



Planning & Development Advisory Committee
Tuesday February 9, 2016
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held 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 (D10/WHI) – 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:

N0B 2J0

E-mail Address:

Telephone Number:

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: ~~978~~ 10 Lot: ~~978~~ 10

Registered Plan Number: _____

Area: 0.4 ha Depth: 91 m Frontage: 46 m
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: ☒

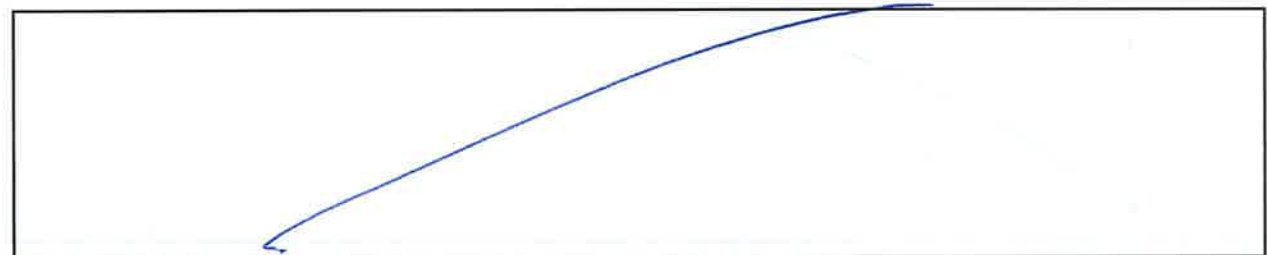
Seasonally maintained municipal road: ☐

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"/>

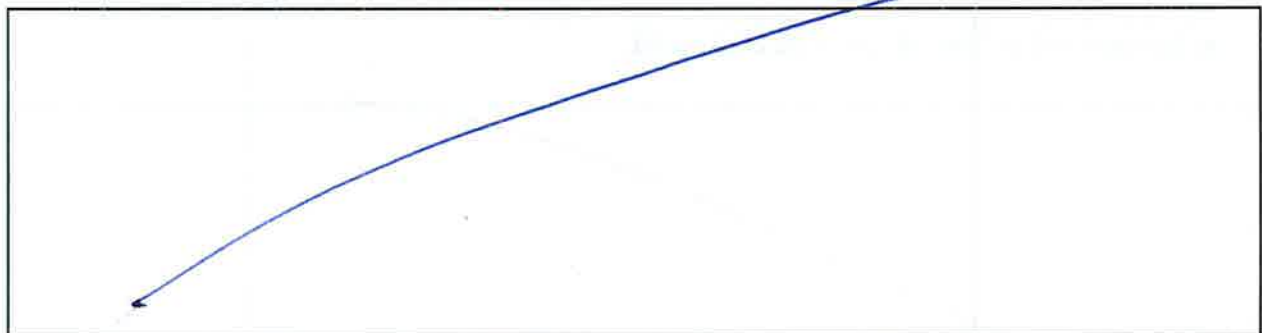
11. How is storm drainage provided?

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.	m	ft. unknown
*Percentage lot coverage	m	ft.	m	10% ft.
*Number of parking spaces				N/A
*Number of loading spaces				N/A
Number of floors				2
Total floor area	m ²	ft ²	m ²	N/A ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	N/A ft ²

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

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:

—○— DEMOTES SURVEY MONUMENT SET
—○— DEMOTES SURVEY MONUMENT SET
IB DEMOTES 1025 x 1025 x 1.20 STANDARD IRON BAR
375 DEMOTES 015 x 015 x 0.60 IRON BAR
VH DEMOTES VAN HARTEN SURVEYING INC. 01.5.9
P1 DEMOTES 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 33.177
PROPOSED ELEVATION x 33.177
HYDRO POLE ———
DAY WIRE ———
LIGHT STANDARD ———
DATE ———
YOUR FRET ———
FREE TO BE REMOVED ———

HYDRO METER ———
OAS METER ———
CATCH-BASH ———
MANHOLE ———
SON ———
CONCRETE FRET ———

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 AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

BEARING CONVERSIONS:

BEARING CONVERSIONS: BEARING SURFACES HAVE BEEN CONVERTED TO GRID BEARINGS BY THE ANGLES SHOWN BELOW

PROPOSED DWELLINGS:

TOP OF FOUNDATION = (362.75)
FINISHED FLOOR = (363.05)

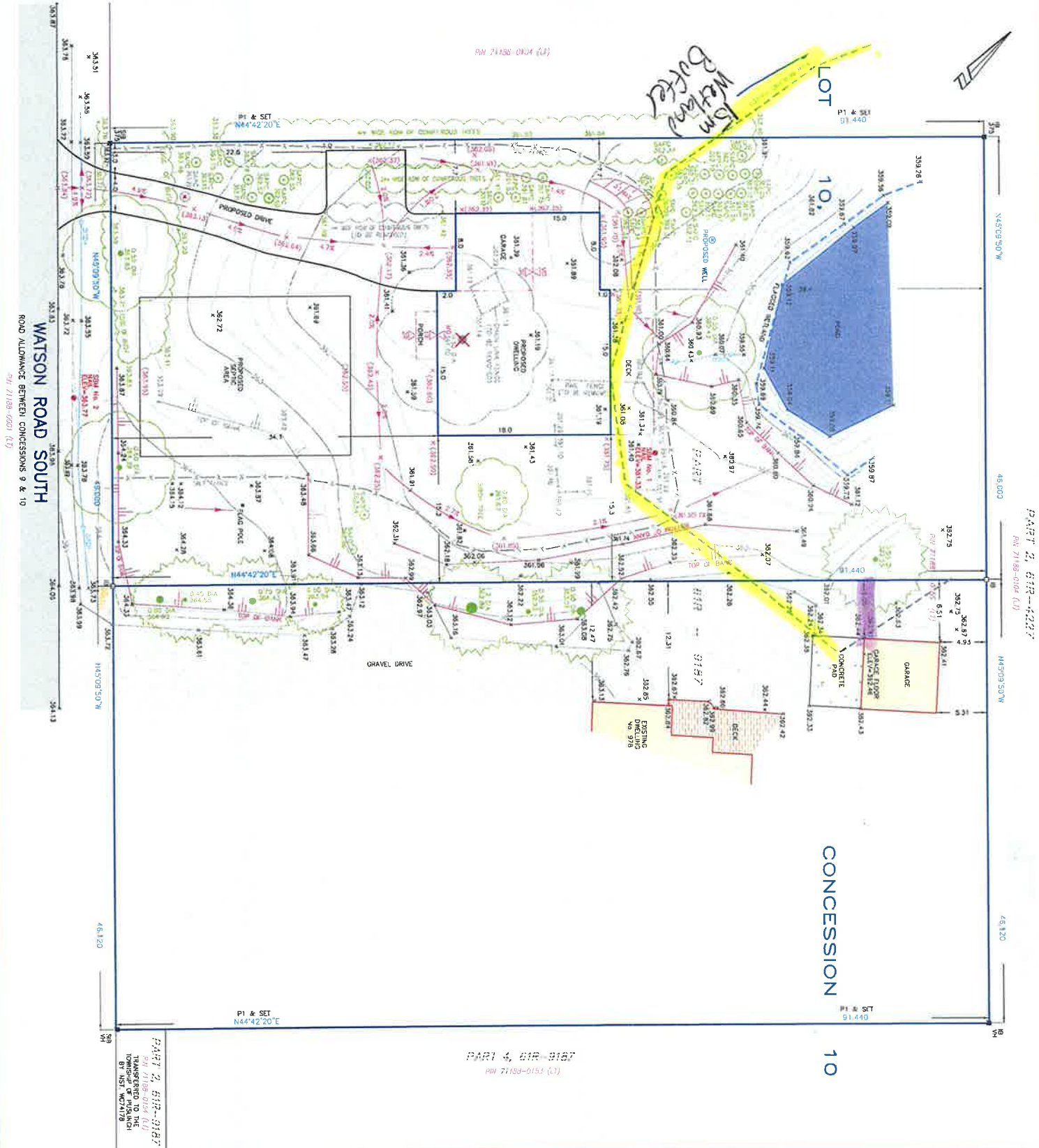
NOTES:

- ALL DISTANCES TO EXISTING SPACES AT ALL LOT LINES, ATTEMPTS ARE TO BE MADE TO ENSURE ANY ADJUTING LOTS WITH DAMAGE OUTLINES ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.
- ALL SUT 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 PROGRESS.
- ALL DISTURBED GROUND SURFACES ARE TO REMAIN IN PLACE UNTIL REDEMPTION OF GROUND COVER.

SEDIMENT AND EROSION CONTROL NOTES:

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.



KEYMAP:



PROPERTY DESCRIPTION:

- PART OF LOT 10, CONCESSION 10 BEING PART 1, 61R-9187
- ADDRESS: 16 SHUTE ROAD
- TOWNSHIP OF PUSLICH

ZONING: AGRICULTURAL (A)

- REQUIRED
- MINIMUM LOT AREA = 0.4 ha
 - MINIMUM INTERIOR SIDE YARD = 1.8m
 - 1 STOREY
 - MINIMUM REAR YARD = 7.6m
- PROPOSED
- (0.42 ha)
 - (4.50m)
 - (1.7m)
 - (39.4m)

SURVEY INFORMATION:

BENCHMARK REFERENCE: OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CONNECTED TO ORTHOMETRIC ELEVATIONS WITH GRID MODEL N12.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK: NAIL NEAR SUT FENCE ON SUBJECT PROPERTY HAVING AN ELEVATION OF 361.30 METRES

BOUNDARY SOURCE: NAIL ALONG WATSON ROAD SOUTH, SOUTHWEST OF SUBJECT PROPERTY HAVING AN ELEVATION OF 363.17 METRES.

TOPOGRAPHIC SURVEY DATE: BASED ON DEPOSITED PLAN 61R-9187.

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.

- THIS SKETCH IS PROTECTED BY COPYRIGHT ©

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

SITE PLAN FOR:

PART OF LOT 10, CONCESSION 10
TOWNSHIP OF PUSLICH
COUNTY OF WELLINGTON

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE

PREPARED FOR: FERN SANDERSON
PROJECT No. 22960-15
DRAWING SCALE 1:250

Van Harten
LAND SURVEYING AND ENGINEERING
423 WOODBINE STREET
SUITE 101
GUELPH, ONTARIO N1H 1S5
PHONE: (519) 821-2783
FAX: (519) 821-2770
WWW.VANHARTEN.SURVEYING.COM

680 ROBEY ROAD, UNIT 1
GUELPH, ONTARIO N1H 1S5
PHONE: (519) 821-1110
FAX: (519) 821-1115
WWW.VANHARTEN.SURVEYING.COM

DESIGNED BY: E.K.A. CHECKED BY: J.E.B.
NOV 17 2015, 9:04am
C:\Pushich\com\Y\CAD\SITE PRIOR TO (SANDERSON) UTM-17 2010 N1H187



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.

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

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

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

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



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)
- PROVINCIAL 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 herein 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://grims.grandriver.ca/docs/Sources/Citations/1.htm>





**ATTACHMENT C -
PDAC Minutes**

Planning & Development Advisory Committee Meeting
January 12, 2016
7:00 pm
Council Chambers, Aberfoyle

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 8th, 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

Property Description:

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

Concession: 7

Lot: PT OF LOT 27

Registered Plan Number: 61R-3968

Area: 0.3025 ha 3025 ac

Depth: 48.158 m 157.95 ft.

Frontage: 61.64 m 202.18 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	DATE
1		
2		
3		
4		

- ELEVATION NOTES:
- 1. USE QUARRY WASTEWATER STONE PRODUCT
 - 2. ARTIFICIAL STONE - SAME STONE BY BRAMPTON BRICK
 - 3. PRE-CAST STONE LOGGE (100mm THK.)
 - 4. BRICK CLADDING
 - 5. CROSS-BOND STONES - SECTION BY BRAMPTON BRICK
 - 6. DRIVE-THROUGH WINDOW
 - 7. EXTERIOR FELLOW METAL WINDOW
 - 8. INSULATED
 - 9. CLEAR GLAZED ALUMINUM ENTRANCE DOOR
 - 10. WALL MOUNTED LIGHT FIXTURE
 - 11. WINDOW
 - 12. WALL MOUNTED LIGHT FIXTURE
 - 13. DRIVE THROUGH WINDOW AWING
 - 14. SKILL CANADA ILLUMINATED SCALPE
 - 15. EXTERIOR ILLUMINATION & FISH SYSTEM
 - 16. POWER BRASS
 - 17. MAIN ENTRANCE
 - 18. ILLUMINATED PARTNER SIGN (TR)

ISSUED	
NO.	DATE
1	
2	
3	
4	

THE DRAWINGS SHALL BE THE PROPERTY OF THE ENGINEER. THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ENGINEER.

PDC
PROFESSIONAL DESIGN CONSULTANTS INC.
50 WOODVILLE DR. BRAMPTON, ON L7A 5E1
TEL 1-877-838-8215

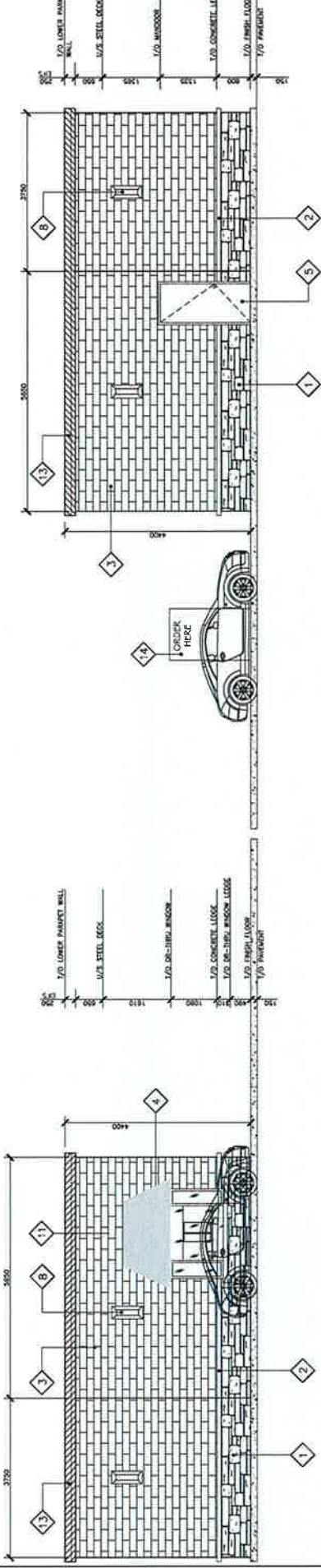
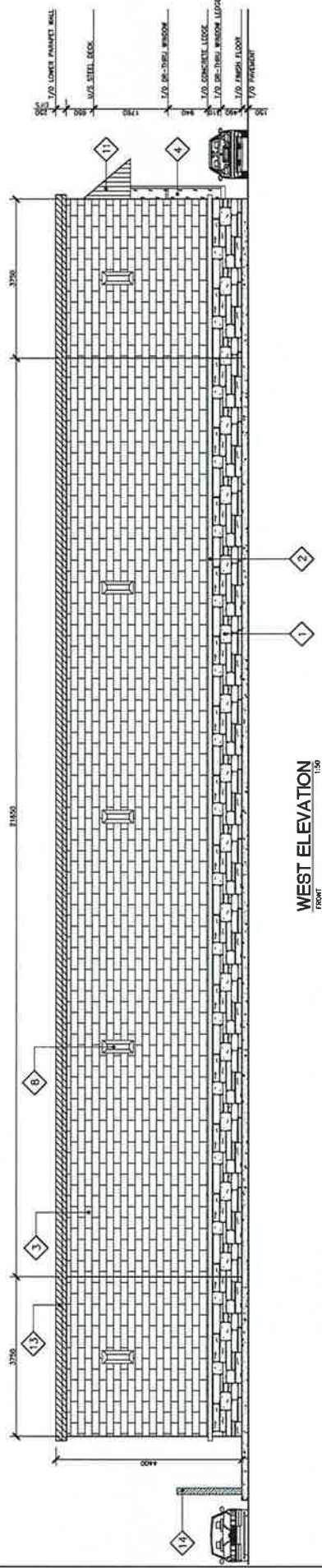
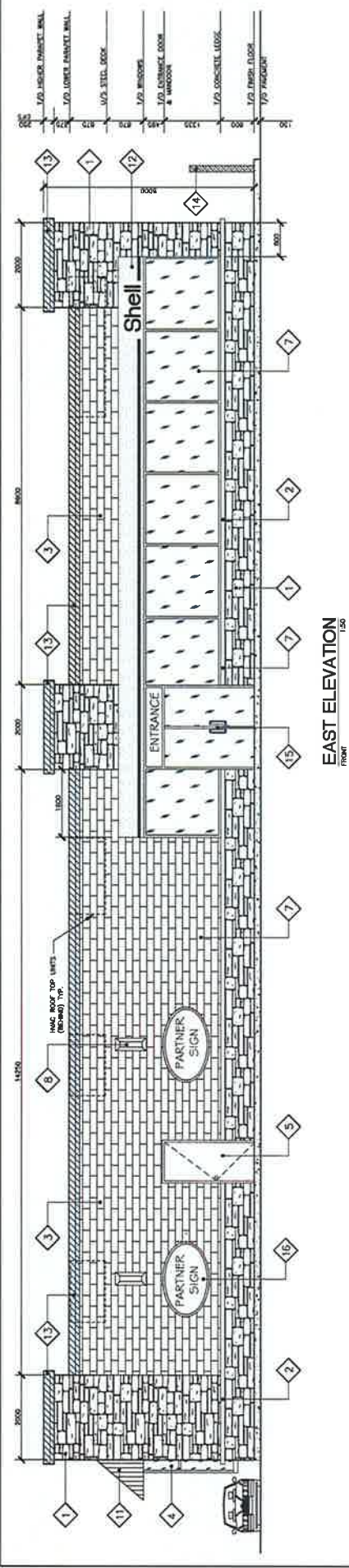
A - DETAIL/SECTION No.
B - LOCATION (IMP. No.)



PROPOSED SHELL GAS STATION
AND DRIVE THOUGH RESTAURANT
FOR
2349506 ONTARIO INC.
315 BROCK RD. SOUTH
TOWN OF PUSLUNCH, GUELPH
ONTARIO, CANADA

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

A-4



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

Zoning By-law Amendment Application

Date submitted: JANUARY 5th, 2016

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify): ☐

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

Requirement for Severance 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: _____

City: _____

Postal Code: _____

Email Address: _____

Telephone Number: _____

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.

S [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

Concession: 1 Lot: part lot 6

Registered Plan Number: 61R - 1101

Area: ha Depth: 1000 m Frontage: 370 m
102 ac ft. ft.

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

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

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

Yes: ☒ No: ☐

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

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

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

Yes: ☒ No: ☐

9. County Official Plan

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

Agriculture, Natural Environment

List land uses permitted by the current Official Plan designation:

residential
agricultural

How does the application conform to the Official Plan?

require amendment based on condition of approval application B75/15

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 ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)		m ²	ft ²	m ²	ft ²
Distance from building structure to the:					
Front lot line		m	ft	m	ft
Side lot line		m	ft	m	ft
Other side lot line		m	ft	m	ft
Rear lot line		m	ft	m	ft

* See attached : NOTICE OF CONSIDERATION IN PUBLIC FORUM PURSUANT TO SECTION 53⁵ 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 Comments
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

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 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: None

Proposed Uses (s): A new rural residential dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):

6.

Description of Land intended to be RETAINED:

Metric [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

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well

[] Lake

[] Other

[X] individual

[] communal

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank

[] Pit Privy

[] Other (Specify):

[X] individual

[] communal

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]

County of Wellington

LAND DIVISION FORM – SEVERANCE

Page 5

Revised September 2015

15. Is there a noxious industrial use within 500 metres [1640']?

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

YES [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 ☒ NO ☐

26. Is the subject land a proposed surplus farm dwelling?* YES ☐ NO ☒

*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 ☒ 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 ☐

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**

<u>Severed</u>	Width	Length	Area	Use
<u>Retained</u>	Width <u>15±m</u>	Length <u>19±m</u>	Area <u>285±m²</u>	Use <u>Barn</u>
	Width <u>11±m</u>	Length <u>36±m</u>	Area <u>396±m</u>	Use <u>Shop</u>
	Width <u>10±m</u>	Length <u>8±m</u>	Area <u>80±m</u>	Use <u>Garage</u>

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

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

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 ²

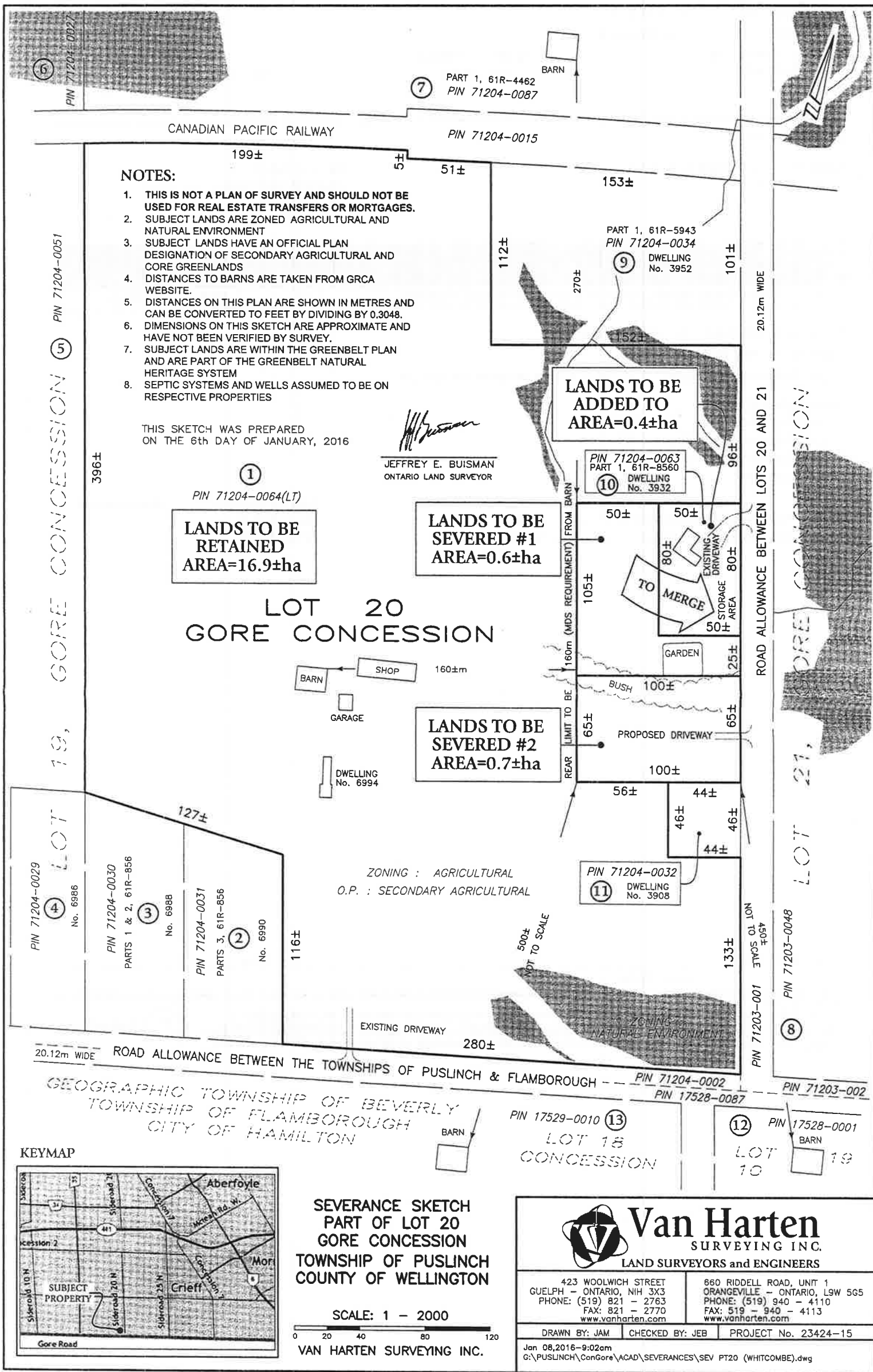
Encroaching Land Use Factor: Type A Land Use
Tillable area of land on this lot: 10.5 ha
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM
Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 297
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 71

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

Signature of Preparer: Sarah Wilhelm
Date:

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.





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.

<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 (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

☒ Septic Tank ☒individual ☐communal

☐ Pit Privy

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

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

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 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 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**

<u>Severed</u>	Width	Length	Area	Use
<u>Retained</u>	Width <u>15±m</u>	Length <u>19±m</u>	Area <u>285±m²</u>	Use <u>Barn</u>
	Width <u>11±m</u>	Length <u>36±m</u>	Area <u>396±m</u>	Use <u>Shop</u>
	Width <u>10±m</u>	Length <u>8±m</u>	Area <u>80±m</u>	Use <u>Garage</u>

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]**

<u>Type</u>	<u>Drain Name & Area</u>	<u>Outlet Location</u>	
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.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

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.

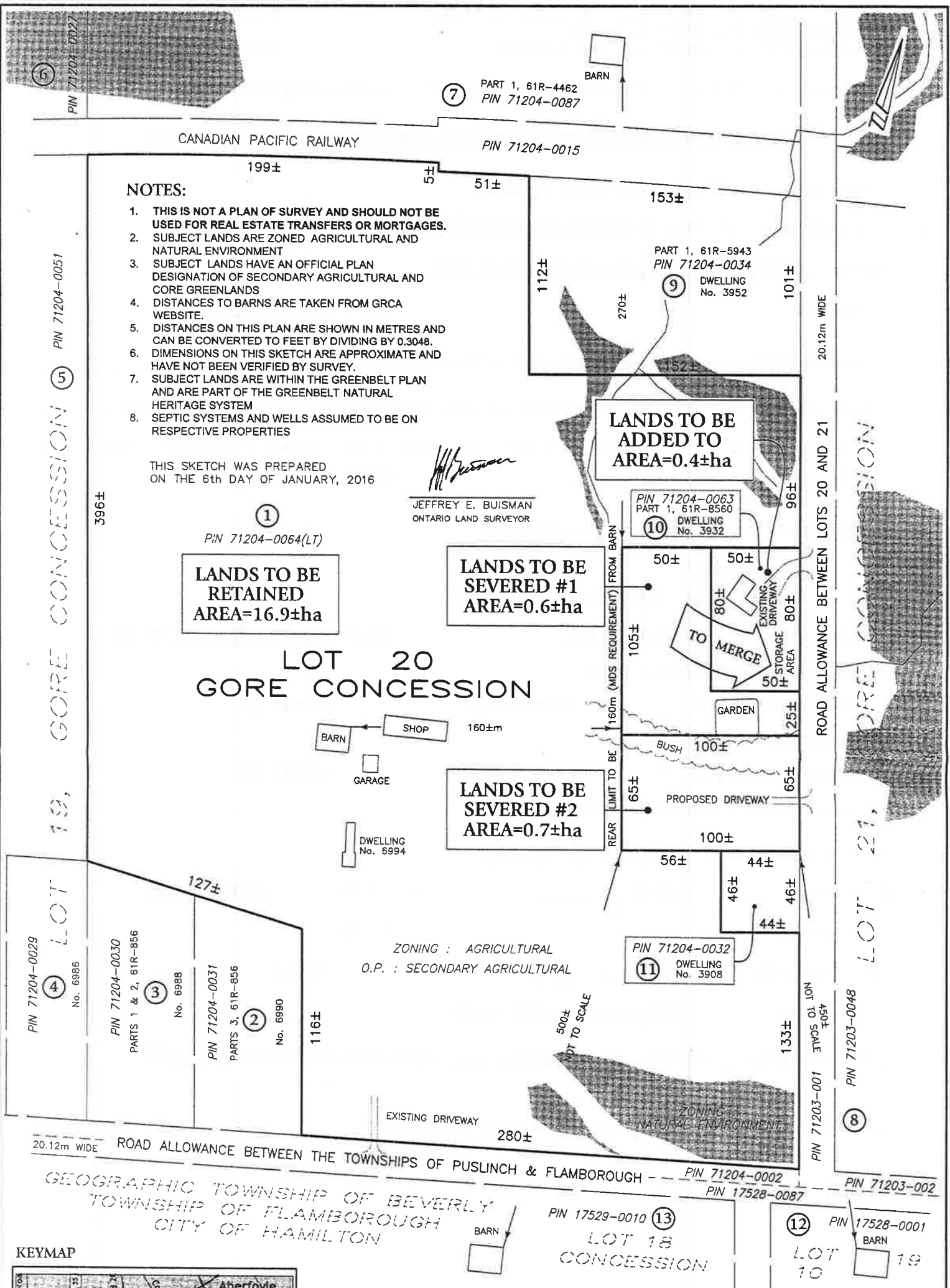
I will be in attendance at the Committee meeting and will be happy to respond to any questions you may have.

Thank you for your consideration.

Sincerely,



Lise Burcher
on behalf of Kevin Whitcombe



JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

LANDS TO BE ADDED TO
AREA=0.4±ha

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

PIN 71204-0032
(11)
DWELLING
No. 3908

PIN 71204-0063
PART 1, 61R-8560
(10)
DWELLING
No. 3932

PART 1, 61R-5943
PIN 71204-0034
(9)
DWELLING
No. 3952

(7)
PART 1, 61R-4462
PIN 71204-0087

LOT 19, GORE CONCESSION
(5)
PIN 71204-0051

LOT 4
(4)
PIN 71204-0029
No. 6986

PIN 71204-0030
PARTS 1 & 2, 61R-856
(3)
No. 6988

PIN 71204-0031
PARTS 3, 61R-856
(2)
No. 6990

LOT 21, GORE CONCESSION
(8)
PIN 71203-0048

PIN 71203-001
NOT TO SCALE
(12)
PIN 17528-0001
BARN
LOT 19

PIN 17529-0010
(13)
LOT 18
CONCESSION

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

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 ☒

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ 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 []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X]individual []communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

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

YES [] NO [X]

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

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

YES [] NO [X]

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

YES [] NO [X]

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

YES [] 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, bot) 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 []

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised June 2015

15. Is there a noxious industrial use within 500 meters [1640']?

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

YES [] NO [X]

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby?

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

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

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

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X]

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

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

YES [] NO [X]
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X]

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

YES [X] NO []

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

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

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

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

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

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

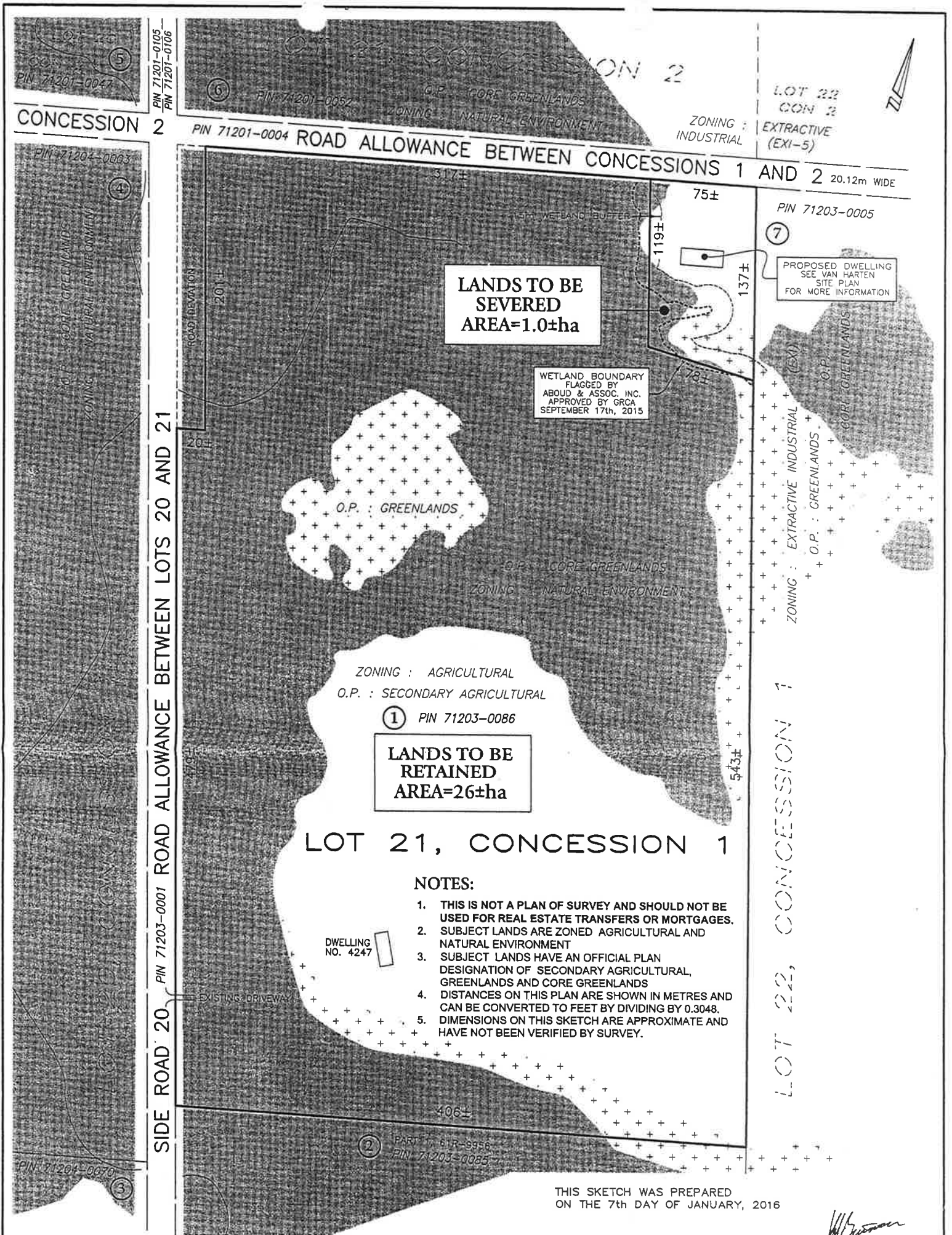
If yes, please indicate the person you have met/spoken to: _____

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.

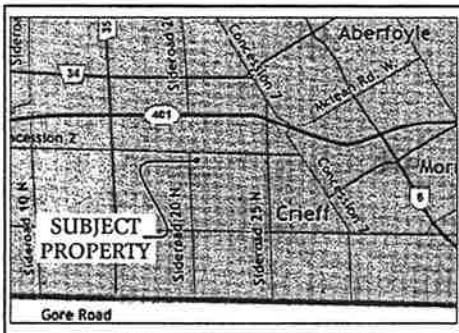
Please see covering letter.

NOTES:

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.



KEYMAP



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

SCALE: 1 - 2500

0 50 100 150

VAN HARTEN SURVEYING INC.

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

