



Planning & Development Advisory Committee
Tuesday December 8, 2015
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

COMMITTEE OF ADJUSTMENT:

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

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 make it stand-alone 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

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**



Committee of Adjustment Meeting
November 3, 2015
7:00 pm
Council Chambers, Aberfoyle

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:

1. 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. DISCLOSURE 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 outlying 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

October 23, 2015
File: 161660443

RECEIVED
Township of Puslinch
OCT 26 2015

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.

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 submitted: _____

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
Address: _____
City: _____
Postal Code: _____
Email Address: _____
Telephone Number: _____
Fax: _____

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: ☒ 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: ☒

(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 description of the area to be amended if only a "portion" of the property:

Area: 0.8 ha Depth: _____ m Frontage: _____ m
2 ac _____ ft. _____ ft.

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

Yes: ☒ No: ☐

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

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

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

Yes: ☒ No: ☐

9. County Official Plan

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

Secondary Agricultural Area

List land uses permitted by the current Official Plan designation:

All uses allowed in Prime Agricultural Area
Small scale commercial, industrial and institutional uses
Public service facilities

How does the application conform to the Official Plan?

The proposed amendment would permit a small scale commercial building, which is a permitted use within the Secondary Agricultural Area designation.

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? 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	Existing		Proposed	
Type of Building(s) or structures	Residence	Com. Building	Com. Building	
Date of construction	1998	1998		
Building height	10m m	5m ft	5m m	ft
Number of floors	2	1	1	
* Total floor area	2,500 ft ² m ²	3,400 ft ²	4,000 m ²	ft ²
Ground floor area (exclude basement)	1,250 m ²	3,400m ² ft ²	4,000 m ²	ft ²
Distance from building structure to the:				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

* Please refer to Preliminary Plan included with this application.

*Please refer to Preliminary Plan included with this application .

Building Details	Existing		Proposed	
*Percentage lot coverage				
*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: ☒
- 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	<input type="checkbox"/>	<input type="checkbox"/>

Water Supply	Existing	Proposed
Communal water	<input type="checkbox"/>	<input type="checkbox"/>
Private well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other sewage disposal	<input type="checkbox"/>	<input type="checkbox"/>

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

Yes: ☐ No: ☒

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other: ☐ (explain below)

Other Related Planning Applications:

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

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>				add employee	approved
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan Control	<input type="checkbox"/>	<input type="checkbox"/>					

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

Yes: ☐ No: ☒

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

Other Supporting Information

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

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





351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

November 2nd, 2015

Project: 15-1025

Ms. Kelly Patzer
Development Coordinator
Township of Puslinch
R.R. #3
GUELPH, Ontario N1H 6H9

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

A handwritten signature in black ink, appearing to read 'Nancy Shoemaker'.

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
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

RECEIVED
Township of Puslinch
NOV 2 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):

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:

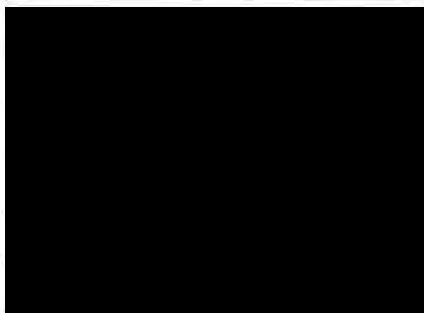
City:

Postal Code:

Email Address:

Telephone Number:

Fax:



Other Name(s):

Address:

City:

Postal Code:

Email Address:

Telephone Number:

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: ☒ 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 16
Registered Plan Number: 119
Area: 0.09 ha 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 property:

Area: _____ ha Depth: _____ m Frontage: _____ m
_____ ac _____ ft. _____ ft.

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

Yes: ☒ No: ☐

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

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

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

Yes: ☒ No: ☐

9. County Official Plan

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

Aberfoyle Urban Centre - Central Business District

List land uses permitted by the current Official Plan designation:

Full range of land uses - a wide variety of retail, administrative, religious, cultural, entertainment, as well as service uses including restaurants, personal service establishments and financial institutions

How does the application conform to the Official Plan?

Provision of a personal service establishment in the existing building addresses a use supported in the Official Plan.

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		Existing		Proposed	
Type of Building(s) or structures				Same	Same
Date of construction	1912				
Building height	6 m	20 ft		m	ft
Number of floors	2	2			
* Total floor area	130 m ²	1399 ft ²		m ²	ft ²
Ground floor area (exclude basement)	70 m ²	753 ft ²		m ²	ft ²
Distance from building structure to the:					
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:

☒

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	<input type="checkbox"/>	<input type="checkbox"/>

Water Supply	Existing	Proposed
Communal water	<input type="checkbox"/>	<input type="checkbox"/>
Private well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other sewage disposal	<input type="checkbox"/>	<input type="checkbox"/>

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

Yes: ☐ No: ☒

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other: ☒ (explain below)

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

Other Related Planning Applications:

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

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Plan Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

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

Yes: ☐ No: ☒

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

Other Supporting Information

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

Planning Justification Report

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

Albert & Doris Bennett
7635 Maltby Road
RR#1
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

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
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

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

Required Fee: \$ 1000
Fee Received: Oct 15/15

File No. B103/15

Accepted as Complete on: Oct 15/15

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

2. (a) Name

Address

Phone No.

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

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 Con

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[]

OR

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

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

Unknown

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

Local Municipality: Township of Puslinch

Concession 9 Lot No. SW 1/2 Lot 16

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 7635 Maltby Road

(b) When was property acquired: June 2, 1969 Registered Instrument No. MS8 4689
August 30, 1963 M-34493

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

Frontage/Width 95.0 m. AREA 0.8627 ha

Depth 90.82 m. Existing Use(s) Vacant land

Existing Buildings or structures: None

Proposed Uses (s): Estate residential dwelling

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be **RETAINED**: Metric [X] Imperial []
Frontage/Width 515.79 m. (Maltby Rd) AREA 28.06 ha
Depth 405.2 m. (Victoria Rd) Existing Use(s) Residential dwelling, cash crops and market garden
Existing Buildings or structures: Single Detached dwelling, 2 drive sheds & a chicken coop
Proposed Uses (s): Same as above

Type of access (Check appropriate space)	Existing [X]	Proposed []
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system
☒ Well ☒ individual ☐ communal
☐ Lake
☐ Other

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

☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): Individual
☐ Pit Privy
☐ Other (Specify):

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

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

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

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?
YES [] NO ☒ If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]
*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

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

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?
YES [] NO [] File Number

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

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

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

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

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

Type: Dairy [] Beef Cattle [] Swine [] Poultry [X] Other [X]
20+ chickens for eggs (personal) Cash crops (hay) & market garden (corn)

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

Severed	Width	Length	Area	Use
	Width	Length	Area	Use
Retained	1) Width 8 m.	Length 16 m.	Area 128 ha	Use Storage of farm equipment
	2) Width 6 m.	Length 16 m.	Area 96 ha	Use Storage of vehicle & farm equipment
	3) 3 m.	7.5 m.	22.5 ha	Use Chicken coop

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 []



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 x 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.P.L.

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?

YES [] NO [X]

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect?

YES [] 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?

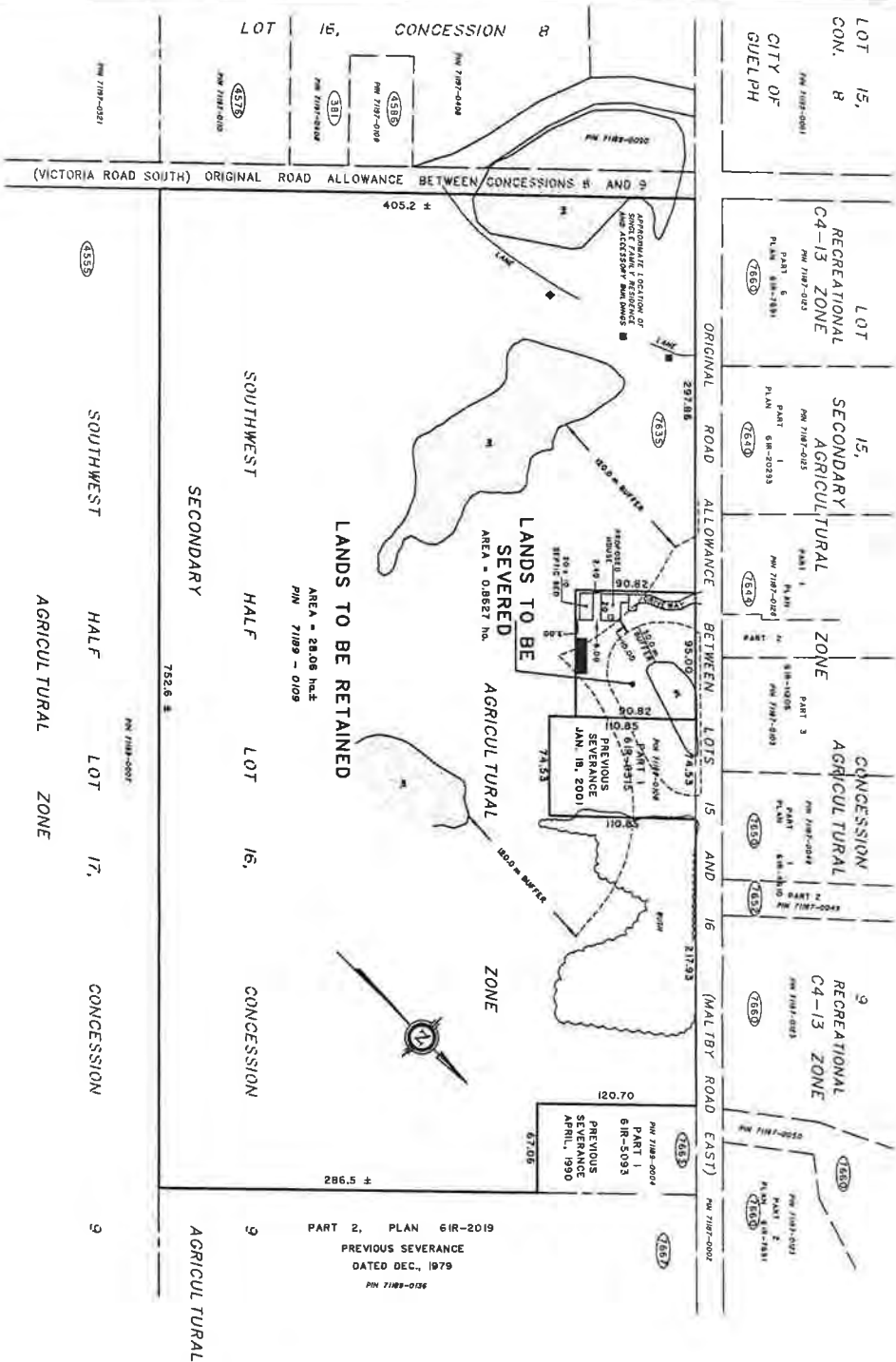
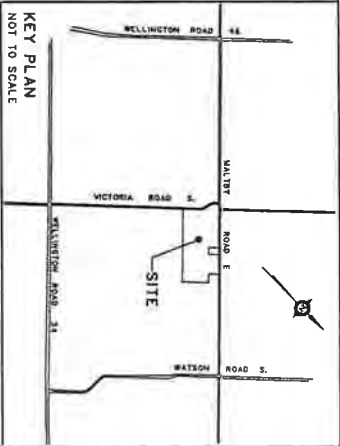
YES [X] NO []

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

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.



SKETCH
PREPARED FOR SEVERANCE APPLICATION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1:2500

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

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

NOTES:

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

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCELS: SECONDARY AGRICULTURAL & CORE GREENLANDS
SEVERED PARCELS: SECONDARY AGRICULTURAL & CORE GREENLANDS

LEGEND:

(6037) DENOTES MUNICIPAL ADDRESS NUMBER
DENOTES W/LANDS (FROM CADA MAPING)

--- DENOTES EDGE OF BUSH

(7540) DENOTES EMERGENCY NUMBER

THIS SKETCH WAS PREPARED FOR
ALBERT & DORIS BENNETT
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

Albert & Doris Bennett
ALBERT & DORIS BENNETT
SURVEYORS AND PLANNERS

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&P Ontario Land Surveyors
Urban and Rural Planners

WWW.BSRND.COM

351 Speedvale Avenue West
Durham, Ontario N1H 1C5

TEL: (519) 822-4031
FAX: (519) 822-1820

DATE: SEPTEMBER 29, 2015 PROJECT: 15-9976-1

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

Sugarlips Candy Company Ltd.
c/o Juliet Van Wyk
27 Bergey Street
Cambridge ON N3C 1P6

LOCATION OF SUBJECT LANDS:

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

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

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

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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

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

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

SECTION B

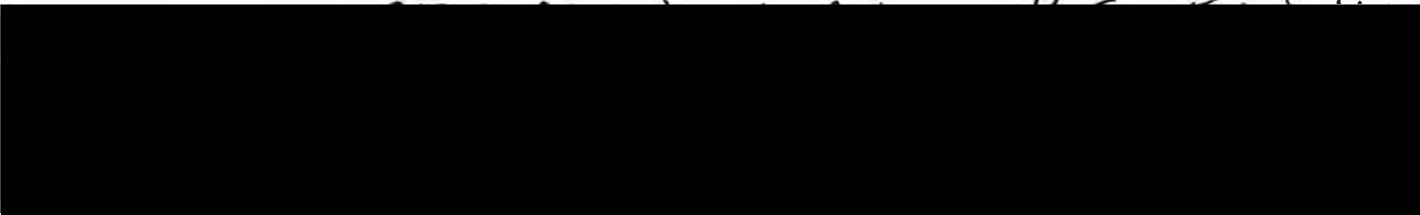
Required Fee: \$ 1000
Fee Received: Nov 5/15

File No. B108/15

Accepted as Complete on: Nov 5/15

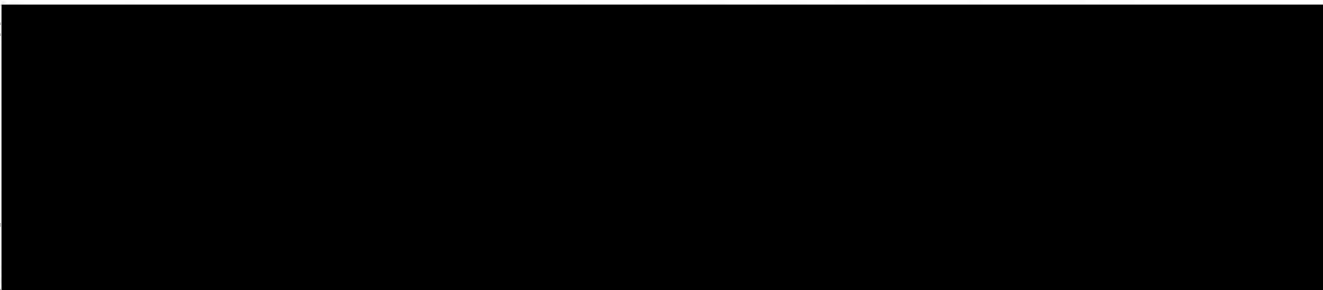
A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION B: Parcel from which land is being transferred PARTS ② & ③ ON SKETCH

2(a) 

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

Phone No. _____ Email: _____

(c) 

(d) All communication to be directed to:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

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

☒ Conveyance to effect an addition to a lot

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

(b) Provide legal description of the lands to which the parcel will be added: PART LOT 5, CON. 2,
TOWNSHIP OF PUSLINCH AS IN WC238799, AND PART 2,
PLAN 61R11023.

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

Local Municipality: TOWNSHIP OF PUSLINCH
Concession 2 PART Lot No. 5
Registered Plan No. 1 Lot No. 1
Reference Plan No. 61R-11023 Part No. 2
Civic Address 30 LAKE ROAD

(b) When was property acquired: AUG. 31, 2015 Registered Instrument No. WC 445038

5. Description of Land intended to be SEVERED:

Metric [☒]

Imperial [☐]

Frontage/Width 15.55 m[±] AREA 503 SQ. m.
Depth 32.3 m[±] Existing Use(s) VACANT PARCEL
Existing Buildings or structures: NONE
Proposed Uses (s): ADDITION TO A SINGLE RESIDENTIAL LOT.

Type of access (Check appropriate space)

Existing [☐]

Proposed [☐]

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

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

☒ Other TO BE MERGED WITH PART ① ON SKETCH (LAKE ROAD/ WELLINGTON ROAD 32)

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [☒]

Imperial [☐]

Frontage/Width 12.19 m AREA 1049.6 SQ. m
Depth 86 m[±] Existing Use(s) VACANT RESIDENTIAL LOT
Existing Buildings or structures: NONE
Proposed Uses (s): SINGLE DETACHED RESIDENCE

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

- ☒ Provincial Highway
☒ County Road (WELLINGTON 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 ☒ Proposed ☐ (check appropriate space)

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

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

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

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

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

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

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

YES ☒ NO ☐ If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? B93/08 (FRON) YES ☒ NO []

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred. NELSON FIEDLER & BETTY SUKHING WONG, AUGUST 31, 2015, SINGLE DETACHED RESIDENTIAL

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

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

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

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

Greenbelt Plan [] Places to Grow ☒ Other []

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

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

SECONDARY AGRICULTURE

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

N/A

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

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

27. What is the **zoning** of the subject lands? RESORT RESIDENTIAL

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

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

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

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

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

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

NOT APPLICABLE

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

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

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

Severed	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
Retained	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____

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

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

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

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

34. **Source Water Protection Plan**

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

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

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

If yes, please indicate the person you have met/spoken to: SARAH WILHELM, 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: N/A

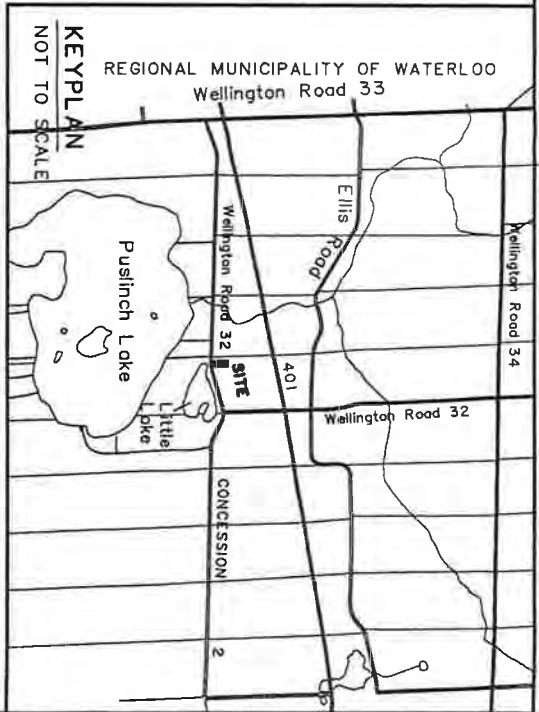
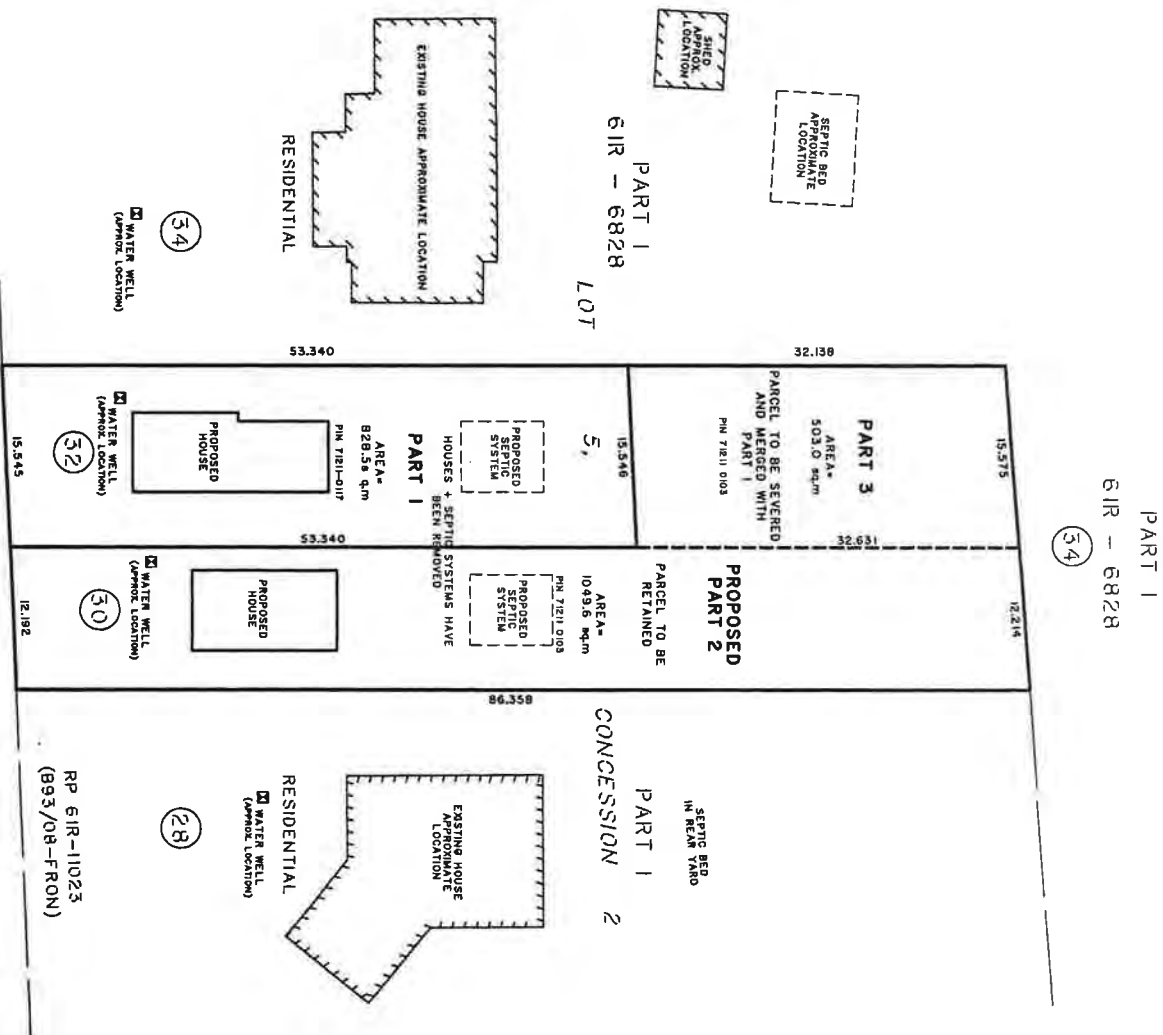
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- 5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. 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.

Township of Puslinch

LAKE ROAD
(WELLINGTON ROAD 32)



SKETCH

PREPARED FOR SEVERANCE/LOT LINE ADJUSTMENT APPLICATION

SCALE 1 : 500

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

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

NOTES:

1. DIMENSIONS SHOWN HEREON ARE FROM VARIOUS PLANS AND DEEDS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL FIELD SURVEY.

32 DENOTES MUNICIPAL ADDRESS

THIS SKETCH WAS PREPARED FOR SUGAR LIPS CANDY COMPANY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

BSR&D

Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

DATE: NOVEMBER 4, 2015 LD PROJECT 15-0170

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

James & Christine Bates
211 Carter Road
RR#2
Guelph ON N1H 6H8

LOCATION OF SUBJECT LANDS:

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

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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
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

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

Required Fee: \$ 1000
Fee Received: Nov 6/15

File No. B112/15

Accepted as Complete on: Nov 6/15

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

2. (a) Name of

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 Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for residential and agricultural purposes.

OR

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

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

Brett Forsyth

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

Local Municipality: Township of Puslinch

Concession _____ Lot No. _____

Registered Plan No. 131 Lot No. Part of Lot 6 East of Blind Line

Reference Plan No. _____ Part No. _____

Civic Address 211 Carter Road

(b) When was property acquired: September 1985 Registered Instrument No. ROS515057

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

Frontage/Width	<u>80 ±</u>	AREA	<u>2.0 ha ±</u>
Depth	<u>248 ±</u>	Existing Use(s)	<u>Forest and reforested trees</u>
Existing Buildings or structures: <u>None</u>			
Proposed Uses (s): <u>A new rural residential dwelling and organic farming</u>			

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify): _____

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

Frontage/Width 284/306 ± AREA 7.3 ha ±

Depth 249 ± Existing Use(s) Rural dwelling, forest

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):

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

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

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

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

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

YES ☐ NO ☒ If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

15. Is there a noxious industrial use within 500 metres [1640']? YES [] NO [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/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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**

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

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

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

11 Woodbine Circle
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 $80\pm\text{m}$ wide and $248\pm\text{m}$ deep ($2.0\pm\text{ha}$) at the north end of the property for agricultural and residential purposes. The retained lands have a remaining area of $7.3\pm\text{ha}$ 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 ($0.85\pm\text{ha}$) while the back portion of the severed lands consists of well-established maple trees ($1.15\pm\text{ha}$). The applicant would like to remove the reforested coniferous trees so the land can be used for organic farming. The $1.15\pm\text{ha}$ 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.



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 drainage systems on the retained and severed lands? YES [] NO [X]

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES [] 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: _____

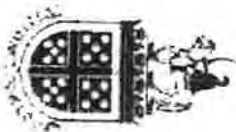
37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

- 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.

County of Wellington



FARM DATA SHEET
Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:
Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Owner of Livestock Facility Robert Linda Jacob

Telephone 821 6244 Civic Address 25 Cooks Mill Rd

Municipality Ashted Lot 1 Concession 12 hectares 12 acres

Tillable Hectares/Acres* on the lot where the livestock facility is located

Signature of Livestock Facility Owner [Signature] Date Oct 21/14

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type*
Beef Cattle	Cows, including calves to weaning (all breeds) Feeders (7 - 16 months) Backgrounders (7 - 12.5 months) Shorthorns (12.5 - 17.5 months) Milking-age cows (dry or milking) Large-framed: 545 kg - 636 kg (for example - Holsteins) Medium-framed: 455 kg - 545 kg (for example - Guernseys) Small-framed: 364 kg - 455 kg (for example - Jerseys) Heifers (5 months to freshening) Large-framed: 182 kg - 545 kg (for example - Holsteins) Medium-framed: 148 kg - 455 kg (for example - Guernseys) Small-framed: 125 kg - 364 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed: 45 kg - 182 kg (for example - Holsteins) Medium-framed: 39 kg - 148 kg (for example - Guernseys) Small-framed: 30 kg - 125 kg (for example - Jerseys) Sows with litter, dry sows/born: Segregated Early Weaning (SEW) Sows with litter, dry sows/born (non-SEW) Breeder gilts (entire barn designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg)		
Dairy Cattle	Large-framed mature: >681 kg (including unweaned offspring) Medium-framed, mature: 227 kg - 680 kg (including unweaned offspring) Small-framed, mature: <227 kg (including unweaned offspring) Ewes & rams (for meat production, includes unweaned offspring & replacements) Ewes & rams (dairy operation, includes unweaned offspring & replacements) Lambs (study in feedlot, lambs)		
Swine			
Horses			
Sheep			

Permanent Manure or Material Storage Types

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

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight fitting cover
- V7 Liquid, (digestate), outside, no cover

BARN(S) SIZE:

50 (ft² / m²)
60 (ft² / m²)
50 (ft² / m²)

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

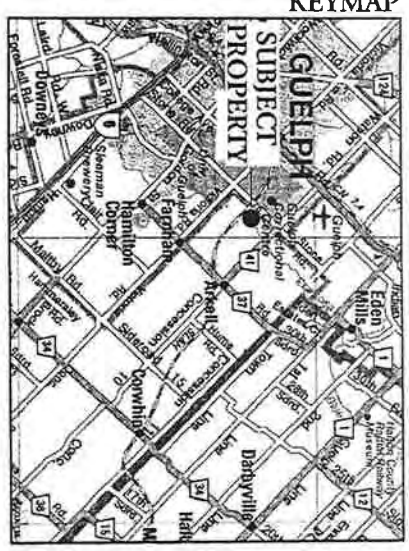
Animal Type or Material	Description	Housing Capacity*	Manure Storage Type*
Goats	Ducks & bucks (for meat kids, includes unweaned offspring & replacements) Does & bucks (for dairy, includes unweaned offspring & replacements) Kids (dairy or feeder kids) Layer hens (for eating eggs, after transfer from pullet barn) Layer pullets (day olds until transferred into layer barn) Broiler breeder growers (males/ females transferred out to layer barn) Broiler breeder layers (males/ females transferred in from grower barn) Broilers on an 8 week cycle Broilers on a 9 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on any other cycle, or unknown		
Chickens			
Turkeys	Turkey pullets (day old until transferred to layer turkey barn) Turkey breeder layers (males/ females transferred in from grower barn) Breeder toms Broilers (day olds to 6.2 kg) Hens (day olds up to 6.2 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		
Veal	Milk-fed Grain-fed		
Other			
Manure imported to a lot not generating manure			
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		

*see terms defined on reverse side of page

SEVERANCE SKETCH
PART OF LOT 6
EAST OF THE BLIND LINE
REGISTERED PLAN 131
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 2000

VAN HARTEN SURVEYING INC.



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS AND SPECIAL POLICY AREA (PA-4).
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. DISTANCES TO BARNS TAKEN FROM GRCA GIS MAPPING WEBSITE.

- O.P. : CORE GREENLANDS
- O.P. : SECONDARY AGRICULTURAL
- O.P. : GREENLANDS

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 2nd DAY OF OCTOBER, 2015

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

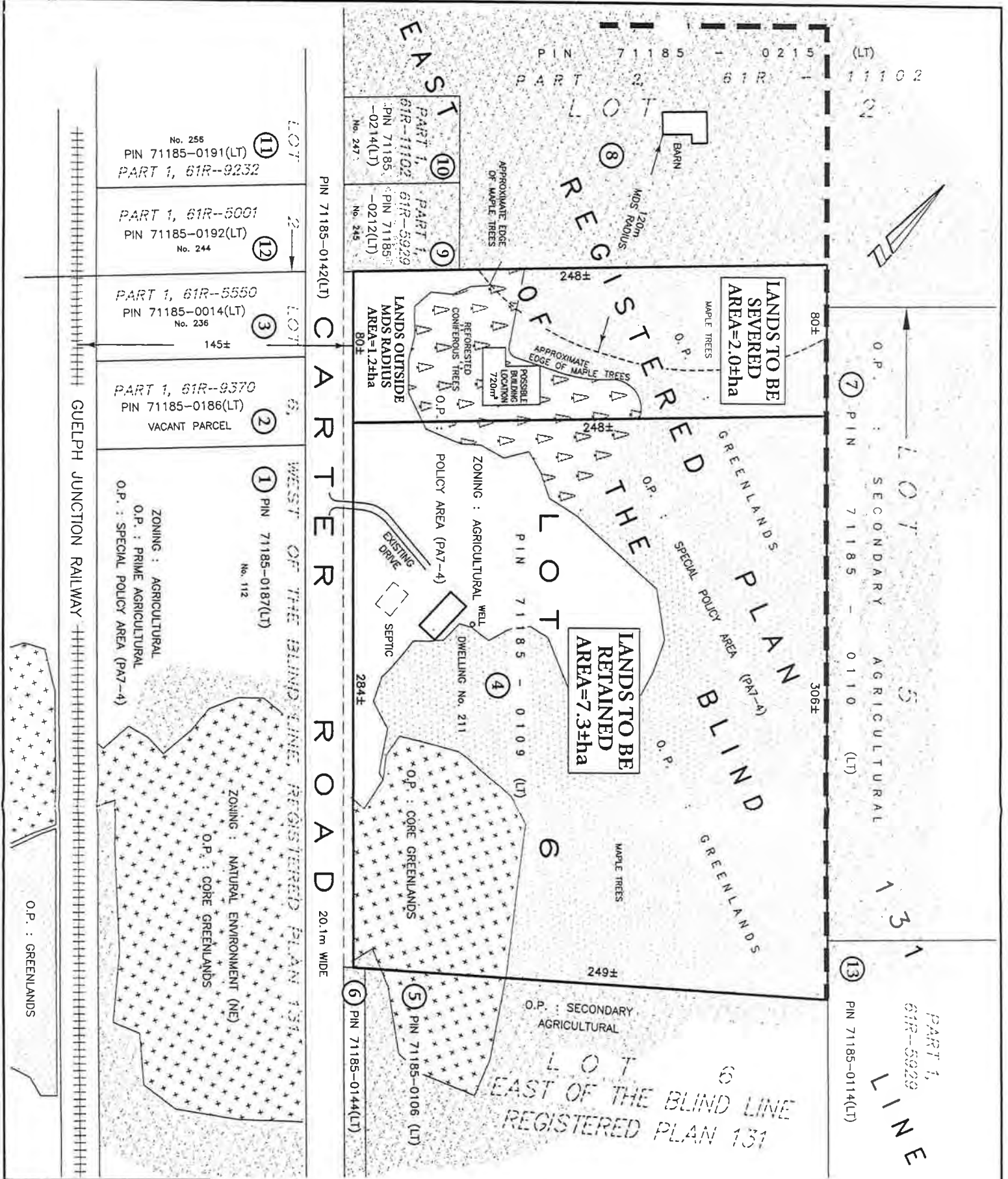


423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: (519) 821 - 2763
FAX: 821 - 2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: (519) 940 - 4110
FAX: 519 - 940 - 4113
www.vanharten.com

DRAWN BY: JAW/NOH CHECKED BY: JEB PROJECT NO. 23177-15

Nov 03, 2015 - 10:22am
G:\PUSLINCH\131\ACAD\SEV PT6 (FORSYTH).dwg



LOT 11	No. 258 PIN 71185-0191(LT) PART 1, 61R-9232	LOT 12	PART 1, 61R-5001 PIN 71185-0192(LT) No. 244	LOT 3	PART 1, 61R-5550 PIN 71185-0014(LT) No. 236	LOT 2	PART 1, 61R-9370 PIN 71185-0186(LT) VACANT PARCEL	LOT 1	PIN 71185-0187(LT) No. 112
2		2		145±		2		1	
WEST OF THE BLIND LINE, REGISTERED PLAN 131		20.1m WIDE		20.1m WIDE		20.1m WIDE		20.1m WIDE	
GUELPH JUNCTION RAILWAY		GUELPH JUNCTION RAILWAY		GUELPH JUNCTION RAILWAY		GUELPH JUNCTION RAILWAY		GUELPH JUNCTION RAILWAY	
O.P. : GREENLANDS		O.P. : GREENLANDS		O.P. : GREENLANDS		O.P. : GREENLANDS		O.P. : GREENLANDS	

2112/15

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. B114/15

APPLICANT

Jay Wilson
4783 Wellington Rd 32
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1000

Fee Received: Nov 6/15

File No. B115/15

Accepted as Complete on: Nov 6/15

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

2. (a) Name of

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 2Y2**

Phone

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

OR

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

To create an easement in favour of the retained lands 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 WILSON

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

Local Municipality: Township of Puslinch

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: October 2002 Registered Instrument No. WC7642

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

Frontage/Width 2 / 6 ± AREA 485 m² ±

Depth 86 ± Existing Use(s) Forest, Vacant

Existing Buildings or structures: None

Proposed Uses (s): Easement in favour of the retained lands

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input type="checkbox"/>
Not required for easement.		
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

Not required for easement.

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☐ Other

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

Not required for easement.

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank ☐ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):

6. Description of Land intended to RETAINED:

MetricImperial []

Frontage/Width27 / 137 ±AREA4.2 ha ±

Depth384 ±Existing Use(s)Rural dwelling, forest

Existing Buildings or structures: Dwelling, Shed

Proposed Uses (s): No Change

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

☐ Provincial Highway

☒ County Road

☐ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well

☒ individual☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank

☒ individual☐ communal

☐ Pit Privy

☐ Other (Specify):

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

YES [X]NO []

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

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

YES []NO [X]

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

YES []NO [X]

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

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

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

YES [X]NO []

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

YES []NO [X]

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

YES []NO [X]

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

YES []NO [X]

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

YES [X]NO []

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

Simultaneous application being made to sever 0.4± ha of land for a rural dwelling.

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

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

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

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

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

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

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)

Secondary Agricultural, Greenlands & 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) and Natural Environment Zone**

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

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 [X]** **File Number** **Application to be made as condition of severance approval**

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 Italian Canadian Savings & Credit Union Limited; 2900 Dufferin Street, Toronto, ON, M6B 3S8

Mortgage with The Canadian Trust Company; 77 Bloor Street West, 7th Floor, Toronto, ON, M4Y 2T1

Easement in favour of Union Gas as in Instrument MS120350

Easement in favour of Union Gas as in Instrument MS120349

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

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

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

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

<u>Severed</u>	Width	Length	Area	Use
<u>Retained</u>	Width	Length	Area <u>112± m²</u>	Use <u>Shed</u>

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	[]



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.

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? YES [] NO [X]

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES [] 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]

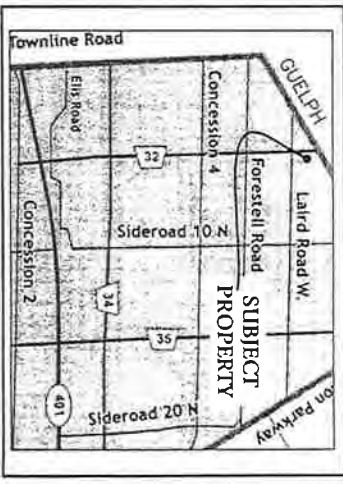
If yes, please indicate the person you have met/spoken to: _____

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.
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- Generally, regular severance application forms are also available at the local municipal office.
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- 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.



SEVERANCE SKETCH
PART OF LOT 6, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500
0 25 50 75 metres
VAN HARTEN SURVEYING INC.

NOTES:

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

THIS SKETCH WAS PREPARED
ON THE 23rd DAY OF OCTOBER, 2015

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



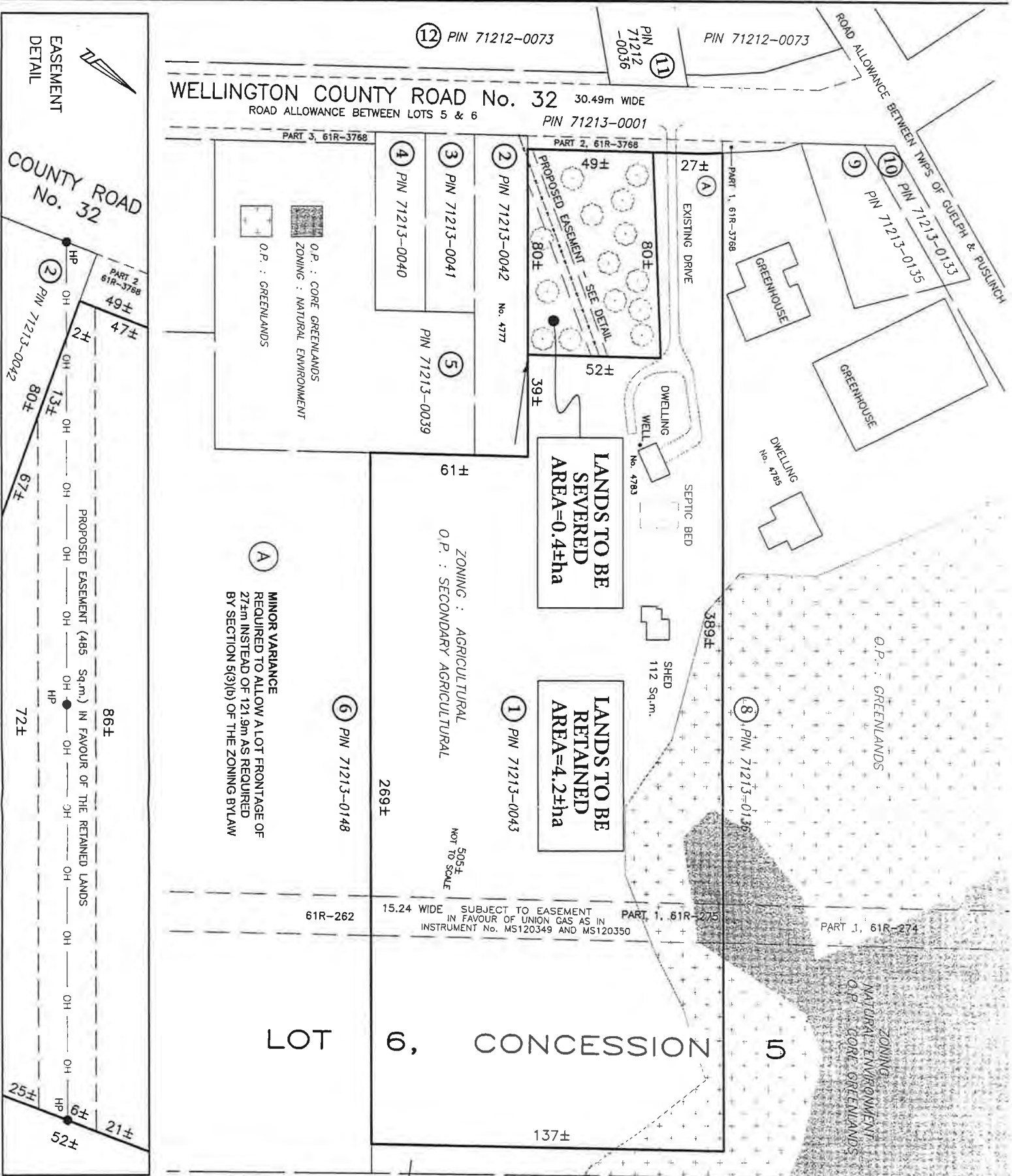
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: (519) 821 - 2763
FAX: 821 - 2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: (519) 940 - 4110
FAX: 519 - 940 - 4113
www.vanharten.com

DRAWN BY: JAM CHECKED BY: JEB PROJECT NO. 23186-15

Oct 23, 2015-6:20am
G:\PUSLINCH\Cons\ACAD\sev p76 (JAY FISHING GUY).dwg



2114/K4 R11C/K

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

Jay Wilson
4783 Wellington Rd 32
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

1. Approval Authority:

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

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

Required Fee: \$ 1000
Fee Received: Nov 6/15

File No. 315/15

Accepted as Complete on: Nov 6/15

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

2. (a) Name of [Redacted]
Address [Redacted]
Phone [Redacted]

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

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: _____
Jeff Buisman of VanHarten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3
Phone No [Redacted]

(d) All Communication to be directed to:
REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:
REGISTERED OWNER [] APPLICANT [] AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]
To create a new lot for residential purposes.
OR
EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.
Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 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: October 2002 Registered Instrument No. WC7642

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

Frontage/Width 49 / 52 ± AREA 0.4 ha ±

Depth 80 ± Existing Use(s) Forest, Vacant

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input checked="" type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

27 / 137 ±

AREA

4.2 ha ±

Depth

384 ±

Existing Use(s)

Rural dwelling, forest

Existing Buildings or structures:

Dwelling, Shed

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[X] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well

[X] individual

[] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank

[X] individual

[] communal

[] Pit Privy

[] Other (Specify):

7.

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

YES [X]

NO []

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

8.

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

YES []

NO [X]

9.

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

YES []

NO [X]

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

YES [X]

NO []

If answer to 9b) is YES, these must be shown on the severance sketch

10.

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

YES [X]

NO []

11.

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

YES []

NO [X]

12.

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

YES []

NO [X]

13.

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

YES []

NO [X]

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

YES [X]

NO []

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised September 2015

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

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

Name of Rail Line Company: _____

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

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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)?

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Simultaneous application being made for proposed easement in favour of the retained lands.

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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 ☒ NO ☐

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

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

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

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

b) has an application been made for a minor variance?
YES ☐ NO ☒ File Number **Application to be made as condition of severance approval**

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

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Severed	Width	Length	Area	Use
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DRY		SEMI-SOLID		LIQUID	
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October 26, 2015

23186-15

Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

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

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

c.c. Jay Wilson

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Type	Drain Name & Area	Outlet Location
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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: _____

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Please see covering letter.

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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

Anna & Javier Vera
6964 Concession 4
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

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

1. Approval Authority:

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

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

Required Fee: \$ 1000
 Fee Received: Nov 6/15

File No. B116/15

Accepted as Complete on: Nov 6/15

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

2. (a) Name of

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

Phone No.

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

OR

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

To create proposed hydro easement

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

Easement to be in favour of retained lands

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

Local Municipality: Township of Puslinch

Concession 4 Lot No. Part of Lot 18

Registered Plan No. Lot No.

Reference Plan No. Part No.

Civic Address 6964 Concession 4

(b) When was property acquired: October 2001 Registered Instrument No. LT65953

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

Frontage/Width	<u>6 ±</u>	AREA	<u>400± m²</u>
Depth	<u>67 ±</u>	Existing Use(s)	<u>Forest and bush</u>
Existing Buildings or structures: <u>Hydro line</u>			
Proposed Uses (s): <u>Proposed hydro easement in favour of retained lands</u>			

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☒ Other Not required for easement

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank ☐ individual ☐ communal

☐ Pit Privy

☒ Other (Specify): Not required for easement

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

Frontage/Width 29 / 164± AREA 7.2 ha ±

Depth 493 ± Existing Use(s) Dwelling, forest, bush, agricultural

Existing Buildings or structures: Dwelling, garage

Proposed Uses (s): No Change

Type of access (Check appropriate space)	Existing [X]	Proposed []
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company:

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [X] NO []
Simultaneous application being made to create parcel for new rural residential dwelling.

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

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

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

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

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

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

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)

Secondary Agricultural, Greenlands 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) and Natural Environment Zone

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

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

Minor variance application for the retained lands to be made as a condition of severance approval. Minor variance required to allow a lot frontage of 29±m instead of 121.9m as required by Section 5(3)(b) of the zoning bylaw.

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; Manulife One Administration, 500 King Street North, Delivery Station 500-G-A 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

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

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

Retained	Width	Length	Area	Use	
	Width	Length	Area	Use	
Severed	Width 6.5±m	Length 9.5±m	Area 62±m²	Use	Garage
	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 []	

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.



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]

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 [X] NO []

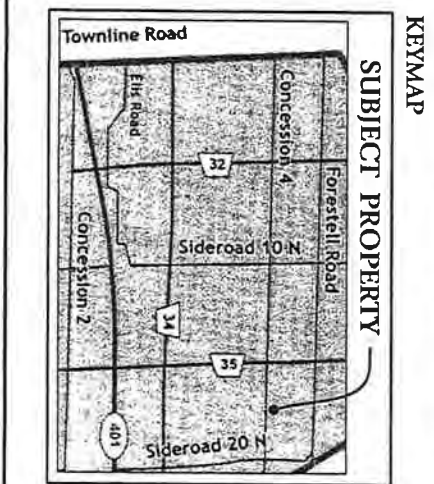
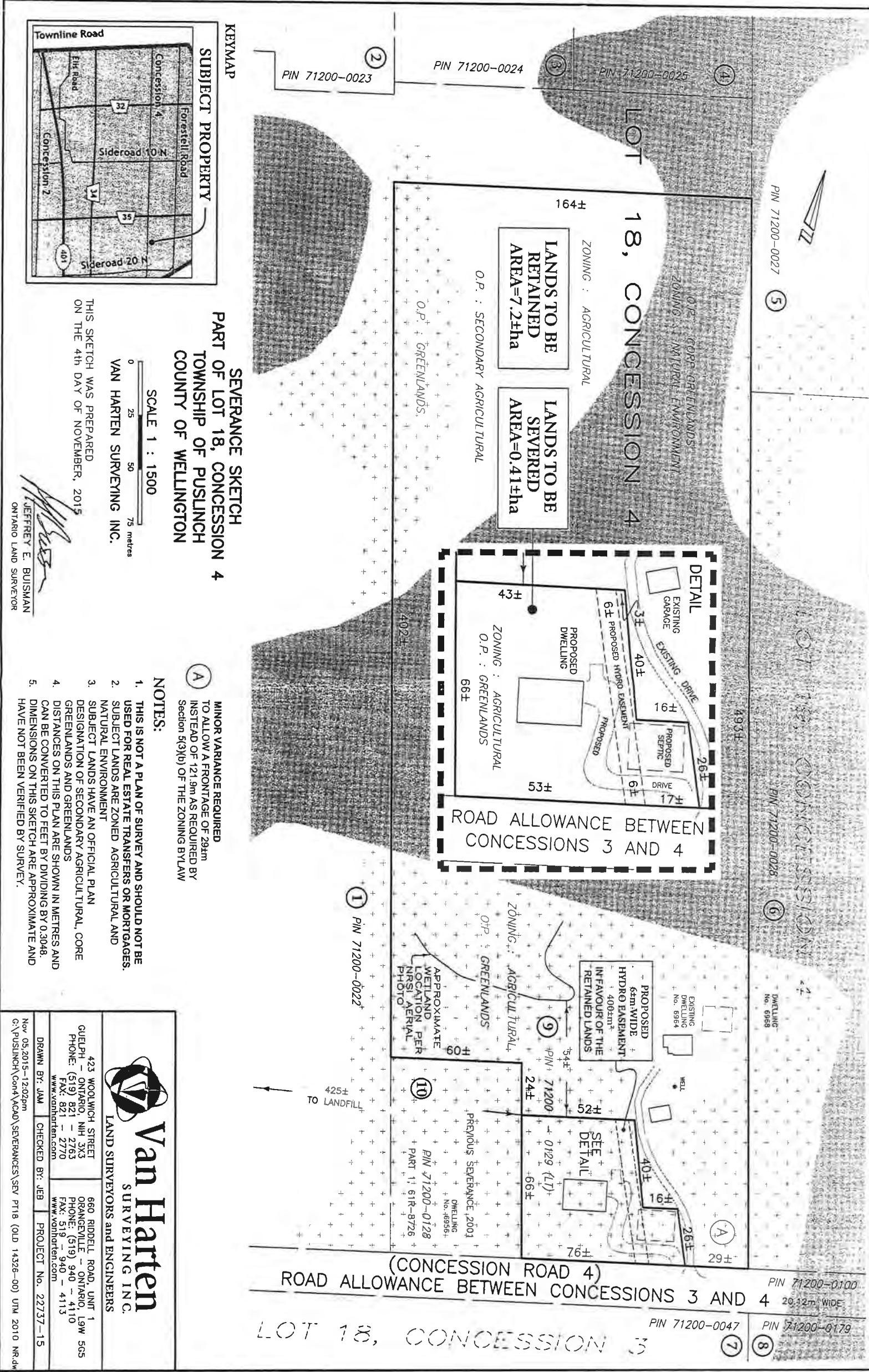
If yes, please indicate the person you have met/spoken to: Sarah Wilhelm

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.



SEVERANCE SKETCH
PART OF LOT 18, CONCESSION 4
TOWNSHIP OF PUSLUNCH
COUNTY OF WELLINGTON

SCALE 1 : 1500
0 25 50 75 metres
VAN HARTEN SURVEYING INC.

THIS SKETCH WAS PREPARED
ON THE 4th DAY OF NOVEMBER, 2015

Jeffrey E. Buismann
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

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

MINOR VARIANCE REQUIRED
TO ALLOW A FRONTAGE OF 29m
INSTEAD OF 121.9m AS REQUIRED BY
Section 5(3)(b) OF THE ZONING BYLAW

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: (519) 821-2763
FAX: 821-2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: (519) 940-4110
FAX: 519-940-4113
www.vanharten.com

DRAWN BY: JAM
CHECKED BY: JEB
PROJECT No. 22737-15

Nov 05, 2015-12:02pm
G:\PUSLUNCH\Con4\ACAD\SEVERANCES\SEV PT18 (OLD 14326-00) UTM 2010 NR.dwg

(CONCESSION ROAD 4)
ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4
20.12m WIDE
LOT 18, CONCESSION 3

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

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FILE NO. B117/15

APPLICANT

Anna & Javier Vera
6964 Concession 4
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

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

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

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

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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

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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

1. Approval Authority:

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

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

Required Fee: \$ 1000
 Fee Received: Nov 6/15

File No. B118/15

Accepted as Complete on: Nov 6/15

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

2. (a) Name

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

Phone No.

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for residential purposes.

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 4 Lot No. Part of Lot 18

Registered Plan No. Lot No.

Reference Plan No. Part No.

Civic Address 6964 Concession 4

(b) When was property acquired: October 2001 Registered Instrument No. LT65953

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

Frontage/Width	<u>76 ±</u>	AREA	<u>0.41 ± ha</u>
Depth	<u>66 ±</u>	Existing Use(s)	<u>Forest and bush</u>

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):

6. Description of Land intended to be RETAINED:
Metric [☒] Imperial [☐]
Frontage/Width 29 / 164± AREA 7.2 ha ±
Depth 493 ± Existing Use(s) Dwelling, forest, bush, agricultural
Existing Buildings or structures: Dwelling, garage
Proposed Uses (s): No Change

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed [<input type="checkbox"/>]
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

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

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

☐ Municipally owned and operated sanitary sewers
☒ Septic Tank ☒ individual [☐] communal
☐ Pit Privy
☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [☐] NO ☒
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES ☒ NO [☐]
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [☐] NO ☒
 b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel? YES [☐] NO ☒ If answer to 9b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☒ NO [☐]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☒ NO [☐]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [☐] NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [☐] NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [☐] NO ☒

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

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

Name of Rail Line Company:

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

Simultaneous application being made for proposed hydro easement in favour of the retained 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 [] _____

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

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

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

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)

Secondary Agricultural, Greenlands 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) and Natural Environment Zone**

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

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

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

Minor variance application for the retained lands to be made as a condition of severance approval. Minor variance required to allow a lot frontage of 29±m instead of 121.9m as required by Section 5(3)(b) of the zoning bylaw.

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; Manulife One Administration, 500 King Street North, Delivery Station 500-G-A 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**

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

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

<u>Retained</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Severed</u>	Width <u>6.5±m</u>	Length <u>9.5±m</u>	Area <u>62±m²</u>	Use <u>Garage</u>
	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	[]

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.



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]

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 [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.

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