ls t	here a landfill withi	n 500 metres	[1640 feet]?				YES	I	1	NO	[X]
9.	a)	Is there a sewage	treatment pla	nt or waste stab	ilization plant withi	in 500 me	etres [1640']?	YES	I]	NO	[X]
	b)	Is there an individu parcel?	ial well or sep	tic system withi	n 45.7 metres [150) feet] of t	the boundaries	s of the	e pr	opos	sed s	evered
		YES [X]	NO []	If answer to 9	9b) is YES, these	must be	shown on th	e seve	erar	nces	sketo	:h
10.	ls th with	nere a Provincially nin 120 metres [39	Significant We 4 feet]?	etland (e.g. swa	mp, bog) located c	on the lar	ids to be retair	ned or YES			evere NO	
11.	ls th	nere any portion of	the land to be	e severed or to b	pe retained located	l within a	floodplain?	YES	I]	NO	[X]
12.	ls th	nere a provincial pa	ark or are ther	e Crown Lands	within 500 metres	[1640']?		YES]]	NO	[X]
13.	ls a	ny portion of the la	nd to be seve	red or retained	within a rehabilitate	ed mine/(pit site?	YES	1]	NO	[X]
14.	ls tł	nere an active or al	pandoned min	e, quarry or gra	vel pit within 500 r	netres [1	640']?	YES	[X]	NO	[]
Coui	nty of	Wellington		LAND DIVISI	ON FORM - SEVERAM	NCE			R	evise	d Sept	ember 20 ⁴

15.	Is there a noxious industrial use within 500 meter	eres [1640	0']?					YES	[]	NO	[X]]
16.	Is there an active or abandoned principal or sec	ondary ra	ailway with	in 500 r	netres	5 [1640	?['	YES	[]	NO	[X]]
	Name of Rail Line Company:			_				-				
17.	Is there an airport or aircraft landing strip nearby	/?						YES	[]	NO	[X]]
18.	Is there a propane retail outlet, propane filling ta within 750 metres of the proposed subject lands		ock/keyloc	k or priv	vate p	ropane	e outle	et/conta YES		fill ce NO		
19.	PREVIOUS USE INFORMATION:											
	a) Has there been an industrial use(s) on the s	ite?		YES	[]	NO	[X]	UN	KNOWI	N []	
	If YES, what was the nature and type of industri	al use(s)	?									
	b) Has there been a commercial use(s) on the	site?		YES	[]	NO	[X]	UN	NOWN	1 []	
	If YES, what was the nature and type of the con	nmercial	use(s)									
	c) Has fill been brought to and used on the site	e (other th	nan fill to a	ccomm	odate	septic	syste	ms or	resident	tial		
	landscaping?)			YES	[]	NO	[X]	UN	NOWN	1]	
	 Has there been commercial petroleum or oth been used for a gas station at any time, or r 							-	ge, or ha KNOWI			e
	If YES, specify the use and type of fuel(s)						_				•	
20.	Is this a resubmission of a previous application	ו?						YES	[]	NO	[X	()
	If YES, is it identical [] or changed [] Provid	de previo	us File Nu	mber _				_				
21.	a) Has any severance activity occurred on the registered in the Land Registry/Land Titles		m the hold	ing whic	ch exis	sted as	of Ma	arch 1, YES		nd as NO]
	 b) If the answer in (a) is YES, please indicate t Transferee's Name, Date of the Transfer 						ed ske	etch ar	nd provi	de:		
	Has the parcel intended to be severed ever beer other Consent or approval under the Planning A			ors?	of an a (ES		tion fo NO		n of sut UNKNC			
	Under a separate application, is the Owner, application?	licant, or	agent app	lying foi	r addit	ional c	onser		this hold [X]	-	,	,
	nultaneous application being made to sev	/er () 4+	ha of lan	nd for a	rura	l dwe	lling		171		L	1
	Is the application consistent with the Provincial				i i ui a		ining.	YES	r¥ı	NO	r	1
	Is the subject land within an area of land design			vincial	olan o	r plane	?	123	[V]		L	•
20.	Greenbelt Plan [] Places to Grow		Other []			·						
Cou	nty of Wellington LAND D	IVISION FC	ORM – SEVE	RANCE					Revise	ed Sept	temb	er 20′

15 ept

	f YES , does the	application conf	orm with the ap	plicable Provincia	al Plan(s)			
							YES [X]	NO []
26. Is	the subject lan	d a proposed su	rplus farm dwel	ling?*			YES []	NO [X]
	*If yes, an ap	plication to seve	r a surplus farm	dwelling must be	e accompanie	d by a FAR		
27. a)				gnation(s) of the s				
b)	What is the e	xisting County C)fficial Plan de	signation(s) of the		12 (acustod		
2)				Core Greenia		ir (seveled)	and retained)	
	<u>decondary</u>	Agricultural, C	breemanus o	Core Greenia	<u>105</u>			
c)	If this consen please indica	t relates directly ate the Amendme	to an Official Pl ent Number and	an Amendment(s I the applicable fi) currently ur le number(s).	ider review t	oy an approva	al authority,
	Amendment	Number(s): _			File Numb	er(s):		
28. W	/hat is the zonir	ng of the subject I	lands? <u>Agricu</u>	Itural (A) and I	Natural Env	ironment 2	Zone	
29. D	oes the propos	al for the subject	lands conform	to the existing zo	ning?		YES []	NO [X]
lf	NO, a) ł YES []	nas an application	n been made fo File Number	er re-zoning?				
				or a minor varianc				
	YES []		in been made it	a minur vananu	e :			
30. Ar	re the lands sub	pject to any morto	jages, easeme	Application to	or other cha			approval NO []
اf Mortg Mortg Easen Easen	re the lands sub the answer is Y For mo age with Italian age with The C nent in favour nent in favour	oject to any morto ES, please provi ortgages just provi n Canadian Savi Canadian Trust (of Union Gas as of Union Gas as	gages, easemen de a copy of the vide complete r ings & Credit I Company; 77 E s in Instrument s in Instrument	nts, right-of-ways e relevant instrun name and address Jnion Limited; 2 Bloor Street Wes t MS120350 t MS120349	or other chan nent. s of Mortgage 900 Dufferin st, 7 th Floor, ²	rges? ee. Street, Tor Foronto, ON	YES [X] onto, ON, M6 N, M4Y 2T1	NO [] 6B 3S8
اf Mortg Mortg Easen Easen Quest	the lands sub the answer is Y For mo age with Italian age with The C nent in favour nent in favour tions 31 – 34 m	oject to any morto ES, please provi ortgages just provi n Canadian Savi Canadian Trust (of Union Gas as of Union Gas as	gages, easemen de a copy of the vide complete r ings & Credit I Company; 77 E s in Instrument s in Instrument d for Applicati	nts, right-of-ways e relevant instrun ame and addres Jnion Limited; 2 Bloor Street Wes t MS120350	or other chan nent. s of Mortgage 900 Dufferin st, 7 th Floor,	rges? ee. Street, Tor Foronto, ON	YES [X] onto, ON, M6 N, M4Y 2T1	NO [] 6B 3S8
اf Mortg Mortg Easen Easen Quest this is	the lands sub the answer is Y For mo age with Italian age with The C nent in favour nent in favour sions 31 – 34 m anot applicable	oject to any morto ES, please provi ortgages just provi n Canadian Savi Canadian Trust (of Union Gas as of Union Gas as	gages, easemen ide a copy of the vide complete r ings & Credit I Company; 77 E s in Instrument s in Instrument d for Applicati ation, please s	nts, right-of-ways e relevant instrun name and address Jnion Limited; 2 Bloor Street Wes t MS120350 t MS120349 ons for severan tate "not Applic	or other chan nent. s of Mortgage 900 Dufferin st, 7 th Floor,	rges? ee. Street, Tor Foronto, ON	YES [X] onto, ON, M6 N, M4Y 2T1	NO [] 6B 3S8
اf Mortg Mortg Easen Easen Quest this is	the lands sub the answer is Y For mo age with Italian age with The C nent in favour nent in favour sions 31 – 34 m anot applicable	bject to any mortg ES, please provi ortgages just provi on Canadian Savi Canadian Trust (of Union Gas as of Union Gas as ust be answere to your applica	gages, easemen ide a copy of the vide complete r ings & Credit I Company; 77 E s in Instrument s in Instrument d for Applicati ation, please s	nts, right-of-ways e relevant instrum name and address Jnion Limited; 2 Bloor Street Wes t MS120350 t MS120349 ons for severan tate "not Applic	or other chan nent. s of Mortgage 900 Dufferin st, 7 th Floor,	rges? ee. Street, Tor Foronto, ON	YES [X] onto, ON, M6 N, M4Y 2T1	NO [] SB 3S8 Otherwise
If Mortg Mortg Easen Easen Quest this is 31. <u>T</u> y	re the lands sub the answer is Y For mo age with Italian age with The C nent in favour nent in favour tions 31 – 34 m not applicable <u>ype of Farm Op</u> Type:	Dject to any morto (ES, please provi ortgages just provi on Canadian Savi Canadian Trust (of Union Gas as of Union Gas as of Union Gas as ust be answere to your application Dairy []	gages, easemende de a copy of the vide complete r ings & Credit U Company; 77 E s in Instrument s in Instrument d for Applicati ation, please s sted on these su Beef Cattle	nts, right-of-ways e relevant instrum name and address Jnion Limited; 2 Bloor Street Wes t MS120350 t MS120349 ons for severan tate "not Applic	or other chan nent. s of Mortgage 900 Dufferin st, 7 th Floor, ce in the Ru able" None [] Po	rges? Street, Tor Foronto, ON ral/Agriculto	YES [X] onto, ON, Me N, M4Y 2T1 ural Area Other [NO [] SB 3S8 Otherwise
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County of Wellington

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LAND DIVISION FORM - SEVERANCE



October 26, 2015 23186-15 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch 4783 Wellington Road 32 Part of Lot 6, Concession 5 PIN 71213-0043 Township of Puslinch

Please find enclosed two severance applications on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, addresses of neighbouring properties, two cheques to Wellington County for \$1,000, and a cheque to the GRCA for \$380.

The proposal is to create a new rural residential parcel of $49\pm m$ wide and $80\pm m$ deep (0.4± ha) at the south end of the frontage along Wellington County Road No. 32. The retained lands have a remaining area of 4.2± ha where the current dwelling and shed will remain. We provide the opinion that the proposed severance meets the requirements of Section 10.4.4 of the Official Plan for lot creation in Secondary Agricultural areas.

The retained parcel will require a minor variance to allow a lot frontage of $27\pm m$ instead of 121.9m which is required by Section 5(3)(b) of the zoning bylaw. We intend to submit the minor variance application as a condition of severance approval.

The second application is to create a 6m wide easement through the severed lands in favour of the retained lands for the existing hydro lines.

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

Van Harten Surveying Inc.

Buss

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

c.c. Jay Wilson

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

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE



シニキノシャ チニハノス
County of Wellington Planning and Land Division Committee Deborah Turchet, Secretary-Treasurer Wellington County Administration Centre 74 Woolwich Street, Guelph ON N1H 3T9

November 13, 2015

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 6, 2015

FILE NO. B115/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Jay Wilson 4783 Wellington Rd 32 Guelph ON N1H 6J3 TOWNSHIP OF PUSLINCH Part Lot 6 Concession 5

Proposed severance is 49m fr x 80m = 0.4 hectares, vacant land for proposed rural residential use. Together with proposed easement for existing hydro lines (B114/15).

Retained parcel is 4.2 hectares with 27m frontage, existing and proposed rural residential use with existing dwelling and shed.

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

December 9, 2015

<u>Please note</u> 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.

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

		APPLICATION FOR CONSENT	Ontario P	lanning Act
I. A	pproval Authority:			s 1000
	County of Wellington Planning County of Wellington Adminis 74 Woolwich Street, GUELP		Required Fee Fee Received File No.	
		170 or 2160 Fax: 519-837-3875	Accepted as Complete on:	nov 6/15
	A COPY OF YOUR	CURRENT DEED MUST BE SUBI	MITTED WITH THIS APPLICAT	ION
2. (a) Name of			
	ddress			
	Phone			
(1) Name and Address of Appli	cant (as authorized by Owner)		
	Phone No.	Email:		
(•	:) Name and Address of Own	er's Authorized Agent:		
	<u>Jeff Buisman of</u>	VanHarten Surveying Inc.		
	423 Woolwich St	treet, Guelph, ON, N1H 3X3		
	Phone No			
(d) All <u>Communication</u> to be d	irected to:		
	REGISTERED OWNER []	APPLICANT []	AGENT [X]	
(e) Notice Cards Posted by:			
	REGISTERED OWNER []	APPLICANT []	AGENT [X]	
3. 1	ype and Purpose of Propose	d Transaction: (Check off appropr	iate box & provide short explan	ation)
	RURAL RESIDENTIALIX	AGRICULTURAL[] URBAN R	ESIDENTIALI] COMMERCIA	AL/INDUSTRIAL[]
	To create a new lot for			
<u> 0 </u>				
	EASEMENT [] RIG	HT OF WAY [] CORRECTIO	N OF HILE[] LEASE[1
	(a) If known, the name of pe	rson to whom the land or an interes	st in the land is to be transferred	l, charged or leased.
	Future owner is not kn			
	I uture owner is not ki	IOWI		
Count	/ of Wellington	LAND DIVISION FORM - SEVER	ANCE	Revised September 2015

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

	Township of Pus	slinch		
Concession	5		Lot No.	Part of Lot 6
Registered Plan No.			Lot No.	
Reference Plan No.			Part No.	
Civic Address	4783 Wellington	Road 32		
(b) When was property	acquired: <u>October 2</u>	002	Registered Inst	rument No. <u>WC7642</u>
Description of Land int	tended to be <u>SEVERED</u> :		Metric [X]	Imperial []
Frontage/Width	<u>49 / 52 ±</u>	AREA	<u>0.4 ha</u>	<u>±</u>
Depth	<u>80 ±</u>	Existing Use(s)	Forest	<u>, Vacant</u>
Existing Buildings o	r structures: None			
Proposed Uses (s):		<u>al residential d</u>		
 pe of access (Check appendix of access (Check appendix of access) [] Provincial Highway [X] County Road [] Municipal road, mage of access of	/	Existing [] [] Right-of-way [] Private road [] Crown acce [] Water acces [] Other	l ss road	ed [X]

County of Wellington

LAND DIVISION FORM - SEVERANCE

6.	Description of Land int	ended to be <u>RETAINED</u> :	Met	tric [X]	Impei	rial []	
	Frontage/Width	<u>27 / 137 ±</u>	AREA	<u>4.2 ha ±</u>				
	Depth	<u>384 ±</u>	Existing Use(s)	Rural dwo	elling, fo	orest		
	Existing Buildings o	r structures: Dwelling ,	Shed					
	Proposed Uses (s):	No Chang	<u>e</u>					
	Type of access (Chec	k appropriate space)	Existing [X]	Proposed	[]			
	 [] Provincial Highway [X] County Road [] Municipal road, ma [] Municipal road, set [] Easement 	aintained year round	 Right-of-way Private road Crown access r Water access Other 	oad				
		- Existing [X] Propos		priate space)				
		and operated piped water individual [] commu						_
	[] Municipally owned [X] Septic Tank [X]	osal - Existing [X] P and operated sanitary se individual [] comm	wers unal		e)			_
7.	metres of the Subject la	operation, (either a barn, r ands (severed and retaine equirements and the appli M.	d parcels)?		YES	[X]	NO	00 []
8.	Is there a landfill withir	n 500 metres [1640 feet]?			YES	[]	NO	[X]
9.	a) Is there a sewage t	reatment plant or waste st	abilization plant within	500 metres [1640)']? YES	[]	NO	[X]
	b) Is there an individua parcel?	al well or septic system wi	thin 45.7 metres [150 fe	eet] of the bounda	aries of the	e propo	osed s	evered
	YES [X]	NO [] If answer t	o 9b) is YES, these m	ust be shown o	n the seve	erance	skete	ch
10	Is there a Provincially s within 120 metres [394	Significant Wetland (e.g. s 1 feet]?	wamp, bog) located on	the lands to be re	etained or YES		NO	
11	. Is there any portion of	the land to be severed or t	to be retained located w	vithin a floodplain	? YES	[]	NO	[X]
12	. Is there a provincial pa	rk or are there Crown Lan	ds within 500 metres [1	640']?	YES	[]	NO	[X]
13	. Is any portion of the la	nd to be severed or retaine	ed within a rehabilitated	I mine/pit site?	YES	[]	NO	[X]
14	. Is there an active or at	andoned mine, quarry or	gravel pit within 500 me	etres [1640']?	YES	[X]	NO	[]
Co	unty of Wellington	LAND DIV	ISION FORM - SEVERANC	E		Revis	sed Sep	tember 2015

15.	Is there a noxious industrial use within 500 meteres [1640']?	YES [] NO [X]
16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES [] NO [X]
	Name of Rail Line Company:	-
17.	Is there an airport or aircraft landing strip nearby?	YES [] NO [X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outl within 750 metres of the proposed subject lands?	et/container refill centre 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 system landscaping?) YES [] NO [X] 	ems or residential UNKNOWN []
	 d) Has there been commercial petroleum or other fuel storage on the site, underground fue 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?	
	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 M registered in the Land Registry/Land Titles Office?	March 1, 2005 and as YES [] NO [X]
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required si Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	ketch and provide:
22	Has the parcel intended to be severed ever been, or is it now, the subject of an application of other Consent or approval under the Planning Act or its predecessors? YES [] NO	for a plan of subdivision or [X] UNKNOWN []
23	. Under a separate application, is the Owner, applicant, or agent applying for additional conse simultaneously with this application?	ents on this holding YES [X] NO []
Si	multaneous application being made for proposed easement in favour of the re	ained lands.
24	. Is the application consistent with the Provincial Policy Statement?	YES [X] NO []
25	. Is the subject land within an area of land designated under any provincial plan or plans?	
	Greenbelt Plan [] Places to Grow [X] Other []	
Co	unty of Wellington LAND DIVISION FORM – SEVERANCE	Revised September 2015

If YES, does the application conform	n with the applicable Pro	ovincial Plan(s)	YES [X]	NO []
26. Is the subject land a proposed surpl	us farm dwelling?*		YES []	NO [X]
*If yes, an application to sever a	surplus farm dwelling m	iust be accompanie		
27. a) What is the existing Local Offici				
b) What is the existing County Off	icial Plan designation(s) of the subject land	? (severed and retained))
Secondary Agricultural, Gr	eenlands & Core Gre	enlands		
c) If this consent relates directly to please indicate the Amendment			der review by an approv	al authority,
Amendment Number(s):		File Numbe	er(s):	
28. What is the zoning of the subject lar	nds? Agricultural (A)	and Natural Env	ironment Zone	
29. Does the proposal for the subject la			YES []	NO [X]
			[]	
If NO, a) has an application YES [] NO [] F				
b) has an application	been made for a minor v	ariance?		
	ile Number <u>Applicat</u>		condition of severance	e approval
 30. Are the lands subject to any mortga If the answer is YES, please provide For mortgages just provid Mortgage with Italian Canadian Savin Mortgage with The Canadian Trust Co Easement in favour of Union Gas as i Easement in favour of Union Gas as i Questions 31 – 34 must be answered 	e a copy of the relevant i de complete name and a gs & Credit Union Limi ompany; 77 Bloor Stree in Instrument MS12035 in Instrument MS12034	instrument. address of Mortgage ited; 2900 Dufferin et West, 7 th Floor, 7 0 9	ee. Street, Toronto, ON, N Foronto, ON, M4Y 2T1	
this is not applicable to your applicat			g	
31. Type of Farm Operation conducted	ed on these subject land	s: None		
Type: Dairy []	Beef Cattle [] S	Swine [] Po	ultry [] Other []
32. Dimensions of Barn(s)/Outbu	ildings/Sheds (<i>that a</i>	re to remain) Sev	vered & Retained Lar	nds
		Area	Use	
<u>Severed</u> Width	Length			
Retained Width	Length	Area <u>112± m²</u>	Use <u>Shed</u>	
33. Manure Storage Facilities on the	ese lands: None			
DRY	SEMI-S	OLID	LIQUI	D
Open Pile []	Open Pile		Covered Tank	
Covered Pile []	Storage with Buck W		Aboveground Uncover Belowground Uncover	
			Open Earth-sided Pit	

County of Wellington

LAND DIVISION FORM - SEVERANCE

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October 26, 2015 23186-15 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch 4783 Wellington Road 32 Part of Lot 6, Concession 5 PIN 71213-0043 **Township of Puslinch**

Please find enclosed two severance applications on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, addresses of neighbouring properties, two cheques to Wellington County for \$1,000, and a cheque to the GRCA for \$380.

The proposal is to create a new rural residential parcel of 49±m wide and 80±m deep (0.4± ha) at the south end of the frontage along Wellington County Road No. 32. The retained lands have a remaining area of 4.2± ha where the current dwelling and shed will remain. We provide the opinion that the proposed severance meets the requirements of Section 10.4.4 of the Official Plan for lot creation in Secondary Agricultural areas.

The retained parcel will require a minor variance to allow a lot frontage of 27±m instead of 121.9m which is required by Section 5(3)(b) of the zoning bylaw. We intend to submit the minor variance application as a condition of severance approval.

The second application is to create a 6m wide easement through the severed lands in favour of the retained lands for the existing hydro lines.

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

Van Harten Surveying Inc.

J. Bussin

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

c.c. Jay Wilson

34. Are there any <u>drainage systems</u> on the retained and severed lands?

YES [] NO [X]

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

- 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 <u>11" x 17"</u>, 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.

County of Wellington

LAND DIVISION FORM – SEVERANCE



2114/154 BIIS/15

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

November 13, 2015

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 6, 2015

FILE NO. B116/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Anna & Javier Vera 6964 Concession 4 Guelph ON N1H 6J3 TOWNSHIP OF PUSLINCH Part Lot 18 Concession 4

Proposed easement is 400 square metres with 6m frontage, in favour of retained lands for existing hydro lines.

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

December 9, 2015

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

Neighbouring Municipality - City of Guelph

Bell Canada County Clerk Roads

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

	APPLICATION FOR CONSEN	т	Ontario Planning Act
1. A	pproval Authority:		
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9		Required Fee: \$000 Fee Received: 016/15 File No. Blick/15
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875	Accepted as	Complete on: $1046/15$
	A COPY OF YOUR CURRENT DEED MUST BE SUB		HIS APPLICATION
2. (a	a) Name of		
Α	ddress		
	Phone		
(t	o) Name and Address of Applicant (as authorized by Owner)	- t	
	Phone No. Email:		
(c	e) Name and Address of Owner's Authorized Agent:		
	Jeff Buisman of VanHarten Surveying Inc.		
	423 Woolwich Street, Guelph, ON, N1H 3X3		
	Phone No.		
1	d) All <u>Communication</u> to be directed to:		
(
	REGISTERED OWNER [] APPLICANT []	AGENT	. [X]
(0	e) Notice Cards Posted by:		
	REGISTERED OWNER [] APPLICANT []	AGENT	[X]
3. T '	une and Purpose of Proposed Transactions. (Check off annual	into la su O una si d	
J. T	ype and Purpose of Proposed Transaction: (Check off appropri		
	RURAL RESIDENTIAL[] AGRICULTURAL[] URBAN RI	ESIDENTIAL[]	COMMERCIAL/INDUSTRIAL[]
OR			
	EASEMENT [X] RIGHT OF WAY [] CORRECTION	N OF TITLE []	LEASE []
	To create proposed hydro easement		
	(a) If known, the name of person to whom the land or an interes	t in the land is to	be transferred, charged or leased.
	Easement to be in favour of retained lands		
County	of Wellington LAND DIVISION FORM – SEVER	ANCE	Revised September 2015

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

	Local Municipality:	Township of Pusl	inch			
	Concession	4		Lot No.	Part of Lot	<u>18</u>
	Registered Plan No.			Lot No.		
	Reference Plan No.			Part No).	
	Civic Address	6964 Concession	4			
	(b) When was property a	cquired: <u>October 20</u>	01	_Registe	ered Instrume	nt No. <u>LT65953</u>
5.	Description of Land inten	ded to be <u>SEVERED</u> :		Metric	[X]	Imperial []
	Frontage/Width	<u>6 ±</u>	AREA		<u>400± m²</u>	
	Depth	<u>67 ±</u>	Existing Use(s))	Forest and	bush
	Existing Buildings or s	tructures: Hydro line				
	Proposed Uses (s):	Proposed h	nydro easeme	ent in fa	avour of reta	ained lands
ту	/pe of access(Check app	ropriate space)	Existing []		Proposed [X]
			[] Private roa [] Crown acc	id ess road		
	[] Municipally owned ar [] Well [] in [] Lake	nd operated piped water a dividual [] commun	system	appropria	ate space)	
		4 Lot No. Part of Lot 18 Plan No. Lot No. Plan No. Part No. Plan No. Part No. Pars S 6964 Concession 4 as property acquired: October 2001 Registered Instrument No. LT65953 of Land intended to be SEVERED: Metric [X] Imperial [] eWidth 6± AREA 400± m² 67± Existing Use(s) Forest and bush Buildings or structures: Hydro line ed Uses (s): Proposed hydro easement in favour of retained lands a (Check appropriate space) Existing [] Prova access road eal road, maintained year round al road, seasonally maintained [] Right-of-way ent [] Other [] Water access ter supply - Existing [] Proposed [] (check appropriate space) pally owned and operated piped water system [] individual [] communal Not required for easement [] (check appropriate space) pally owned and operated sanitary sewers [] (check ap				
	[] Municipally owned an [] Septic Tank [] in [] Pit Privy	nd operated sanitary sew dividual [] commun	ers		,	

County of Wellington

LAND DIVISION FORM – SEVERANCE Page 4

6.	Description of <u>Lan</u> e	d intended to	INED:	Metric 1.	Impe	rial [1	
	Frontage/Width	<u>29 / 164±</u>	AREA	<u>7.2 ha ±</u>				
	Depth	<u>493 ±</u>	Existing Use(s)	Dwelling, fores	st, bush,	<u>agric</u>	ultural	ļ.
	Existing Building	gs or structures: Dwe	<u>lling, garage</u>					
	Proposed Uses	(s): <u>No C</u>	hange					
	Type of access (C	Check appropriate space	e) Existing	[X] Proposed	[]			
		nway , maintained year roun , seasonally maintaine		ate road vn access road er access				_
	[] Municipally ow [X] Well [] Lake	ply - Existing [X] integrated pipe [X] individual [1]	d water system	heck appropriate space)				
	[] Other	Product of the second sec						
	[X] Septic Tank [] Pit Privy	ned and operated sani [X] individual []):	communal					
7.	metres of the Subje	ect lands (severed and ch requirements and th	retained parcels)?	age, abattoir, livestock area be accompanied by a MINI	YES		NO	[X]
8.	Is there a landfill w	ithin 500 metres [1640	feet]?		YES	[X]	NO []
9.	a) Is there a sewa	ge treatment plant or w	aste stabilization pl	ant within 500 metres [164	0']? YES	[]	ΝΟ []	X]
	b) Is there an indiv parcel?	vidual well or septic sys	tem within 45.7 me	tres [150 feet] of the bound	laries of the	e prop	osed sev	vered
	YES [] NO [X] If an	iswer to 9b) is YES	S, these must be shown o	on the seve	erance	e sketch	
10.	Is there a Provincia within 120 metres		(e.g. swamp, bog)	ocated on the lands to be r	retained or YES		severed NO [
11.	Is there any portion	of the land to be seve	red or to be retained	d located within a floodplair	n? YES	[X]	NO [1
12.	Is there a provincia	I park or are there Crow	wn Lands within 500) metres [1640']?	YES	[]	ΝΟ	X]
13.	Is any portion of the	e land to be severed or	retained within a re	habilitated mine/pit site?	YES	[]	ΝΟ	X]
14.	Is there an active o	r abandoned mine, qua	arry or gravel pit wit	hin 500 metres [1640']?	YES	[]	ΝΟ [X]
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12.

15.	Is there a noxious industrial use within 500 meteres [1640']?	YES	[]	NO	[X]
16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES	[]	NO	[X]
	there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X] Name of Rail Line Company: There an airport or aircraft landing strip nearby? Tes [] NO [X] There an airport or aircraft landing strip nearby? Tes [] NO [X] There a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre tithin 750 metres of the proposed subject lands? Tes [] NO [X] REVIOUS USE INFORMATION: Tes, what was the nature and type of industrial use(s)? Tes, what was the nature and type of the commercial use(s)? Tes, what was the nature and type of the commercial use(s) Tes, what was the nature and type of the commercial use(s) Tes, what was the nature and used on the site (other than fill to accommodate septic systems or residential landscaping?) Tes [] NO [X] UNKNOWN [] Tes, specify the use and type of fuel(s) Tes, specify the use and type of fuel(s) Tes, is it identical [] or changed [.] Provide previous File Number Tes, resubmission of a previous application? Tes, is it identical [] or changed [.] Provide previous File Number Tes, resubmission of a previous application? Tes [] NO [X] Tes [] NO				
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 outle within 750 metres of the proposed subject lands?				
19.	PREVIOUS USE INFORMATION:				
	a) Has there been an industrial use(s) on the site? YES [] NO [X] If YES, what was the nature and type of industrial use(s)?	UNI	KNOW	'N []
	b) Has there been a commercial use(s) on the site? YES [] NO [X]	UNF	NOW	N []]
	If YES, what was the nature and type of the commercial use(s)				
10	landscaping?)				1
	been used for a gas station at any time, or railway siding? YES [] NO [X]	-			
	If YES, specify the use and type of fuel(s)	etres [1640']? YES [] NO [X] YES [] NO [X] ite propane outlet/container refill centre YES [] NO [X] ite propane outlet/container refill centre YES [] NO [X] i NO [X] UNKNOWN [] i NO [X] UNKNOWN [] i ate septic systems or residential i NO [X] UNKNOWN [] i ate septic systems or residential i NO [X] UNKNOWN [] underground fuel storage, or has the site [] NO [X] underground fuel storage, or has the site [] NO [X] unknown [] vess[] NO [X] unknown [] existed as of March 1, 2005 and as YES [] vess[] NO [X] an application for a plan of subdivision or ES [] NO [X] unknown [] additional consents on this holding YES [X] YES [X] NO [] residential dwelling. YES [X]			
20.	Is this a resubmission of a previous application?	YES	[]	NO	[X]
	If YES, is it identical [] or changed [.] Provide previous File Number	-			
21.					
		etch an	id prov	ide:	
22.	other Consent or approval under the Planning Act or its predecessors?				
	. Under a separate application, is the Owner, applicant, or agent applying for additional conser simultaneously with this application? multaneous application being made to create parcel for new rural residential dw	YES	[X]		[]
24	. Is the application consistent with the Provincial Policy Statement?	ncipal or secondary railway within 500 metres [1640']? YES [] NO [X] g strip nearby? YES [] NO [X] pane filling tank, cardlock/keylock or private propane outlet/container refill centre subject lands? YES [] NO [X] UNKNOWN [] pe of industrial use(s)? Use(s) on the site? YES [] NO [X] UNKNOWN [] pe of the commercial use(s) ed on the site (other than fill to accommodate septic systems or residential YES [] NO [X] UNKNOWN [] troleum or other fuel storage on the site, underground fuel storage, or has the site any time, or railway siding? YES [] NO [X] UNKNOWN [] fuel(s)			
25	. Is the subject land within an area of land designated under any provincial plan or plans?				
	Greenbelt Plan [] Places to Grow [X] Other []				
	If YES, does the application conform with the applicable Provincial Plan(s)	YES	[X]	NO	[]
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15

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

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

27. a) What is the existing Local Official Plan designation(s) of the subject land? (severed and retained)

	b) What is the exi	sting County O	fficial Plan designation	on(s) of the subje	ct land? (severed :	and retained)
	Secondary A	gricultural, G	ireenlands and Co	re Greenlands		
	 c) If this consent r please indicate 	elates directly t the Amendme	o an Official Plan Am nt Number and the ap	endment(s) curre oplicable file numl	ntly under review b ber(s).	y an approval authority,
	Amendment N	lumber(s): _		File	Number(s):	
28.	What is the zoning	of the subject l	ands? Agricultural	(A) and Natura	I Environment 2	Zone
29.	Does the proposal	for the subject	lands conform to the e	existing zoning?		YES [] NO [X]
	lf NO, a) ha		been made for re-zc [] NO [X]	•		
		YES		File Number		
Min req	or variance applic uired to allow a lot	ation for the re frontage of 29	etained lands to be n 9±m instead of 121.9	nade as a condit m as required by	ion of severance y Section 5(3)(b) o	approval. Minor variance of the zoning bylaw.
30.	If the answer is YE	S, please provi	ages, easements, rig de a copy of the relev	ant instrument.	•	YES [X] NO []
Mo Sta		ulife Bank of	/ide complete name a Canada; Manulife (2J 4C6.			Street North, Delivery
Que	estions 31 – 34 mu s is not applicable	st be answere to your applica	d for Applications fo ation, please state "r	or severance in t not Applicable"	he Rural/Agricult	ural Area Otherwise, i
31.	Type of Farm Ope	eration conduc	ted on these subject I	ands: No	ne	
	Туре:	Dairy []	Beef Cattle []	Swine []	Poultry []	Other []
32.	Dimensions of	Barn(s)/Outb	uildings/Sheds (th	at are to remai	n) Severed & Re	tained Lands
Ret	ained Width		Length	Area	Use	
	Width		Length	Area	Use	
Sev	vered Width	<u>6.5±m</u>	Length <u>9.5±m</u>	Area <u>621</u>	<u>m²</u> Use	Garage
	Width		Length	Area	Use	
33.	Manure Storage	Facilities on t	hese lands: No	one		
-	DRY		SEM	AI-SOLID	1	LIQUID
Ope	en Pile []		Open Pile	[]	Covered T	
_	vered Pile []		Storage with Buc	k Walls []		Ind Uncovered Tank []
						nd Uncovered Tank []
_					Open Eart	



November 5, 2015 22737-15 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Sketch and Application 6964 Concession 4 Road, Part of Lot 18, Concession 4 As in Instrument ROS397741, Save & Except Part 1, 61R-8726 PIN 71200-0129 **Township of Puslinch**

Please find enclosed applications for two severances on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, Site Plan, an Environmental Impact Study prepared by Natural Resource Solutions Inc., addresses of neighbouring properties, two cheques to Wellington County for \$1,000 each, and a cheque to the GRCA for \$380.

There has been significant consultation with the GRCA, NRSI, and Wellington County in the process of planning this severance.

The original intent was to create a severance farther north into the property from Concession 4; to the west of the existing dwelling. Our consultation with NRSI revealed that because of the existence of wetlands, there was not a suitable building parcel in this area.

Instead, we are proposing a severance closer to the road so that the development is not near significant wetlands (approximately 54m away). The proposal is to create a new rural residential parcel 76±m wide at the road, 52± m wide at the back, and 66±m deep (0.41± ha) at the south end of the subject property. The retained lands have a remaining area of 7.2± ha where the current rural residence will remain. The proposed east limit of the severance has a jog in it so that the existing driveway on the retained lands can be maintained.

The lands of the proposed severance are designated Greenlands in the County Official Plan. In consultation with the GRCA and Wellington County, NRSI has prepared an EIS (attached) evaluating the environment impacts of the proposed severance.

Our submission includes a site plan that has been prepared in order to show the configuration of a proposed dwelling, driveway, and septic system. The proposal has been developed in consultation with NRSI in order to take advantage of the topography and limit the amount of grading required for the development, thus limiting the environmental impact.

The frontage of the retained lands is 29± m. We intend to file a minor variance application as a condition of severance approval to allow a lot frontage of 29±m instead of 121.9m as required by Section 5(3)(b) of the zoning bylaw. Relief for lot frontage was granted for the retained lands in the past as a result of the previous severance to the west in 2001. The relief granted was to allow a lot frontage of 104.5m instead of 121.9m.

A second severance application has been included in order to create a proposed hydro easement in favour of the retained parcel. The proposed easement is 6m wide and has an area of 400±m².

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

Van Harten Surveying Inc.

M Busson

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

A 0 1-1-1/1-1

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

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

35. Source Water Protection Plan

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

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: Sarah Wilhelm

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

Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM – SEVERANCE Page 8



LINU LIN

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

November 13, 2015

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 6, 2015

FILE NO. B117/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Anna & Javier Vera 6964 Concession 4 Guelph ON N1H 6J3 TOWNSHIP OF PUSLINCH Part Lot 18 Concession 4

Proposed severance is 0.41 hectares with 76m frontage, existing forest and bush for proposed rural residential use. Together with an easement to benefit retained for existing hydro lines (B116/15)

Retained parcel is 7.2 hectares with 29m frontage, existing and proposed rural residential and agricultural use with existing dwelling and garage.

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

December 9, 2015

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

Neighbouring Municipality - City of Guelph

Bell Canada County Clerk Roads

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 Fee Received: 1016/15
	County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. BUB/15
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:6/15
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION
2.	(a) Name
	Address
	Pho
	(b) Name and Address of Applicant (as authorized by Owner)
	Phone No Email:
	(c) Name and Address of Owner's Authorized Agent:
	Jeff Buisman of VanHarten Surveying Inc.
	423 Woolwich Street, Guelph, ON, N1H 3X3
	Phone No.
	(d) All <u>Communication</u> 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[
OF	To create a new lot for residential purposes.
	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 lease
	Future owner is not known

County of Wellington

LAND DIVISION FORM – SEVERANCE Page 3 Revised September 2015

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4. ((a)	Location	of	Land	in	the	County	of	Wellington:
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Township of Pusl	linch		
4	Lot	No. Part of I	Lot 18
	Lot	No.	
	Pa	t No.	
6964 Concession	4		
cquired: October 20	1 <u>01</u> Re	gistered Instru	ıment No. <u>LT65953</u>
ded to be <u>SEVERED</u> :	Ме	tric [X]	Imperial []
<u>76 ±</u>	AREA	<u>0.41 ± h</u>	<u>a</u>
<u>66 ±</u>	Existing Use(s)	Forest a	and bush
tructures: <u>None</u>			
<u>A new rura</u>	<u>I residential dwe</u>	lling	
tained year round onally maintained Existing [] Propose Ind operated piped water Individual [] communication al - Existing [] Pro- Ind operated sanitary seven dividual [] commu	[] Water access [] Other ed [X] (check appro- system unal oposed [X] (check wers unal	opriate space)	
	4 6964 Concession cquired: October 20 ded to be SEVERED: 76 ± 66 ± atructures: None <u>A new rura</u> ropriate space) tained year round onally maintained Existing [] Propose nd operated piped water nd operated piped water at - Existing [] Propose	Lot 6964 Concession 4 cquired: October 2001 Re ded to be SEVERED: Me 76 ± AREA 66 ± Existing Use(s) atructures: None A new rural residential dwe ropriate space) Existing [] Private road [] Private road [] Other Existing [] Proposed [X] (check appro- nd operated piped water system ndividual [] communal	4 Lot No. Part of I Lot No. Part No. 6964 Concession 4 Part No. cquired: October 2001 Registered Instru- ded to be SEVERED: Metric [X] 76 ± AREA 0.41 ± h 66 ± Existing Use(s) Forest a atructures: None Image: Several and Severa and Several and Several an

County of Wellington

LAND DIVISION FORM – SEVERANCE Page 4

6.	De	escription of	of <u>Lan</u>	<u>d</u> inter	nded t	ol.	<u>.{ETAI</u>	NED:			N	Netric	[λ]			Impe	rial	[]		
		Frontage	Width		<u>29</u>	/ 16	<u>4±</u>	AREA			7	7.2 ha	<u>a ±</u>							
		Depth			<u>49</u>	<u>3 ±</u>		Existin	g Use	e(s)	Ţ	Dwel	ling, f	ores	st, bi	ush,	ag	ricu	<u>ltur</u>	al
		Existing E	Buildin	gs or s	structu	ires:	<u>Dwel</u>	ling, ga	arage	<u>e</u>										
		Proposed	Uses	(s):			<u>No C</u>	<u>hange</u>												
	Туј	pe of acce	ess (C	Check	appro	priate	e space	e)	Exis	sting [X]]		Prop	osed	[]					
	[] [X] []	Provincia County F Municipa Municipa Easeme	Road al road al road	, main	tained onally	l year mair	round ntained	1	[] [] []	Right-of- Private ro Crown ac Water ac Other	oad cces		1							
	Туј	pe of wate	er sup	ply - I	Existi	ng [X] P	roposed	d []	(check	< app	propria	ite spac	ce)						
	[X] []	Municipa Well Lake Other	aliy ow					d water s commun		1										_
	[] [X] []	pe of sew Municipa Septic Ta Pit Privy Other (S	ally ow ank	ned ar [X] i	nd ope n divid	erateo Iual	d sanita [] (ary sewe commun	ers		-			e spa	ice)					_
7.	me	here an ao tres of the *If yes, se SEPARAT	e Subje e skete	ect land ch req	ds (se uirem	vered	d and r	etained p	parcel	s)?						YES	1	1		0 [X]
8.	ls ⁻	there a lar	ndfill w	ithin 5	00 me	etres	[1640 f	feet]?								YES	[X]	NO	[]
9.	a)	Is there a	sewa	ge trea	atmen	t plar	nt or wa	aste stab	oilizatio	on plant v	withi	n 500	metres	[164	0']?	YES	[1	NO	[X]
	b)	Is there a parcel?	n indiv	vidual \	well or	r sept	tic syst	em withir	n 45.7	' metres	[150	feet]	of the b	ound	laries	of the	e pr	opos	ed se	evered
		,	'ES []	NO	[X]	If ans	swer to §	9b) is	YES, the	ese	must	be sho	own o	on the	e seve	erar	nce s	ketc	h
10.	ls t wit	here a Pro hin 120 m	ovincia letres	lly Sig [394 fe	nificar et]?	nt We	tland (e.g. swa	mp, b	og) locat	ted o	on the	lands to	o be i		ed or YES			vere NO	
11.	ls t	here any p	portion	of the	land	to be	sever	ed or to b	be reta	ained loc	ated	withir	n a floo	dplair	n?	YES	[X]] 1	NO	[]
12.	ls t	here a pro	vincia	l park	or are	there	e Crow	n Lands	withir	n 500 me	tres	[1640	']? —			YES	[]	NO	[X]
13.	ls a	any portior	n of the	e land	to be :	sever	red or i	retained	within	a rehabi	ilitate	ed min	ie/pit si	te?		YES	[]	NO	[X]
14.	ls t	here an ac	ctive o	r aban	donec	d min	e, quai	rry or gra	avel pi	t within 5	500 n	netres	[1640']?		YES	[]	NO	[X]
Cou	nty of	fWellington					LA	ND DIVISI		RM – SEV age 5	ERAN	NCE					R	levised	Septe	ember 2015

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Is there a noxious industrial use within 500 meteres [1640']?		Y	ES	[]	NO	[X]
Is there an active or abandoned principal or secondary railway within 500 metres [164	.0']?	Y	ES	[]	NO	[X]
Name of Rail Line Company:						
Is there an airport or aircraft landing strip nearby?		Y	ΈS	[]	NO	[X]
Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propar within 750 metres of the proposed subject lands?	ne ol					entre [X]
PREVIOUS USE INFORMATION:						
a) Has there been an industrial use(s) on the site? YES [] NC If YES, what was the nature and type of industrial use(s)?) ()	(]	UNI	KNOV	W N [1
b) Has there been a commercial use(s) on the site? YES [] NC) [)	(]	UNK	NOV	VN []
If YES, what was the nature and type of the commercial use(s)						
	c sy	stems	sorr	reside	ential	
	[X]	UNK		VN [1
been used for a gas station at any time, or railway siding? YES [] NC) [)	(]	UNI	KNOV		
If YES, specify the use and type of fuel(s)	-		_			-
Is this a resubmission of a previous application?		Y	ΈS	[]	NC	D [X]
If YES, is it identical [] or changed [] Provide previous File Number	-					
b) If the answer in (a) is YES, please indicate the previous severance(s) on the requ Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	ired	sketc	:h an	id pro	vide:	
Has the parcel intended to be severed ever been, or is it now, the subject of an application other Consent or approval under the Planning Act or its predecessors?			•			
simultaneously with this application?		Y	ΈS	[X]	NČ)[] ds.
Is the application consistent with the Provincial Policy Statement?		Y	'ES	[X]	NC	D []
Is the subject land within an area of land designated under any provincial plan or plan	ıs?					
Greenbelt Plan [] Places to Grow [X] Other []						
If YES, does the application conform with the applicable Provincial Plan(s)		Y	(ES	[X]	NC)[]
	Is there an active or abandoned principal or secondary railway within 500 metres [164 Name of Rail Line Company: Is there an airport or aircraft landing strip nearby? Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propar within 750 metres of the proposed subject lands? PREVIOUS USE INFORMATION: a) Has there been an industrial use(s) on the site? YES [] NC If YES, what was the nature and type of industrial use(s)? b) Has there been a commercial use(s) on the site? YES [] NC 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 septilandscaping?) YES [] NC d) Has there been commercial petroleum or other fuel storage on the site, undergroubeen used for a gas station at any time, or railway siding? YES [] NC If YES, specify the use and type of fue(s) If YES, is it identical [] or changed [] Provide previous File Number a) Has any severance activity occurred on the land from the holding which existed a registered in the Land Registry/Land Titles Office? b) If the answer in (a) is YES, please indicate the previous severance(s) on the requ Transfere's Name, Date of the Transfer and Use of Parcel Transferred. Has the parcel intended to be severed ever been, or is it now, the subject of an applicator other Consent or approval under the Planning Act or its predecessors? YES [] Under a separate application, is the Owner, applicant, or agent applying for additional simultaneous application being made for proposed hydro easement in favo Is the application consistent with the Provincial Policy Statement? Is the subject land within an area of land designated under any provincial plan or plar	Is there an active or abandoned principal or secondary railway within 500 metres [1640]? 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YES [] Name of Rail Line Company: Is there an airport or aircraft landing strip nearby? YES [] Is there a nairport or aircraft landing strip nearby? YES [] PREVIOUS USE INFORMATION: a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOV 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] UNKNOV 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 reside landscaping?) YES [] NO [X] UNKNOV If YES, specify the use and type of the commercial use(s) c) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOV If YES, specify the use and type of fue(s) c) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 aregistered in the Land Registry/Land Titles Office? YES [] b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and pro Transferee's Name, Date of the Transfer and Use of Parcel Transferred. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of s other Consent or approval under the Planning Act or its predecessor? YES [] NO [X] UNKNOV Under a separate application, is the Owner, applicant, or agent applying for additional consents on this his imultaneously with this application Provincial Policy Statement? YES [X] the subject land within an area of land designated under any provincial plan or plans?	Is there an active or abandoned principal or secondary railway within 500 metres [1640]? YES [] NO Name of Rail Line Company: Is there an airport or aircraft landing strip nearby? YES [] NO State a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refil or within 750 metres of the proposed subject lands? YES [] NO 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 [If YES, specify the use 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 [If YES, specify the use and type of fuel(s)

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

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

27. a) What is the existing Local Official Plan designation(s) of the subject land? (severed and retained)

28. What is the zoning of the subject29. Does the proposal for the subject	to an Official Plan Am ent Number and the a	nendment(s) curren pplicable file numb File N	er(s).	y an approval authori	
Amendment Number(s): 28. What is the zoning of the subject 29. Does the proposal for the subject	ent Number and the a	pplicable file numb	er(s).		
28. What is the zoning of the subject29. Does the proposal for the subject			lumber(s):		
29. Does the proposal for the subject	lands? <u>Agricultura</u>				
		I (A) and Natural	Environment 2	Lone	
If NO a) has an application	t lands conform to the	existing zoning?		YES [] NO [[X]
· · · · · · · · · · · · · · · · · · ·	on been made for re-zo			-	
	on been made for a mi [] NO [X] retained lands to be r 29±m instead of 121.9	File Number made as a conditio	on of severance Section 5(3)(b) o	 approval. Minor var of the zoning bylaw.	iance
30. Are the lands subject to any mort If the answer is YES, please prov	tgages, easements, rig	ht-of-ways or other	charges?	YES [X] NO []
For mortgages just pro Mortgage with Manulife Bank of Station 500-G-A Waterloo, ON, I	ovide complete name a f Canada; Manulife	and address of Mor	tgagee. tion, 500 King \$	Street North, Deliv	ery
Questions 31 – 34 must be answere this is not applicable to your applic 31. <u>Type of Farm Operation</u> condu Type: Dairy []	cation, please state "	not Applicable"	e	Iral Area Otherwi	ise, if
32. Dimensions of Barn(s)/Out	ouildings/Sheds (th	at are to remain	Severed & Re	tained Lands	
Retained Width	Length	Area	Use		
Width	Length	Area	Use		
Severed Width <u>6.5±m</u>	Length <u>9.5±m</u>	Area <u>62±r</u>	n² Use	<u>Garage</u>	
Width	Length	Area	Use		
33. <u>Manure Storage Facilities</u> on	these lands: No	one			
DRY	SEI	MI-SOLID		LIQUID	
Open Pile []	Open Pile		Covered Ta		[]
	01 11 5	1.347-11- 7 3			[]
	Storage with Buc		Abovegrou	nd Uncovered Tank	
Covered Pile []	Storage with Buc			nd Uncovered Tank	<u> </u>



November 5, 2015 22737-15 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Sketch and Application 6964 Concession 4 Road, Part of Lot 18, Concession 4 As in Instrument ROS397741, Save & Except Part 1, 61R-8726 PIN 71200-0129 **Township of Puslinch**

Please find enclosed applications for two severances on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, Site Plan, an Environmental Impact Study prepared by Natural Resource Solutions Inc., addresses of neighbouring properties, two cheques to Wellington County for \$1,000 each, and a cheque to the GRCA for \$380.

There has been significant consultation with the GRCA, NRSI, and Wellington County in the process of planning this severance.

The original intent was to create a severance farther north into the property from Concession 4; to the west of the existing dwelling. Our consultation with NRSI revealed that because of the existence of wetlands, there was not a suitable building parcel in this area.

Instead, we are proposing a severance closer to the road so that the development is not near significant wetlands (approximately 54m away). The proposal is to create a new rural residential parcel 76±m wide at the road, 52± m wide at the back, and 66±m deep (0.41± ha) at the south end of the subject property. The retained lands have a remaining area of 7.2± ha where the current rural residence will remain. The proposed east limit of the severance has a jog in it so that the existing driveway on the retained lands can be maintained.

The lands of the proposed severance are designated Greenlands in the County Official Plan. In consultation with the GRCA and Wellington County, NRSI has prepared an EIS (attached) evaluating the environment impacts of the proposed severance.

Our submission includes a site plan that has been prepared in order to show the configuration of a proposed dwelling, driveway, and septic system. The proposal has been developed in consultation with NRSI in order to take advantage of the topography and limit the amount of grading required for the development, thus limiting the environmental impact.

The frontage of the retained lands is 29± m. We intend to file a minor variance application as a condition of severance approval to allow a lot frontage of 29±m instead of 121.9m as required by Section 5(3)(b) of the zoning bylaw. Relief for lot frontage was granted for the retained lands in the past as a result of the previous severance to the west in 2001. The relief granted was to allow a lot frontage of 104.5m instead of 121.9m.

A second severance application has been included in order to create a proposed hydro easement in favour of the retained parcel. The proposed easement is 6m wide and has an area of 400±m².

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

Van Harten Surveying Inc.

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

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

YES [] NO [X]

Туре	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?

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: Sarah Wilhelm

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

Please see covering letter.

NOTES:

- 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.

County of Wellington

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