



## AGENDA

### COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held January 12, 2016 adopted

4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date: **(See Attachment B)**
- 4(a) **Minor Variance Application D13/SAN – Donald and Fern Sanderson** – Property described as Part Lot 10, Concession 10, 978 Watson Road S, Township of Puslinch.

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

1. A 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems.

5. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

### PLANNING & DEVELOPMENT ADVISORY COMMITTEE

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

Planning & Development Advisory Committee meeting minutes held Tuesday January 12, 2016 be adopted.

9. **APPLICATIONS FOR SITE PLAN APPROVAL (See Attachment D)**
- 9a) **D11/ONT – 2349506 Ontario Inc – 315 Brock Road S – proposed gas bar in Highway Commercial (C2) Zone**  
Landscape Plan & Elevation Plan attached for comment

**10. ZONING BY-LAW AMENDMENT (See Attachment E)**

**10a) Rezoning Application File D14/NOO – Todd Noonan and Debbie McIntosh, Concession 1, Part Lot 6, municipally known as 6620 Concession 1.**

The subject property is zoned Agricultural Site Specific (A-43) Zone that permits an accessory dwelling unit for farm help and requires a minimum lot area of 41.6 ha (103 acres). A rezoning is required to permit an amended minimum lot area on both the retained and severed parcels and to not permit an accessory dwelling unit for farm help on the severed parcel.

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

**11(a) Severance Application B4/16(D10/WHI) – Kevin Whitcombe, Part Lot 20, Concession Gore, municipally known as 6994 Gore Road.**

Proposed severance is 65 m frontage x 100 m = 0.7 hectares, existing agricultural use for proposed rural residential use for proposed rural residential use

Retained parcel is 16.9 hectares with 280 m frontage on Gore Road and 229 m frontage on Sideroad 20 N, existing and proposed agricultural and rural residential use with existing dwelling, barn, garage and shop.

**11(b) Lot Line Adjustment Application B5/16 (D10WHI) – Kevin Whitcombe, Part Lot 20, Concession Gore, municipally known as 6994 Gore Road.**

Proposed lot line adjustment is 0.6 hectares with 25m frontage vacant land to be added to abutting rural residential lot.

Retained parcel is 16.9 hectares with 280 m frontage on Gore Road and 229 m frontage on Sideroad 20 N, existing and proposed agricultural and rural residential use with existing dwelling, barn, garage and shop.

**11(c) Severance Application B8/16 (D10/NAG) – Arthur & Lena Nagel, Part Lot 21, Concession 1, municipally known as 4225 Sideroad 20 S.**

Proposed severance is 1.0 hectares with 75 m frontage, vacant land for proposed rural residential use..

Retained parcel is 26 hectares with 317 m frontage on Concession 2 and 479 m frontage on Sideroad 20, existing and proposed rural residential and forest with existing dwelling.

**12. OTHER MATTERS**

- None

13. **CLOSED MEETING** – no matters
14. **NEXT MEETING Tuesday March 8 @ 7:00 p.m.**
15. **ADJOURNMENT**



**ATTACHMENT A - Cof A Minutes**

**MINUTES**

**MEMBERS PRESENT:**

John Sepulis, Chair  
Councillor Ken Roth  
Dennis O'Connor  
Dianne Paron  
Deep Basi

**OTHERS IN ATTENDANCE:**

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Nancy Shoemaker, BSRD  
Colin Vanderwoerd, Van Harten Surveying  
Joe Cascanette  
Troy Cox  
Brian & Janice Cox

**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/COX – Brian & Janice Cox – Property described as Part Lot19, Concession 9, 4501 Victoria Road S, Township of Puslinch.

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

1. A 6.0 metre lot width (frontage); and
2. A 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems.

- Kelly Patzer summarized the application for minor variance as submitted and noted no objections were received from circulated agencies or the public.
- Colin Vanderwoerd of VanHarten Surveying, agent, indicated that the application is a condition of severance. A 6 metre frontage is being requested and a 15 metre setback from the limit of the Natural Environment. An Environmental Impact Assessment was prepared and approved by the Grand River Conservation Authority.

- Joe Cascanette asked for clarification of the plan as it was small in the notice mailed out.
- Kelly Patzer confirmed the application was for a property to permit a single family dwelling.
- Dianne Paron questioned the Chief Building Official's comment of a 6 metre frontage not being favourable.
- John Sepulis noted that the application is a condition of a consent that the Planning and Development Advisory Committee.
- There were no further questions or comments.

Moved by Ken Roth and Seconded by Dennis O'Connor,

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 6.0 metre lot width (frontage); whereas, Section 5.3(e(iv)) of the by-law, Agricultural Zone, Reduced Lot Requirements, requires a minimum 24.3 metre lot width (frontage).
2. A 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems; whereas, Section 3.25(a) of the by-law, General Provisions, Setbacks from the Natural Environment Zone requires a 30 metre setback from the limit of the Natural Environment Zone for all buildings or structures including a private sewage treatment system and associated weeping tile bed.

The request is hereby Approved.

CARRIED

## 5. ADJOURNMENT

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

The Committee of Adjustment meeting adjourned at 7:11 p.m.

CARRIED



**ATTACHMENT B - CofA APPLICATION**

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

**Minor Variance or Permission Application**

**General Information:**

**1. Applicant Information:**

Registered Owner's Name(s): DONALD & FERN SANDERSON

Address: 978 WATSON ROAD

City: PUSLINCH

Postal Code: NOB 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: \_\_\_\_\_

Applicant (Agent) Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax: \_\_\_\_\_

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

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

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

Municipal address: 978 WATSON RD

Concession: ~~10~~ 10 Lot: ~~10~~ 10

Registered Plan Number: \_\_\_\_\_

Area: 0.4 ha      Depth: 91 m      Frontage: 46 m <sup>(94)</sup>

1 ac      \_\_\_\_\_ ft      \_\_\_\_\_ ft

*(0.8 hectares)*

Width of road allowance (if known): 20.12 m

**Reason for Application:**

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

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

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

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

*3.25A Requesting a 15m setback from NE zone. (wetland limit)*

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

The location of the house requires this variance, the EIS was completed and approved by GRCA for the 15m setback from NE Zone.

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

Official Plan Designation: Secondary Agricultural  
Zoning Designation: Agricultural

7. What is the access to the subject property?

Provincial Highway:   
Continually maintained municipal road:   
Seasonally maintained municipal road:   
Other:  (please specify below)

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

WATSON RD.

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

## Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

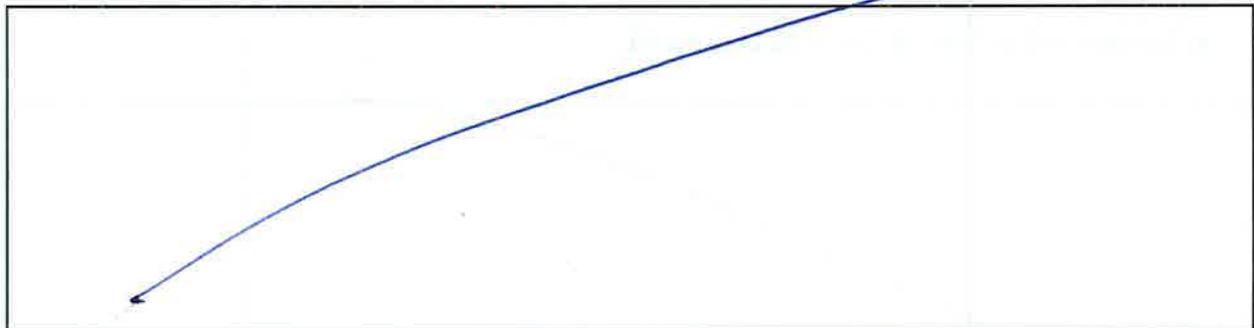
11. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other means:  (explain below)



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

**12. What is the existing use of:**

The subject property? Residential

The abutting properties? Residential

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures			Residential.	
Main Building height	m	ft.	unknown	ft.
*Percentage lot coverage	m	ft.	10%	ft.
*Number of parking spaces			N/A	
*Number of loading spaces			N/A	
Number of floors			2	
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	N/A ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	N/A ft <sup>2</sup>

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

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	34.1 m	ft.
Rear Yard	m	ft.	39.4 m	ft.
Side Yards	m	ft.	① 7.7 m	ft.

② 15.3

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

Date of acquisition of subject property: 1996

Date of construction of buildings property: 2016

**16. How long have the existing uses continued on the subject property?** 140 years

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

Yes  No

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

**Other Related Planning Applications:**

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B67/15				
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

**LEGEND:**

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT SET
- IB DENOTES 202 x 0.15 x 0.60 IRON BAR
- 275 DENOTES BLACK SHOELAKER et. al. O.L.S.'s
- VI DENOTES VAN HARTEN SURVEYING INC. O.L.S.'s
- P1 DENOTES DEPOSITED PLAN 61R-9187 BY (VH)
- OVERHEAD HYDRO
- FENCED WETLAND
- CENTRELINE OF ROAD
- 15m BUFFER
- DIRECTION OF FLOW
- SILT FENCE
- TOP OF BANK
- WATER
- GRAVEL
- CONCRETE
- DECK
- ASPHALT
- BUILDING
- EXISTING ELEVATION x M.L.S.Y.
- PROPOSED ELEVATION x (M.L.S.Y.)
- HYDRO POLE
- 400 VOLT
- CATCH-BASIN
- MANHOLE
- SOIL
- DATE
- VOIDS REEL
- COMPASSION FENCE
- FREE TO BE REMOVED

**BEARING AND COORDINATE NOTE:**

1. BEARINGS ARE GROUND BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, AND 83 (CSRS-2011) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGE COMBINED SCALE FACTOR OF 0.999806.
3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2011). ADJUSTMENT AIDS ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

**BEARING COMPARISONS:**

PLANE	LOCATION FOR NORTHWEST ANGLE
1	10

**PROPOSED DWELLINGS:**

TOP OF FOUNDATION = (382.75)  
FINISHED FLOOR = (383.05)

**NOTES:**

- REFER TO FUTURE SHEET AT ALL LOT LINES. ATTURNS ARE TO BE MADE TO ENSURE ANY ADJUTING LOTS WITH DAMAGE OUTLINE ON THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.
- ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE DEVELOPMENT PROGRESS. THE CONTRACTOR IS RESPONSIBLE TO ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL RESTORATION OF GROUND SURFACES HAVE BEEN STABILIZED BY RESEEDING OR STRAW COVER.

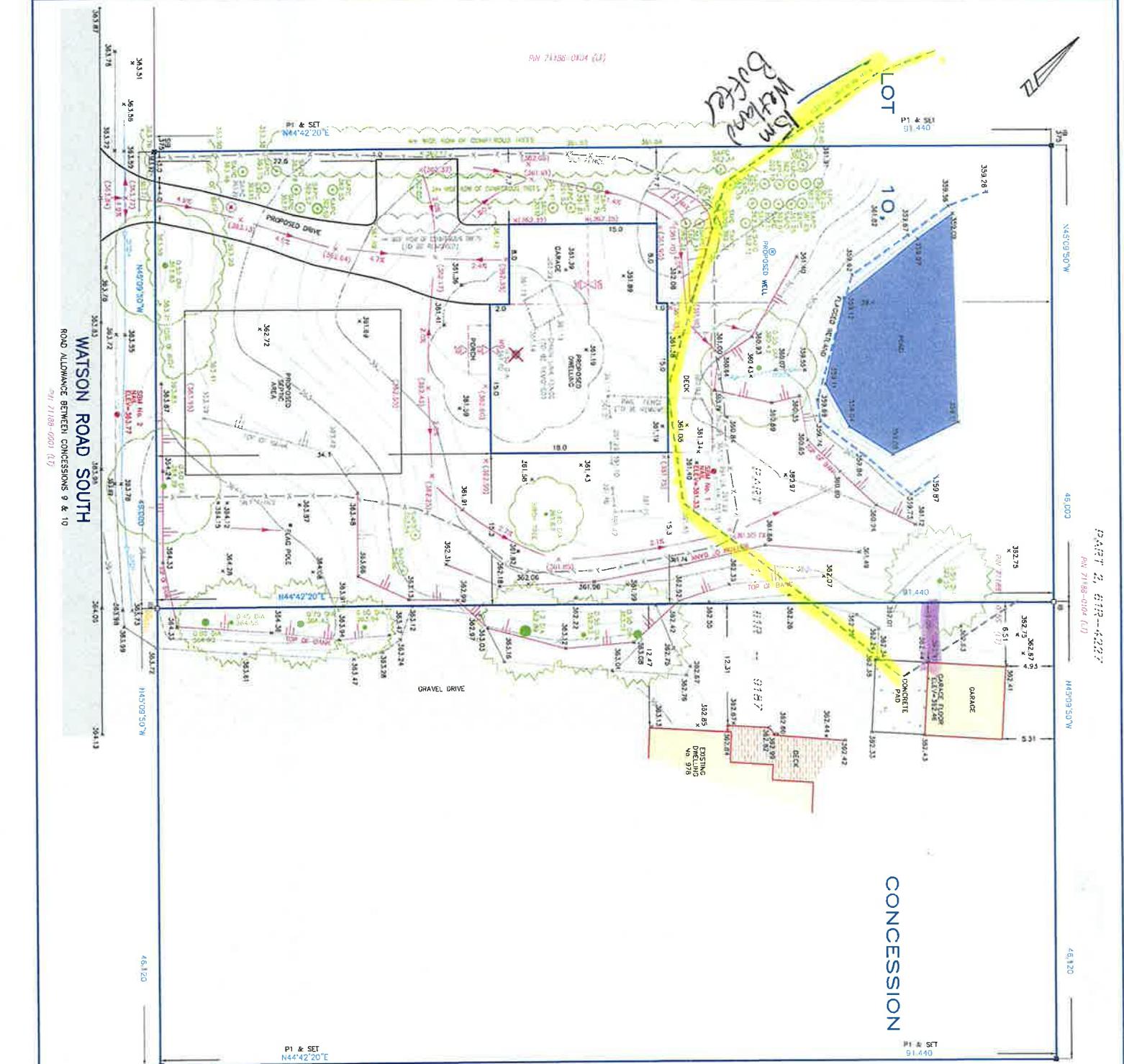
**SEDIMENT AND EROSION CONTROL NOTES:**

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

**CALL BEFORE YOU DIG**

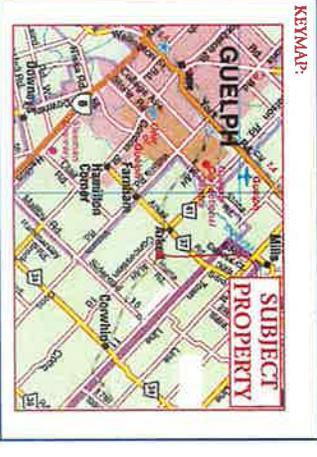
THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

WATSON ROAD SOUTH  
ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10  
71189-0001 (15)



PART 2, 61R-9187  
PW 71189-0154 (11)  
TRANSFERRED TO THE  
TOWNSHIP OF PUSLICH  
BY NSP 06/11/09

PART 4, 61R-9187  
PW 71189-0151 (11)



**PROPERTY DESCRIPTION:**

- PART OF 61R-9187
- PART OF LOT 10, CONCESSION 10 BEING PART 1, 61R-9187
- TOWNSHIP OF PUSLINCH

**ZONING: AGRICULTURAL (A)**

- REQUIRED**
- MINIMUM LOT AREA = 0.4 ha
  - MINIMUM INTERIOR SIDE YARD = 1.50m
  - 1 STOREY
  - MINIMUM REAR YARD = 7.6m
- PROPOSED**
- (0.42 ha)
  - (4.50m)
  - (7.70m)
  - (38.4m)

**SURVEY INFORMATION:**

**BENCHMARK REFERENCE:** OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CONNECTED TO ORTHOMETRIC ELEVATIONS WITH GRID MODEL N12D0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

**DATE:** 11/17/2015

**BOUNDARY SOURCE:** BASED ON DEPOSITED PLAN 61R-9187.

**TOPOGRAPHIC SURVEY DATE:** THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 19th DAY OF OCTOBER, 2015.

**CAUTION:**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

**METRIC:**

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

**PREPARED FOR: EBRN SANDERSON**

**PROJECT No. 22960-15**

**DRAWING SCALE 1: 250**

**DATE:**

**NO.:**

**REVISION:**

**DATE:**

**Van Harten SURVEYING INC.**

423 WOODMERE STREET  
680 ROYAL ROAD, UNIT 1  
GUELPH, ONTARIO N1H 1W9  
PHONE: (519) 821-2783  
FAX: (519) 821-1110  
WWW.VANHARTENSURVEYING.COM

DESIGNED BY: T.M.A. CHECKED BY: J.F.S.  
NOV 17 2015, 9:06am  
C:\PUSLINCH\COM\CAD\SITE PLAN 10 (SANDERSON) UTM-17 2010 NED.dwg



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

**APPLICATION:** D13/SAN  
**OWNER:** Donald & Fern Sanderson  
**AGENT:** owner  
**LOCATION:** 978 Watson Road S  
**REPORT DATE:** February 4, 2016  
**HEARING DATE:** February 9, 2016 @ 7:00 p.m.

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

1. To allow a 15 metre buffer (setback) from the limit of the Natural Environment Zone for buildings, structures and septic systems, whereas Zoning By-law 19-84 Section 3.25(a) requires a 30 metre setback from the limit of the Natural Environment Zone for all buildings or structures including a private sewage treatment system and associated weeping tile bed.

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

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

**Section 3 – General Provisions**

**3.25 Setbacks from the Natural Environment Zone:**

a) No buildings or structures, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment NE Zone.

c) Notwithstanding the above, the setback from the Natural Environment (NE) Zone may be reduced to a distance that is supported by the Conservation Authority having jurisdiction pursuant to its authority provided under the Conservation Authorities Act, R.S.O. 1990.

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested is for a new lot and would provide relief from Section 3(25)(a) of the Zoning By-law for a reduction in the minimum NE Zone setback for buildings, structures and septic systems. This application would satisfy a condition of severance application B67/15. This application will be heard by the County Land Division

Committee Thursday, February 4, 2016. There are no outstanding concerns with the severance.

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

**GRAND RIVER CONSERVATION AUTHORITY (GRCA):**

No objection to the minor variance application to permit 15 metre buffer from the Natural Environment Zone.

GRCA staff has reviewed a satisfactory Environmental Impact Study that was prepared in support of the related consent application to sever a lot for proposed rural residential use.

**BUILDING DEPARTMENT:**

No Comment .

**FIRE DEPARTMENT:**

No Concerns.

**PUBLIC COMMENTS:**

None received to-date.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** February 3, 2016  
**TO:** Kelly Patzer, Development Coordinator  
 Township of Puslinch  
**FROM:** Sarah Wilhelm, Senior Planner  
 County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 SAN (Sanderson)**  
**978 Watson Road**  
**Pt. Lot 10, Concession 10, Puslinch**

We have reviewed the application for minor variance and provide the following comments.

### Planning Opinion

The variance requested is for a new lot and would provide relief from Section 3(25)(a) of the Zoning By-law for a reduction in the minimum NE Zone setback for buildings, structures and septic systems. This application would satisfy a condition of severance application B67/15. This application will be heard by the County Land Division Committee Thursday, February 4, 2016. There are no outstanding concerns with the severance.

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

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

Regulation	By-law Section	Required	Proposed
Natural Environment (NE) Zone Setback	3(25)(a)	30 m setback from NE Zone	15 m setback from NE Zone

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

Four Tests	Discussion – 15 m NE Zone Setback
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>We would consider the variance minor in terms of impact</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>The subject property is zoned Agricultural (A) and Natural Environment (NE)</li> <li>A single detached dwelling and accessory uses are a permitted use within the Agricultural (A) Zone</li> </ul>

Four Tests	Discussion – 15 m NE Zone Setback
	<ul style="list-style-type: none"> <li>• The intent of maintaining a setback from the NE Zone is to provide separation from significant natural features and/or hazard lands</li> <li>• The Grand River Conservation Authority (GRCA) has no concerns with the reduction to 15 m</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The property is designated Secondary Agricultural and Core Greenlands</li> <li>• The Core Greenlands designation protects a wetland feature</li> <li>• The applicant submitted an Environmental Impact Study (EIS) in association with the consent application and it was accepted by GRCA</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• GRCA has no concerns with the reduction to 15 m, which was supported by the EIS</li> </ul>

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee’s decision with respect to this application.

Respectfully submitted  
County of Wellington Planning and Development Department




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Sarah Wilhelm, BES, MCIP, RPP  
Senior Planner



**PLAN REVIEW REPORT TO; Township of Puslinch, Committee of Adjustment  
Kelly Patzer, Secretary-Treasurer**

**DATE:** January 28, 2016 **YOUR FILE:** D13/SAN  
**GRCA FILE:** D13-SAN – 978 Watson Road

**RE: Application for Minor Variance D13/SAN**  
978 Watson Road, Township of Puslinch  
Donald and Fern Sanderson

**GRCA COMMENT:\***

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application to permit a 15 metre buffer from the Natural Environment Zone.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property (land to be severed through B67/15) contains a portion of the Provincially Significant Arkell Corwhin Wetland Complex and the allowance adjacent to the wetland.

**2. Legislative/Policy Requirements and Implications:**

GRCA staff have reviewed a satisfactory Environmental Impact Study that was prepared in support of the related consent application to sever the subject property for proposed rural residential use.

Due to the presence of the above-noted wetlands, the property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The proposed development of the lot and any future development on the property will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

**3. Additional Information/Suggestions provided in an advisory capacity:**

We wish to acknowledge receipt of the applicable plan review fee of \$970.00 for our review of the related consent application B67/15. As such, a plan review fee for this application is not required.

Should you have any questions or require further information, please do not hesitate to contact me at extension 519-621-2763 ext. 2236.

Yours truly,



Nathan Garland  
Resource Planner  
Grand River Conservation Authority

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

c.c. Sarah Wilhelm, County of Wellington (email)  
Donald and Fern Sanderson – 978 Watson Road, Puslinch, N0B 2J0



# Grand River Conservation Authority

Map created: January 28, 2016  
Prepared by: ah

## D13/SAN

### LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- AQUATIC RESOURCE-LINE (NRVIS)
- COLD WATER
- COOL WATER
- UNKNOWN
- WARM WATER
- PARCELS-ASSESSMENT (MPAC)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TOE
- WETLAND (NRVIS)
- PROVINCIALLY SIGNIFICANT
- LOCALLY SIGNIFICANT
- UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

### GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<http://grms.grandriver.ca/docs/Sources/Citations.htm>



Subject Lands



**ATTACHMENT C -  
PDAC Minutes**

**MINUTES**

**MEMBERS PRESENT:**

John Sepulis, Chair  
Councillor Ken Roth  
Dennis O'Connor  
Dianne Paron  
Deep Basi

**OTHERS IN ATTENDANCE:**

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Nancy Shoemaker, BSRD  
Colin Vanderwoerd, Van Harten Surveying  
Joe Cascanette  
Troy Cox  
Brian & Janice Cox

**1. - 5. COMMITTEE OF ADJUSTMENT**

- See January 12, 2016 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 Dianne Paron, Seconded by Ken Roth
- That the minutes of the Tuesday December 8<sup>th</sup>, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

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

- None

**10. ZONING BY-LAW AMENDMENTS**

- None

**11. LAND DIVISION**

**11(a)** Severance Application B124/15(D10/MCC) – Raymond & Mary McCarron, Part Lot 17, Concession 10, municipally known as 4556 Concession 11.

Proposed severance is 250' x 450' = 2.3 acres, vacant bush for proposed rural residential use

Retained parcel is 84.6 acres with 446.5' frontage, existing and proposed rural residential and agricultural use with existing dwelling, 2 barns, stone cottage and drive shed.

Moved by Dennis O'Connor, Seconded by Deep Basi that the following comments

are forwarded to the County of Wellington Land Division Committee:

- MDS calculation should be based on having livestock inside the barn.

CARRIED

**11(b)** Severance Application B125/15 (D10/PER) – Persian Investments Limited - Concession 7, Part Lot 16, municipally known as 424 Maltby Road W.

Proposed severance is 13.2 hectares with 293 m frontage on Maltby Rd and 361 m frontage on Concession Road 7, vacant land for proposed rural industrial use.

Retained parcel is 28.9 hectares with 708 m frontage, existing and proposed agricultural use with existing vacant house and barn.

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

- No comments.

CARRIED

**11(c)** Severance Application B126/15 (D10/LAK) – Estate of Edward Lake c/o Gary & William Lake, Part Lots 18, 19 & 20, Concession 1, municipally known as 6947 Concession Road 2.

Proposed severance is 0.4995 hectares with 48.8 m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 88.5 hectares with 1192m frontage, existing and proposed agricultural and rural residential use with existing house, 2 drive sheds, barn and 3 silos.

- Jeff Buisman noted the proposed severance is a 2 hectare parcel that the owner's

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

- Severed parcel should not be encumbered by a distribution hydro line crossing the parcel
- It should be determined if the utility is a public or private line
- Hydro should be circulated for comment if it is a public line

CARRIED

**12. OTHER MATTERS**

- none

**13. CLOSED MEETING**

- No matters

**14. FUTURE MEETINGS**

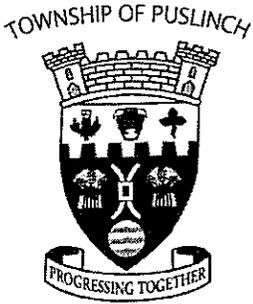
- Next Regular Meeting Tuesday February 9, 2016 @ 7:00 p.m.

**15. ADJOURNMENT**

Moved by Ken Roth and Seconded by Dianne Paron,

- That the Planning & Development Advisory Committee adjourns at 7:40 p.m.

CARRIED



## Attachment D - Site Plan Application

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

### Application for Site Plan Approval

#### General Information:

#### Applicant Information:

Registered Owner(s): 2349506 ONTARIO INC.

Address/legal description:

Email Address:

Telephone Number:



Applicant (Agent):

PROFESSIONAL DEVELOPMENT CONSULTANT INC. (PDC INC.)

Address:

Email Address:

Telephone Number:



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

Send correspondence to:

Owner:

Agent:

Other:

**Property Description:**

Municipal Address: 299 BROCK (S), TOWN OF PUSLINCH, GUELPH, ON

Concession: <u>7</u>	Lot: <u>PT OF LOT 27</u>
Registered Plan Number: <u>61R-3968</u>	
Area: <u>0.3025</u> ha	<u>3025</u> ac
Depth: <u>48.158</u> m	<u>157.95</u> ft.
Frontage: <u>61.64</u> m	<u>202.18</u> ft.

**County Official Plan:**

Existing County Official Plan designation(s):

SCHEDULE A-7 (TOWN OF PUSLINCH)

Proposed County Official Plan designation(s) (if applicable):

N/A

**Zoning:**

Existing Zoning:

C-2 (HIGHWAY COMMERCIAL)

Proposed Zoning (if applicable):

SAME AS ABOVE

---

**Existed and Proposed Land Uses and Buildings:**

**Land Uses:**

Existing use(s) of the subject land:

VACANT

---

Proposed use(s) of the subject land:

COMMERCAIL DEVELOPMENT

---

**Other Planning Applications:**

Is this property subject to other applications pursuant to the Planning Act:

Yes:

No:

If yes, please specify:

**Building or Structures:**

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

		Existing		Proposed	
Type of buildings or structure(s):	VACANT				RETAIL COMMERCAIL
Date of Construction:					SEPTEMBER 2015

		Existing		Proposed	
Accessibility Building Height:				5.0	
Building Height:	0 m	0 ft.	5.0 m	16.4	ft.
Number of Floors:			1.0	1.0	
Total Floor Area:	sq.m	sq.ft	268.25 sq.m	2886	sq.ft
Ground Floor Area:	sq.m	sq.ft	268.25 sq.m	2886	sq.ft

Distance from the building/structure to the:

		Existing		Proposed	
Front lot line:	m	ft.	31.74 m	104.10	ft.
Side lot line:	m	ft.	17.5 m	57.40	ft.
Side lot line:	m	ft.	16.45 m	53.956	ft.
Rear lot line:	m	ft.	7.0 m	22.96	ft.
Total Floor Area:			268.25		
Percent of lot coverage:			8.86%		
Percentage of Lot Covered by Landscape Area:			29.5%		

		Existing	Proposed		
Percentage of Lot Covered by Open Work Yard			82.47%		
Percentage of Lot Covered by Outside Storage or Display Area:			0.0		
Number of Light Standards and Height:			9 No. AND 4.92m HIGH		
Classification of all Buildings Pursuant to OBC s 3.2.2.			GROUP-E		
Type of Building Materials (i.e. combustible)			NON-COMBUSTIBLE		
Number of parking spaces:			22		
Number of loading spaces:			1.0		

**Authorization for Agent/Solicitor to act for Owner:**

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

I (we) MR. GURLAB SINGH of the CITY  
of BRAMPTON County/Region of PEEL do



REVISIONS	
NO.	DESCRIPTION

- ELEVATION NOTES:**
- 1. ALL QUANTITY MEASUREMENTS SHALL BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE NOTED.
  - 2. PRE-CAST STONE UNITS - 100MM THICK.
  - 3. BRICK CLADDING.
  - 4. CROSS-BRAND STAIRS - SECTION BY SHAWMUT BRICK.
  - 5. CONCRETE-THEMEL MASONRY.
  - 6. EXTERIOR FLOORING - SECTION BY SHAWMUT BRICK.
  - 7. EXTERIOR FLOORING - SECTION BY SHAWMUT BRICK.
  - 8. EXTERIOR FLOORING - SECTION BY SHAWMUT BRICK.
  - 9. CLEAR GLAZED ALUMINUM ENTRANCE DOOR.
  - 10. WALL MOUNTED LIGHT FIXTURE.
  - 11. WINDOW.
  - 12. WALL MOUNTED LIGHT FIXTURE.
  - 13. DOWN THROUGH WINDOW AWNING.
  - 14. SKILL CANADA ILLUMINATED SIGNAGE.
  - 15. EXTERIOR ILLUMINATION & FISH SYSTEM.
  - 16. OVER BOARD.
  - 17. SIGN ENTRANCE.
  - 18. ILLUMINATED PARTNER SIGN (TR)

NO.	DESCRIPTION	DATE	BY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SOLELY BY THE OWNER.

DATE: \_\_\_\_\_



**PDC**  
 PROFESSIONAL DEVELOPMENT CENTRE INC.  
 50 WOODVILLE DR. BRAMPTON, ON L7A 2E1  
 TEL: (905) 878-3215

A - DETAIL/SECTION No.  
 B - LOCATION (IMP. No.)

**PROPOSED SHELL GAS STATION AND DRIVE THRU RESTAURANT FOR 2349506 ONTARIO INC.**

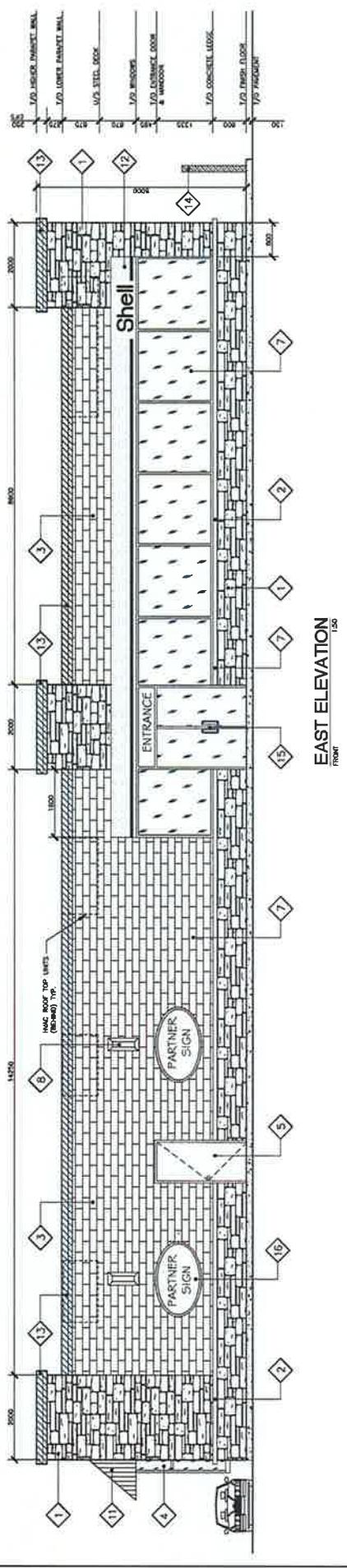
315 BROCK RD. SOUTH  
 TOWN OF PUSLUNCH, GUELPH  
 ONTARIO, CANADA

SHEET TITLE: ARCHITECTURAL ELEVATIONS - SHELL BUILDING

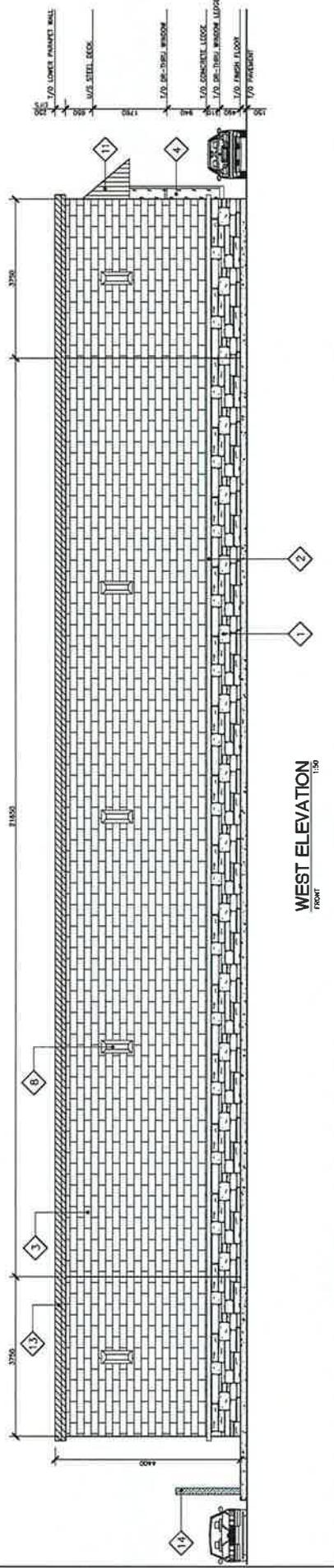
**BUILDING ELEVATIONS**

PROJECT No. 214004  
 DRAWN BY: S.A.K.  
 CHECKED BY: S.A.K.  
 SCALE: AS NOTED  
 DATE: OCT. 15, 2015

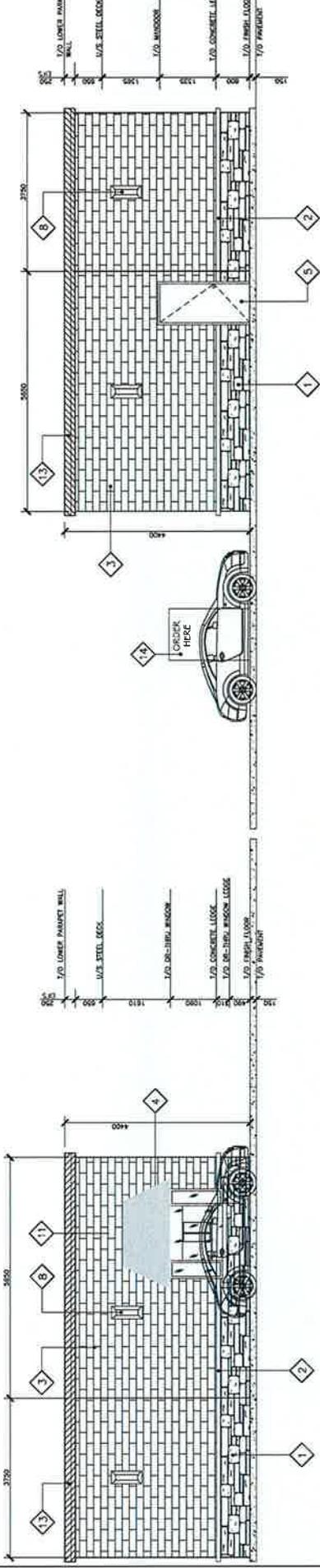
**A-4**



**EAST ELEVATION**  
 FRONT



**WEST ELEVATION**  
 FRONT



**NORTH ELEVATION**  
 SIDE

**SOUTH ELEVATION**  
 SIDE

**ATTACHMENT E - Zoning Application**



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

**Zoning By-law Amendment Application**

Date submitted: JANUARY 5<sup>th</sup>, 2016

**The Amendment:**

**Type of amendment:**

Site specific:

Other (specify):

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

Requirement for Severence application B75/15:

Site specific by-law A-43 needs to be amended so the severed parcel would not be permitted to have a second dwelling and minimum lot area under site specific A-43 also requires amendment.

**General Information:**

**1. Applicant Information:**

**Registered Owner's Name(s):** Todd Noonan and Debbie McIntosh

Address: [REDACTED] \_\_\_\_\_

City: [REDACTED] \_\_\_\_\_

Postal Code: [REDACTED] \_\_\_\_\_

Email Address: [REDACTED] \_\_\_\_\_

Telephone Number: [REDACTED] \_\_\_\_\_

Fax: \_\_\_\_\_

**Applicant (Agent) Name(s):** \_\_\_\_\_

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.

§ [REDACTED]
--------------

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

When did the current owner acquire the subject land? Date: 2008

**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: 6620 Concession 1, Puslinch



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.

site specific By-law A-43

**10. Zoning:**

What is the current zoning of the property? Residential, Agricultural

What uses are permitted? Site specific By-law A-43

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.

REFER TO B75/15

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.

REFER TO B75/15

**Existing and Proposed Land Uses and Buildings:**

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

residential (with approval for second dwelling)  
 agricultural

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

approval for second dwelling 2010

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

Severance approved with condition to amend site specific A-43

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

Building Details	Existing		Proposed	
Type of Building(s) or structures	** see attached county of wellington land division B7 map			
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
<b>Structure to the:</b>				
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

*\* see attached : NOTICE OF CONSIDERATION IN PUBLIC FORUM PURSUANT TO SECTION 53<sup>5</sup> OF THE ONTARIO PLANNING ACT AND APPLICABLE REGS. WRT APPLICATION FOR CONSENT FILE B75/15*

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

**Existing and Proposed Services:**

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

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify):

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

Concession 1

**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.**

(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	Approval Date	Approval Status	Approval Reference
Official Plan Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					
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.)**

Notice of consideration in public forum pursuant to section 53 of the Ontario Planning Act and applicable regulations with respect to application for consent, File B75/15



## ATTACHMENT F - Land Division Applications

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

January 15, 2016

### 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: January 8, 2016*

FILE NO. B4/16

#### APPLICANT

Kevin Whitcombe  
6994 Gore Road  
RR#2  
Puslinch ON N0B 2J0

#### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 20  
Concession Gore

Proposed severance is 65m fr x 100m = 0.7 hectares (severed #2 on sketch), existing agricultural use for proposed rural residential use.

Retained parcel is 16.9 hectares with 280m frontage on Gore Road and 229m frontage on Sideroad 20N, existing and proposed agricultural and rural residential use with existing dwelling, barn, garage and shop.

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

**February 17, 2016**

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

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

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

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

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

#### MAILED TO:

Local Municipality - Puslinch      County Planning      Conservation Authority - Hamilton

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: \$ 1025  
Fee Received: Jan 8/16

File No. B4/16  
Accepted as Complete on: Jan 8/16

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

2. (a) Name of Registered Owner(s) Kevin Daniel WHITCOMBE

Address 6994 Gore Road RR #2, N0B 2J0

Phone No. [REDACTED] Email:

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

\_\_\_\_\_  
\_\_\_\_\_

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

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

Lise Burcher  
45 Elora Street, Guelph, ON, N1H 2X9

Phone No. [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER  APPLICANT  AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER  APPLICANT  AGENT

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

RURAL RESIDENTIAL  AGRICULTURAL  URBAN RESIDENTIAL  COMMERCIAL/INDUSTRIAL

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 Gore Lot No. Part of Lot 20  
 Registered Plan No. Lot No.  
 Reference Plan No. Part No.  
 Civic Address 6994 Gore Road

(b) When was property acquired: May 1981 Registered Instrument No. ROS241868

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

Frontage/Width	<u>65 ±</u>	AREA	<u>0.7 ha ±</u>
Depth	<u>100 ±</u>	Existing Use(s)	<u>Agricultural</u>
Existing Buildings or structures: <u>None</u>			
Proposed Uses (s): <u>A new rural residential dwelling</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 be RETAINED: Metric [X] Imperial [ ]

Frontage/Width 133 & 96 / 547 ± AREA 16.9 ha ±

Depth 402 ± Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling, barn, garage, shop

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 [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 [ ] 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 [X] NO [ ]

Name of Rail Line Company: Canadian Pacific 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 [X] NO [ ]

**Application for lot line adjustment severance to be made simultaneously**

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 [X] Places to Grow [ ] 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 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 [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 Meridian Credit Union: 200 Speedvale Avenue West, Guelph, ON, N1H 1C3**

**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 [ ] Other [ ]

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

Severed	Width	Length	Area	Use
Retained	Width <b>15±m</b>	Length <b>19±m</b>	Area <b>285±m<sup>2</sup></b>	Use <b>Barn</b>
	Width <b>11±m</b>	Length <b>36±m</b>	Area <b>396±m</b>	Use <b>Shop</b>
	Width <b>10±m</b>	Length <b>8±m</b>	Area <b>80±m</b>	Use <b>Garage</b>

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

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

To: Secretary-Treasurer  
Planning and Development Department  
County of Wellington

From: Lise Burcher, Agent for Kevin Whitcombe, Applicant and Owner

Date: January 8, 2016

Re: Application for Lot Line Adjustment and Lot Severance of the Whitcombe farm  
in Puslinch Township

---

Dear Planning and Land Division Committee members,

I am submitting an application for both a lot line adjustment and a lot severance on behalf of owner and applicant, Kevin Whitcombe.

The Whitcombe family did participate in the recent Official Plan Amendment process, and expressed interest in severing a lot from their farm property.

In processing this application on behalf of Kevin Whitcombe, I have consulted with a number of individuals involved in the regulatory process to ensure compliance with all requirements for severance. These include Sarah Wilhelm of the County's Planning and Development Department, a representative of the Hamilton Region Conservation Authority- as these lands are within their jurisdiction, and Don Creed, the Director of Operations in the Township of Puslinch to ensure that site lines were met with regard to lot access and visibility.

The application entails both a lot severance request and a lot-line adjustment request. The severance appears to meet all regulatory requirements of size, location, sightlines, and setbacks from both environmental and built features (setback from barn) etc.

The lot line adjustment is being requested as the owner of the existing lot which is being proposed to be increased in size, has for some time been using part of this land for growing vegetables for his family and he wishes to both continue to grow on this portion of land and increase the area somewhat and expand his lot area to accommodate this function.

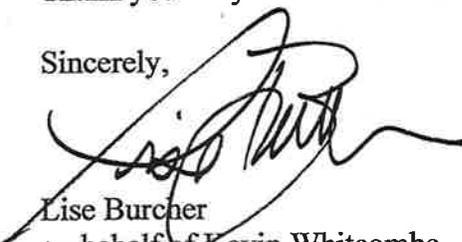
The proposed lot line arrangement also reflects the utilization of an existing natural feature- the historic hedgerow/fence bottom as the lot line between the proposed new parcels. As well, consideration was given to aligning the rear lot line of the two parcels to create greater consistency with the remaining farm parcel for ease of cultivation.

Currently, the cover of land area proposed for both the lot severance and lot line adjustment is in perennial grasses, and the remainder of the farm land will continue to in production as a hay field, which has been the land use for a number of decades.

I will be in attendance at the Committee meeting and will be happy to respond to any questions you may have.

Thank you for your consideration.

Sincerely,



Lise Burcher  
on behalf of Kevin Whitcombe

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.

# Minimum Distance Separation I (MDS I) Report

Application Date: 28-Jul-2015  
File Number: Preconsultation  
Preparer Information  
Sarah Wilhelm

Applicant Information  
Unspecified

County of Wellington

## Calculation #1

Adjacent Farm Contact Information  
Unspecified

Farm Location  
County of Wellington  
City of Guelph

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	71	71.0	330 m <sup>2</sup>

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 10.5 ha

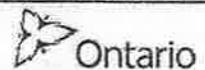
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

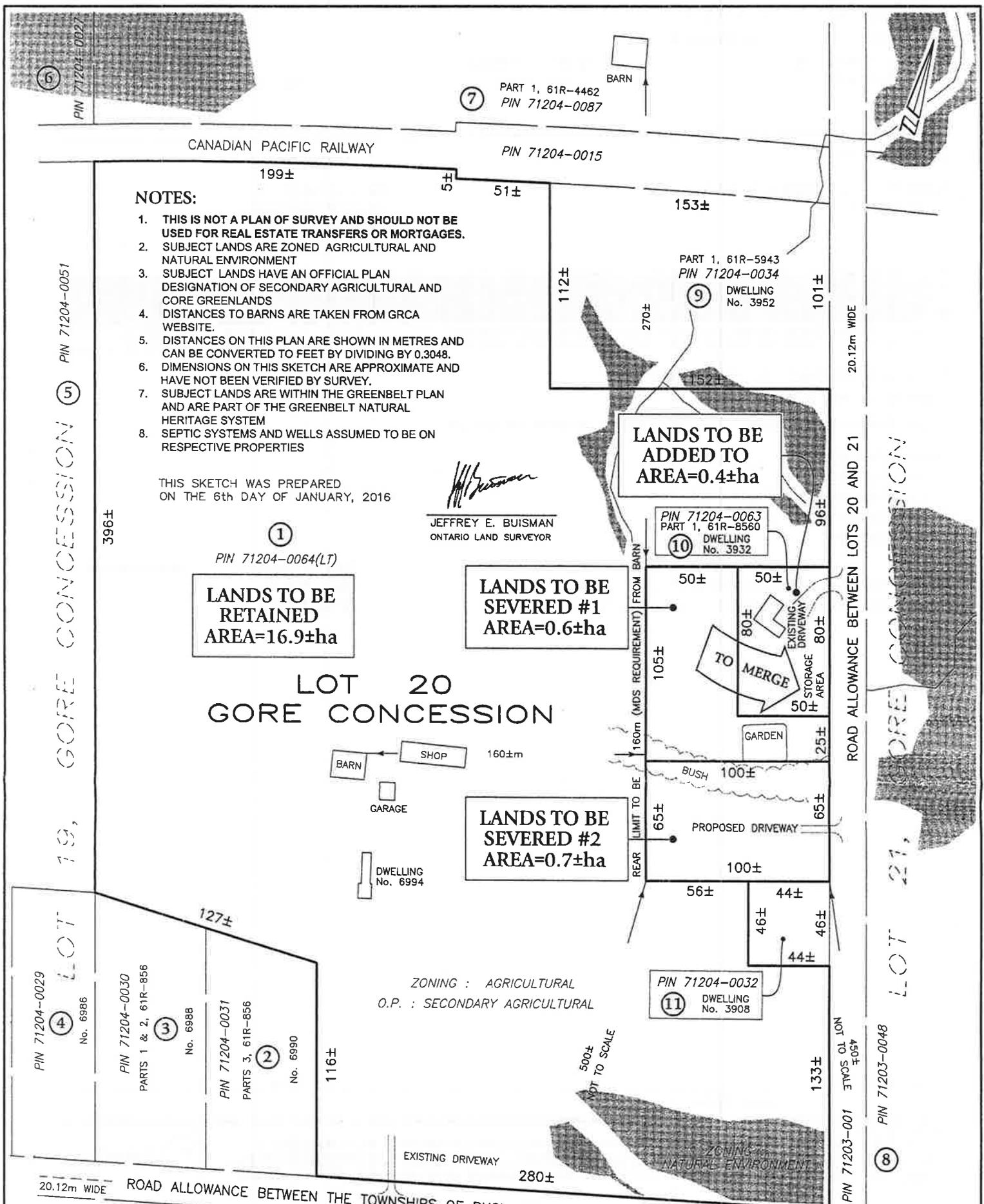
Factor A (Odour Potential): 0.7  
Factor B (Nutrient Units): 297  
Factor D (Manure/Material Type): 0.7  
Factor E (Encroaching Land Use): 1.1  
Total Nutrient Units: 71

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	160 m (525 ft)	
Distance from nearest permanent manure/material storage 'S':	160 m (525 ft)	

Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
Sarah Wilhelm

**NOTE TO THE USER:**  
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.





**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 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.
7. SUBJECT LANDS ARE WITHIN THE GREENBELT PLAN AND ARE PART OF THE GREENBELT NATURAL HERITAGE SYSTEM
8. SEPTIC SYSTEMS AND WELLS ASSUMED TO BE ON RESPECTIVE PROPERTIES

THIS SKETCH WAS PREPARED ON THE 6th DAY OF JANUARY, 2016

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

**LANDS TO BE RETAINED**  
AREA=16.9±ha

**LANDS TO BE SEVERED #1**  
AREA=0.6±ha

**LANDS TO BE SEVERED #2**  
AREA=0.7±ha

**LANDS TO BE ADDED TO**  
AREA=0.4±ha

**LOT 20 GORE CONCESSION**

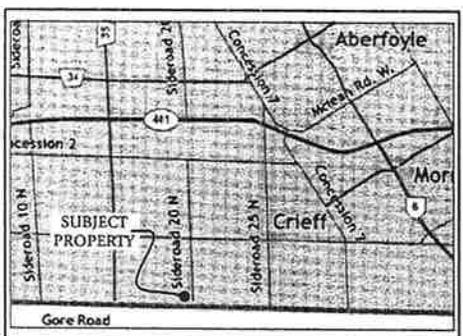
ZONING : AGRICULTURAL  
O.P. : SECONDARY AGRICULTURAL

PIN 71204-0029  
LOT 19, GORE CONCESSION  
PIN 71204-0051

ROAD ALLOWANCE BETWEEN LOTS 20 AND 21  
20.12m WIDE  
LOT 21, GORE CONCESSION  
PIN 71203-0048

20.12m WIDE ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF PUSLINCH & FLAMBOROUGH  
GEOGRAPHIC TOWNSHIP OF BEVERLY  
TOWNSHIP OF FLAMBOROUGH  
CITY OF HAMILTON

**KEYMAP**



**SEVERANCE SKETCH**  
PART OF LOT 20  
GORE CONCESSION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE: 1 - 2000  
VAN HARTEN SURVEYING INC.

PIN 17529-0010 (13)  
LOT 18  
CONCESSION

(12) PIN 17528-0001  
LOT 19  
BARN

**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. 23424-15  
Jan 08, 2016 - 9:02am  
G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEV PT20 (WHITCOMBE).dwg

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

January 15, 2016

## 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: January 8, 2016*

FILE NO. B5/16

### APPLICANT

Kevin Whitcombe  
6994 Gore Road  
RR#2  
Puslinch ON N0B 2J0

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 20  
Concession Gore

Proposed lot line adjustment is 0.6 hectares with 25m frontage (Severed #1 on sketch) vacant land to be added to abutting rural residential lot – Zdzislaw & Maria Baruch.

Retained parcel is 16.9 hectares with 280m frontage on Gore Road and 229m frontage on Sideroad 20N, existing and proposed agricultural and rural residential use with existing dwelling, barn, garage and shop.

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

**February 17, 2016**

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

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

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

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

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

### MAILED TO:

Local Municipality - Puslinch    County Planning    Conservation Authority - Hamilton

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: \$ 1025

Fee Received: Jan 8/16

File No. B5/16

Accepted as Complete on: Jan 8/16

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

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

2(a) Name of Registered Owner(s) Kevin Daniel WHITCOMBE

Address 6994 Gore Road RR #2, N0B 2J0

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

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

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

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

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

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

Lise Burcher

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

(d) All Communication to be directed to:

REGISTERED OWNER  [X]

APPLICANT  [ ]

AGENT  [X]

(e) Notice Cards Posted by:

REGISTERED OWNER  [ ]

APPLICANT  [ ]

AGENT  [X]

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

[X] Conveyance to effect an addition to a lot

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

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

Part of Lot 20, Concession Gore, Part 1, 61R-8560

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

Local Municipality: Township of Puslinch  
 Concession GORE Lot No. Part of Lot 20  
 Registered Plan No. Lot No.  
 Reference Plan No. Part No.  
 Civic Address 6994 Gore Road RR #2, N0B 2J0

(b) When was property acquired: May 1981 Registered Instrument No. ROS241868

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

Frontage/Width 25 / 105± AREA 0.6 ha ±  
 Depth 100 ± Existing Use(s) Bush, agricultural field  
 Existing Buildings or structures: None  
 Proposed Uses (s): To be added to Part 1, 61R-8560 as part of rural residential property

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

Existing entrance on lands to be added to.

[ ] Provincial Highway [ ] Right-of-way  
 [ ] County Road [ ] Private road  
 [X] Municipal road, maintained year round [ ] Crown access road  
 [ ] Municipal road, seasonally maintained [ ] Water access  
 [ ] Easement [ ] Other

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

[ ] Municipally owned and operated piped water system  
 [X] Well [X]individual [ ]communal  
 [ ] Lake  
 [ ] Other (specify): Private well exists on lands to be added to.

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

[ ] Municipally owned and operated sanitary sewers  
 [X] Septic Tank [X]individual [ ]communal  
 [ ] Pit Privy  
 [ ] Other (specify): Septic exists on lands to be added to.

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

Frontage/Width 133 & 96 / 547 ± AREA 16.9 ha ±  
 Depth 402 ± Existing Use(s) Agricultural  
 Existing Buildings or structures: Dwelling, barn, garage, shop  
 Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: **Canadian Pacific 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 [X] NO [ ]

**Application for severance for a rural residential parcel to be made simultaneously**

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 [X] Places to Grow [ ] Other [ ] \_\_\_\_\_

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

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

**Secondary Agricultural and Core Greenlands**

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

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

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

27. What is the zoning of the subject lands? **Agricultural (A) and Natural Environment Zone**

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

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

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

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

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

For mortgages, provide complete name and address of Mortgagee

Lands to be retained: Mortgage with Meridian Credit Union: 200 Speedvale Avenue West, Guelph, ON, N1H 1C3

Lands to be added to: Mortgage with the Toronto-Dominion Bank: 4720 Tahoe Blvd, Building 1, Mississauga, ON, L4W 5P2

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

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

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

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

Severed	Width	Length	Area	Use
Retained	Width <b>15±m</b>	Length <b>19±m</b>	Area <b>285±m<sup>2</sup></b>	Use <b>Barn</b>
	Width <b>11±m</b>	Length <b>36±m</b>	Area <b>396±m</b>	Use <b>Shop</b>
	Width <b>10±m</b>	Length <b>8±m</b>	Area <b>80±m</b>	Use <b>Garage</b>

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 [X]

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

34. **Source Water Protection Plan**

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

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

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

YES [ ] NO [X]

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

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

**None**

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

**Please see covering letter.**

**NOTES:**

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17"**, 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
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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.**

To: Secretary-Treasurer  
Planning and Development Department  
County of Wellington

From: Lise Burcher, Agent for Kevin Whitcombe, Applicant and Owner

Date: January 8, 2016

Re: Application for Lot Line Adjustment and Lot Severance of the Whitcombe farm  
in Puslinch Township

---

Dear Planning and Land Division Committee members,

I am submitting an application for both a lot line adjustment and a lot severance on behalf of owner and applicant, Kevin Whitcombe.

The Whitcombe family did participate in the recent Official Plan Amendment process, and expressed interest in severing a lot from their farm property.

In processing this application on behalf of Kevin Whitcombe, I have consulted with a number of individuals involved in the regulatory process to ensure compliance with all requirements for severance. These include Sarah Wilhelm of the County's Planning and Development Department, a representative of the Hamilton Region Conservation Authority- as these lands are within their jurisdiction, and Don Creed, the Director of Operations in the Township of Puslinch to ensure that site lines were met with regard to lot access and visibility.

The application entails both a lot severance request and a lot-line adjustment request. The severance appears to meet all regulatory requirements of size, location, sightlines, and setbacks from both environmental and built features (setback from barn) etc.

The lot line adjustment is being requested as the owner of the existing lot which is being proposed to be increased in size, has for some time been using part of this land for growing vegetables for his family and he wishes to both continue to grow on this portion of land and increase the area somewhat and expand his lot area to accommodate this function.

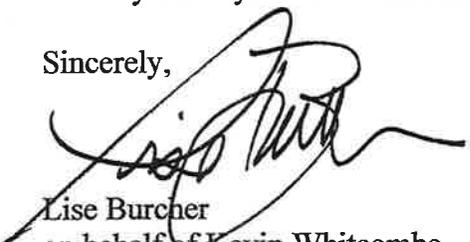
The proposed lot line arrangement also reflects the utilization of an existing natural feature- the historic hedgerow/fence bottom as the lot line between the proposed new parcels. As well, consideration was given to aligning the rear lot line of the two parcels to create greater consistency with the remaining farm parcel for ease of cultivation.

Currently, the cover of land area proposed for both the lot severance and lot line adjustment is in perennial grasses, and the remainder of the farm land will continue to in production as a hay field, which has been the land use for a number of decades.

I will be in attendance at the Committee meeting and will be happy to respond to any questions you may have.

Thank you for your consideration.

Sincerely,



Lise Burcher  
on behalf of Kevin Whitcombe



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: \$ 1025  
Fee Received: Jan 11/16  
File No. B8/16  
Accepted as Complete on: Jan 11/16

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

2. (a) Name of Registered Owner(s) Arthur & Lena NAGEL

Address 4225 Sideroad 20 S, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

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

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

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

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

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 to be owners' son, Allen Nagel**

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

Local Municipality: **Township of Puslinch**  
Concession **1** Lot No. **Part of Lot 21**  
Registered Plan No. Lot No.  
Reference Plan No.  
Civic Address **4225 Sideroad 20 South**

(b) When was property acquired: **December 1986** Registered Instrument No. **ROS541086**

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

Frontage/Width **75 ±** AREA **1.0 ha ±**  
Depth **119-137 ±** Existing Use(s) **Bush, vacant**  
Existing Buildings or structures: **None**  
Proposed Uses (s): **A new rural residential dwelling**

Type of access (Check appropriate space) Existing  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  individual  communal  
 Pit Privy  
 Other (Specify): \_\_\_\_\_

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

Frontage/Width 317/406 ± AREA 26 ha ±

Depth 679 ± Existing Use(s) Rural residential, forest

Existing Buildings or structures: Dwelling

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 [ ] 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 [ ] 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 [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 [ ] 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)

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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 Environmental 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: **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

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 [ ]	

January 6, 2016  
23074-15  
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**  
**4225 Sideroad 20 South**  
**Part of Lot 21, Concession 1**  
**PIN 71203-0086**  
**Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission is a copy of the severance sketch, completed application form, the required deed, a Site Plan of the Lands to be Severed, addresses of neighbouring properties, PIN report and map, a cheque to the GRCA for \$380, and a cheque to Wellington County for \$1,025 for the severance application fee.

The proposal is to create a new rural residential parcel with a frontage of 75±m, depth of 137±m, and area of 1.0± ha. The retained lands have an area of 26± ha where the existing dwelling will remain.

Our submission includes a site plan that has been prepared to show the configuration of a proposed dwelling and septic system. The proposal has been developed in consultation with Aboud & Associates who are preparing a Scoped Environmental Impact Study (EIS) for the property. The study is expected to be completed and submitted to the GRCA by the end of next week. We will forward a copy of this study to you at that time.

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.

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. Arthur and Lena Nagel  
c.c. Cheryl-Anne, Aboud & Associates Inc.

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]

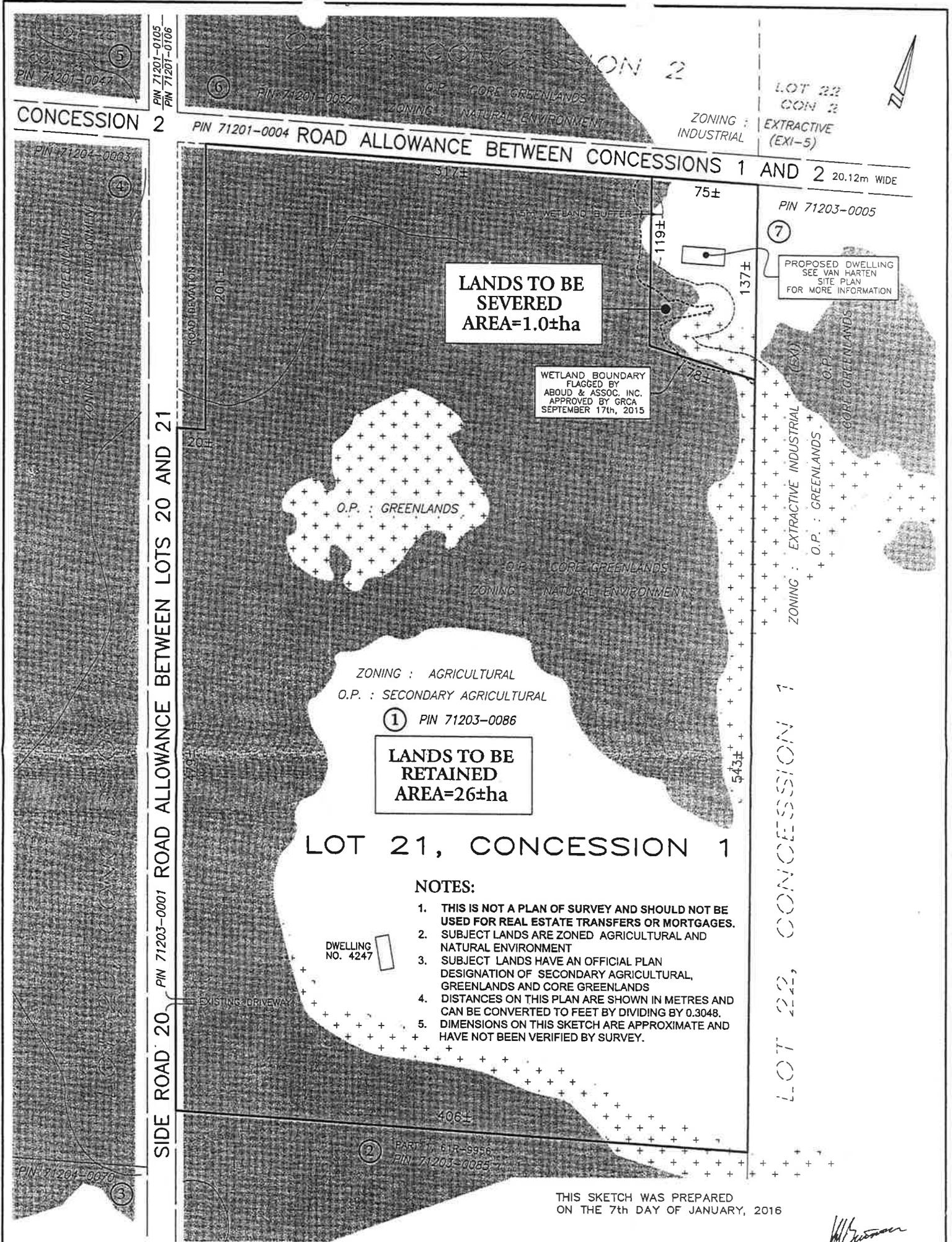
If yes, please indicate the person you have met/spoken to: \_\_\_\_\_

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.

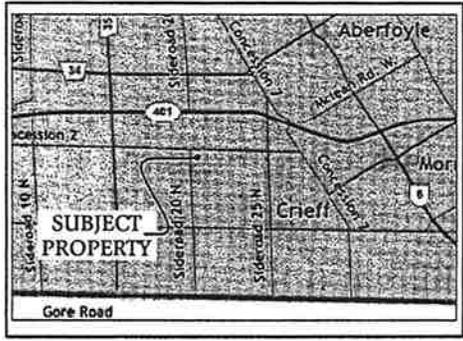
**Please see covering letter.**

**NOTES:**

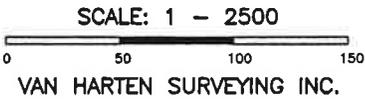
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7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.



**KEYMAP**



**SEVERANCE SKETCH  
PART OF LOT 21  
CONCESSION 1  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON**



*Jeffrey E. Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

**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. 23074-15	
Jan 08, 2016-6:08am G:\PUSLINCH\Con1\ACAD\SEV PT21 (NAGEL) UTM 2010 NR.dwg	

28/16

