



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: February 29, 2016

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify): ☐

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

To change zoning designation from A - Agriculture to A-11 - Agriculture Special Exception to allow an accessory (second) dwelling for full-time farm help.

General Information:

1. Applicant Information:

Registered Owner's Name(s): Ned Krayishnik and Lily Krayishnik
Address: 6643 Concession #2
City: Puslinch
Postal Code: N3C 2V4
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax: _____

Applicant (Agent) Name(s): Wellings Planning Consultants Inc.
Address: 564 Emerald Street
City: Burlington
Postal Code: L7R 2N8
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax: [REDACTED]

Other Name(s): Norman Doud Estate & Boarding Stables
Address: 6637 Concession 2
City: Puslinch
Postal Code: [REDACTED]
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax: [REDACTED]

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

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

When did the current owner acquire the subject land? Date: 2007

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: 6637 & 6643 Concession #2

Concession: 1 Lot: 7
Registered Plan Number: _____
Area: 11.05 ha Depth: 864 m Frontage: 30 m
_____ ac _____ ft. _____ ft.

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

Area: 8.7 ha Depth: 700 m Frontage: 120 m
_____ ac _____ ft. _____ ft.

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

Yes: ☒ No: ☐

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

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

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

Yes: ☒ No: ☐

9. County Official Plan

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

Secondary Agriculture

List land uses permitted by the current Official Plan designation:

Agricultural uses; secondary uses including homes and farm businesses; agriculture related uses; existing uses; single detached homes; accessory residential uses; forestry uses; wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts; licensed aggregate operations; community service facilities; group homes on existing lots of record; kennels on existing lots of record; small scale commercial, industrial and institutional uses; public service facilities.

How does the application conform to the Official Plan?

Accessory residential uses are permitted by the Official Plan for full-time farm help.

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

N/A

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

N/A

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

N/A

10. Zoning:

What is the current zoning of the property? Agriculture

What uses are permitted? Agriculture; single detached dwelling; home occupation;

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

N/A

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

N/A

Existing and Proposed Land Uses and Buildings:

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

Agriculture

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

Assumed to be since original settlement of Puslinch.

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

Agriculture, with permission for an accessory (second) dwelling for full-time farm help.

14. Provide the following details for all buildings or structures on the subject land: Please see attached Schedule A

Building Details		Existing		Proposed	
Type of Building(s) or structures	Dwelling				
Date of construction	1975				
Building height	Approx. 6 m		ft	m	ft
Number of floors	1 (back split)				
* Total floor area	App.193 m ²		ft ²	m ²	ft ²
Ground floor area (exclude basement)	App.100 m ²		ft ²	m ²	ft ²
Distance from building structure to the:					
Front lot line	App. 600 m		ft	m	ft
Side lot line	App. 17 m		ft	m	ft
Other side lot line	App. 95 m		ft	m	ft
Rear lot line	App. 400 m		ft	m	ft

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 #2

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

N/A

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

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing	Proposed
Municipal water	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Yes: ☐ No: ☒

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☒

Other: ☐ (explain below)

Other Related Planning Applications:

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

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	OP-2012-01	County of Wellington	Yes	Allow second	Denied
Zoning By-Law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P3/2012	Township of Elgin	Yes	Allow second	Denied
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A5/2006	County of Wellington	Yes	Reduced Front	Denied
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B71/15	County of Wellington	Yes	Lot Line Adj.	Conditional
Site Plan Control	<input type="checkbox"/>	<input type="checkbox"/>					

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

Yes: ☐ No: ☒

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

Other Supporting Information

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

Planning Justification MDS II for the Barn Needs Assessment for Farm Help

February 29, 2016

Ms. Karen Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph, ON
N1H 6H9

Sent by Courier

RECEIVED

MAR 02 2016

Township of Puslinch

Dear Karen:

**Re: Application for Amendment to Zoning By-law 19/85
Norman Doud Estate & Boarding Stables (Doreen Tschanz)
6637 & 6643 Concession 2
Township of Puslinch
Our File: 2013/13**

On behalf of Owners, Ned and Lily Krayishnik (6643 Concession 2) and the applicant Norman Doud Estate & Boarding Stables c/o Doreen Tschanz (6637 Concession 2), we are pleased to submit the enclosed application to amend Zoning By-law 19/85 to permit an accessory (second) farm residence presently situated on the Krayishnik property located at 6643 Concession 2. The purpose of the accessory residence is to accommodate farm help to assist in the existing horse boarding and training stable operation.

Background

On September 10, 2015, the County of Wellington Land Division Committee approved subject to conditions a consent application (File No.: B71/15) for a lot line addition, to allow the subject dwelling and the associated agricultural lands and barn on the Krayishnik lands (6643 Concession 2) to be added to the adjacent property at 6637 Concession 2 containing Norman Doud Estate & Boarding Stables. One of the conditions of consent (i.e. Condition #9) requires the filing of a rezoning application to allow the existing residence to be used for farm help and bring into compliance with the Township Zoning By-law.

Need for Second Residence

Ms. Doreen Tschanz, owner and manager of the adjacent Norman Doud Estate & Boarding Stables has utilized the existing barn on the Krayishnik property for several years in addition to cultivating a portion of the Krayishnik property for hay. Ms. Tschanz boards up to 16 horses and she presently rents barn space and agricultural lands from the Krayishniks to supplement her existing operation. Ms. Tschanz relies on hired help to attend to the horses, harvest the hay and perform general maintenance on fences and property. Her plan is to provide on-site accommodation for full-time farm help given the demanding nature of her business.

Given that Ms. Tschanz is already making agricultural use of a significant portion of the Krayishnik property and has a legitimate need for an accessory (second) residence for farm help, Ms. Tschanz entered into an agreement of purchase and sale with Mr. and Mrs. Krayishnik to transfer 8.7 hectares of property from 6643 Concession 2 (Krayishnik) to 6637 Concession 2 (Tschanz).

Needs Assessment

Mr. Robert Stovel of Stovel and Associates Inc. was retained by Norman Doud Estate & Boarding Stables to undertake a Needs Assessment in order to justify the need for the accessory (second) residence for farm help. The Needs Assessment was requested through Condition #9 of the conditions of consent and is included as part of this submission.

Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) 2014 states in Policy 1.1.4.1 that:

“Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands.”

A key asset to the rural character is the existing housing stock and agricultural buildings and infrastructure. Re-using existing resources results in lower expenses for rural and agricultural businesses, which will improve their viability and financial health. Additionally, Ms. Tschanz requires on-site farm help to meet the demands of her existing boarding operation. Without such assistance, the demands of her business cannot be met.

The PPS is focused on the encouragement and protection of agriculture uses while promoting agriculture-related and on-farm diversified uses. It is my opinion that the proposed second residence for farm-help is consistent with the PPS, and is supportive of an existing agricultural endeavour.

County of Wellington Official Plan

The subject lands are designated “Secondary Agricultural” on Schedule A7 – Puslinch to the County of Wellington Official Plan. Part 6 – The Rural System, Subsection 6.4.3 of the Official Plan indicates that accessory residences are a permitted use in Prime Agricultural Areas. Subsection 6.4.6 provides the following additional details:

“Accessory residential uses needed for farm help....may be allowed provided they are established near the farm buildings.”

Although the above policies are contained in the Prime Agricultural section of the Official Plan, Secondary Agricultural Areas (Policy 6.5.3) permits all uses allowed in the Prime Agricultural Area. Consequently, the accessory residence policies of the Prime Agricultural Area also apply in the Secondary Agricultural Area.

The proposed accessory (second) residence is located approximately 55 m from the Krayishnik barn. As noted above this barn is already in use by Ms. Tschanz to provide additional stables for the boarding operation. In our opinion, the accessory residence is sufficiently near the existing farm buildings. This is similarly confirmed in the Stovel Needs Assessment.

The existing horse boarding operation, the acquisition of lands from Krayishnik, and the use of the existing residence for farm help are all supportive of agriculture. Allowing Ms. Tschanz to utilize the existing residential dwelling for full-time farm help allows her to accommodate on-site

farm help and will contribute in a positive manner to an agricultural business in the County/Township.

As noted above, Ms. Tschanz already makes use of the fields and stables on the Krayishnik property. The consent application to transfer those assets to her ownership was approved with conditions and will help reduce the operational complexities of her business by eliminating the need to negotiate and pay rent for those resources.

Summary and Conclusions

Based on the foregoing and a review of the relevant policies in the Provincial Policy Statement 2014, and the Secondary Agricultural Area designation of the County of Wellington Official Plan, in our opinion the site specific Zoning By-law Amendment is consistent with the PPS and conforms to the County Official Plan. It further represents good planning and supports the agricultural use of a dwelling that would otherwise be demolished.

Supporting Materials

In support of the rezoning application, please find enclosed:

1. One (1) original plus nine (9) copies of the completed application form;
2. Ten (10) large prints plus one (1) reduction (11" x 17") of the consent/survey sketch prepared by ACI Survey Consultants dated July 8, 2015;
3. Two (2) copies of the Needs Assessment for Farm Help prepared by Stovel and Associates Inc. dated February 23, 2016;
4. One (1) copy of the MDS I and II calculations; and,
5. A cheque made payable to the Township of Puslinch for \$2,000.00 being the requisite application fee.

Please do not hesitate to contact me should you have any questions or comments.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP

Copy: Sarah Wilhelm – County of Wellington
Ned and Lily Krayishnik – Owner
Doreen Tschanz – Norman Doud Estate & Boarding Stables
Robert Stovel – Stovel and Associates Inc.

Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

February 23, 2016

Wellings Planning Consultants
564 Emerald Street
Burlington, ON
L7R 2N8

Attention: Mr. Glenn Wellings, MCIP, RPP

Re: **Needs Assessment**
Request for a Second Residence – Farm Help (Norman Doud Estate & Boarding Stables)
6637 Concession 2
Township of Puslinch
County of Wellington

As per our discussion, Norman Doud Estate & Boarding Stables have retained Stovel and Associates Inc. to complete a Needs Assessment. The purpose of the Needs Assessment is to justify the request for a second residence to be used to house farm help.

Please accept this letter as the requisite Needs Assessment of the proposal.

Background

Doreen Tschanz is the owner of the Norman Doud Estate & Boarding Stables. She is a bona fide farmer and her Farm Business Registration (FBR) number is 4181343 (Attachment #1 – Affidavit).

Ms. Tschanz operates a horse boarding and training stables in the Township of Puslinch. The number of horses that board at her farm operation range from 9 to 16 over the course of the year. Farm-related activities associated with horse training include grooming, exercising and trail riding, training, feeding/watering and manure management.

As part of the normal farm operation, Ms. Tschanz cultivates arable lands on the subject farm and adjacent lands. Ms. Tschanz is attempting to become self-sufficient with respect to the production of hay and straw for her horses. Farming is her primary source of income.

Ms. Tschanz does not operate a tack shop, blacksmith shop or snack bar/restaurant associated with the stables.

Farm Labour

Ms. Tschanz has no full-time employees to assist her with the farm operation. Over the years of business, Ms. Tschanz has retained subcontractors and co-op students to assist with the training and exercising of the horses. During planting and harvest, Ms. Tschanz's son has assisted her but he operates a full-time heating/air-conditioning business and cannot be relied upon on a 100% basis. Co-op students have assisted Ms. Tschanz with daily chores such as grooming and exercising but the availability of these students is inconsistent.

The main concern associated with Ms. Tschanz's farm business is that she is having difficulty providing the continuous care for the boarding horses. Additional farm help, especially during planting/harvest, the evenings and when Ms. Tschanz is ill, is also required.

Need

The operation of a horse-boarding stable requires 24-hour supervision to ensure safety and water availability to the horses. Horses must be regularly checked and managed appropriately; horse boarding

is not a 9-5 job. Proper supervision requires that the boarder must commit to round-the-clock access of the boarding stables.

The location of the sleeping quarters for staff is an important consideration. The sleeping quarters must be situated in close proximity to the barn/stables, should an emergency arise such as a fire/smoke alarm or if a break-in alarm is triggered.

The approval of a second residence for farm help will satisfy this requirement. The second residence is located close to the existing stables and an alarm system can be easily wired to the second house.

Minimum Distance Separation (MDS)

MDSII calculation was completed for the proposed land use. Attachment 2 provides a summary report of the MDSII calculation.

Conclusion

In conclusion, it is clear that Ms. Tschanz requires farm help to assist her with the operation of the horse boarding stables. Given the nature of the farm operation, the farm help must be capable of providing assistance on a 24-hour basis. Round-the-clock care is a normal requirement of a horse boarding stables. Given the nature of the farm operation, the approval of the second residence for the Norman Doud Estate & Boarding Stables is justified and a reasonable consideration.

Please do not hesitate to contact me if you have any questions or concerns regarding this Needs Assessment.

Yours truly,

A handwritten signature in black ink, appearing to read "Bob Stovel". The signature is fluid and cursive, with the first name "Bob" and last name "Stovel" clearly distinguishable.

Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P.Ag.

**IN THE MATTER OF REZONING APPLICATION FOR 6643 CONCESSION 2 TO
PERMIT AN ACCESSORY RESIDENCE FOR FULL-TIME FARM HELP**

1. I own and manage Norman Doud Estate and Boarding Stables ("farm business") which is located at 6637 Concession 2 adjacent to 6643 Concession 2 upon which the second residence is situate.
2. I am a full time farmer with FBR # 4181343.
3. The farm business requires constant 24 hour supervision of the horses.
4. I require the second residence that I propose to purchase for much needed full-time farm help which is necessary to run the farm business.
5. The subject residence is in a good location because it is located close to the farm business and the existing barns/stables.
6. This Affidavit is made in support of an Application for Rezoning and for no improper purpose.

Witnessed by and signed

GARY E. J. HAUSER
BARRISTER & SOLICITOR

Doreen Tschanz

Minimum Distance Separation II (MDS II) Report

File: MDS.jan-2016.mds

MDS 1.0.0

08-Feb-2016 12:17

Page 1

Application Date: 27-Jan-2016

File Number:

Preparer Information
Rob Stovel

Calculation #1

Contact Information

doreen Tschanz
6637 Concession 2
Puslinch
RR 22 Cambridge, ON, Canada N3C 2V4

Phone #1: 519-240-1680

Farm Location

County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 1
Lot: 6 and 7

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Total Capacity	Total NU	Estimated Barn Area
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	16	22.9	20	28.6	604 m ²

Manure/Material Storage Type: Storage already exists

Building Base Distance 'F' (A x B x C x D): 70 m (229 ft)

Storage Base Distance 'S': No storage construction

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 217

Factor C (Orderly Expansion): 0.6550

Factor D (Manure/Material Type): 0.7


Total Nutrient Units: 29

Description	Multiplier	Required Barn Setback	Actual Barn Setback
Nearest neighbour's dwelling	1.0	70 m 229 ft	160 m 525 ft
Type A land uses	1.0	70 m 229 ft	80 m 262 ft
Type B land uses	2.0	139 m 457 ft	400 m 1312 ft
Nearest lot line (side or rear)	0.1	7 m 23 ft	80 m 262 ft
Nearest road allowance	0.2	14 m 46 ft	90 m 295 ft

Signature of Preparer:


Rob Stovel

Date:


Feb. 08 / 2016

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.



Minimum Distance Separation I (MDS I) Report

MDS 1.0.2
04-Sep-2015 15:04
Page 1

Application Date: 03-Sep-2015

File Number: B71/15

Preparer Information

Sarah Wilhelm
Senior Planner
County of Wellington
74 Woolwich Street
Guelph, ON, Canada N1H 3T9
Email: sarahw@wellington.ca

Applicant Information

Ned & Lily Krayishnik
6643 Concession 2
Puslinch, ON, Canada

County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 1
Lot: 6 & 7

Calculation #1

Tschanz

This represents the combined tillable area including lot line adjustment B71/15 and the livestock facilities on the merged lands.

Adjacent Farm Contact Information

Doreen Tschantz
6637 Concession 1
Puslinch, ON, Canada

Farm Location

County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 1
Lot: 6 & 7

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Small-framed, mature; < 227 kg (including unweaned offspring)	1	0.5	16 m ²
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	14	14.0	325 m ²
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	1	1.4	30 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 5.4 ha

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

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 241

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 1.1

Total Nutrient Units: 16

Distance from nearest livestock building 'F' (A x B x D x E):

Distance from nearest permanent manure/material storage 'S':

Required Setback

130 m (426 ft)

130 m (426 ft)

Actual Setback



*** NOTE: COUNTY STAFF REQUIRE AN UPDATED SURVEY SKETCH SHOWING THE CLOSEST DISTANCE FROM THE BARNS AND MANURE STORAGE TO THE PROPOSED PROPERTY LINE BEFORE WE CAN DETERMINE MDSI COMPLIANCE.**

Signature of Preparer:

Sarah Wilhelm, Senior Planner

Date: **SEPT. 4, 2015**

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Minimum Distance Separation II (MDS II) Report

File: MDS.jan-2016.mds

MDS 1.0.0
08-Feb-2016 12:17
Page 1

Application Date: 27-Jan-2016

File Number:

Preparer Information
Rob Stovel

Calculation #1

Contact Information

doreen Tschanz
6637 Concession 2
Puslinch
RR 22 Cambridge, ON, Canada N3C 2V4

Phone #1: 519-240-1680

Farm Location

County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 1
Lot: 6 and 7

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Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	16	22.9	20	28.6	604 m ²

Manure/Material Storage Type: Storage already exists

Building Base Distance 'F' (A x B x C x D):

70 m (229 ft)

Storage Base Distance 'S':

No storage construction

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 217

Factor C (Orderly Expansion): 0.6550

Factor D (Manure/Material Type): 0.7

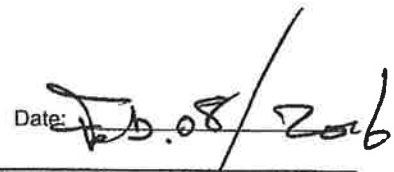
Total Nutrient Units: 29

Description	Multiplier	Required Barn Setback	Actual Barn Setback
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Signature of Preparer:


Rob Stovel

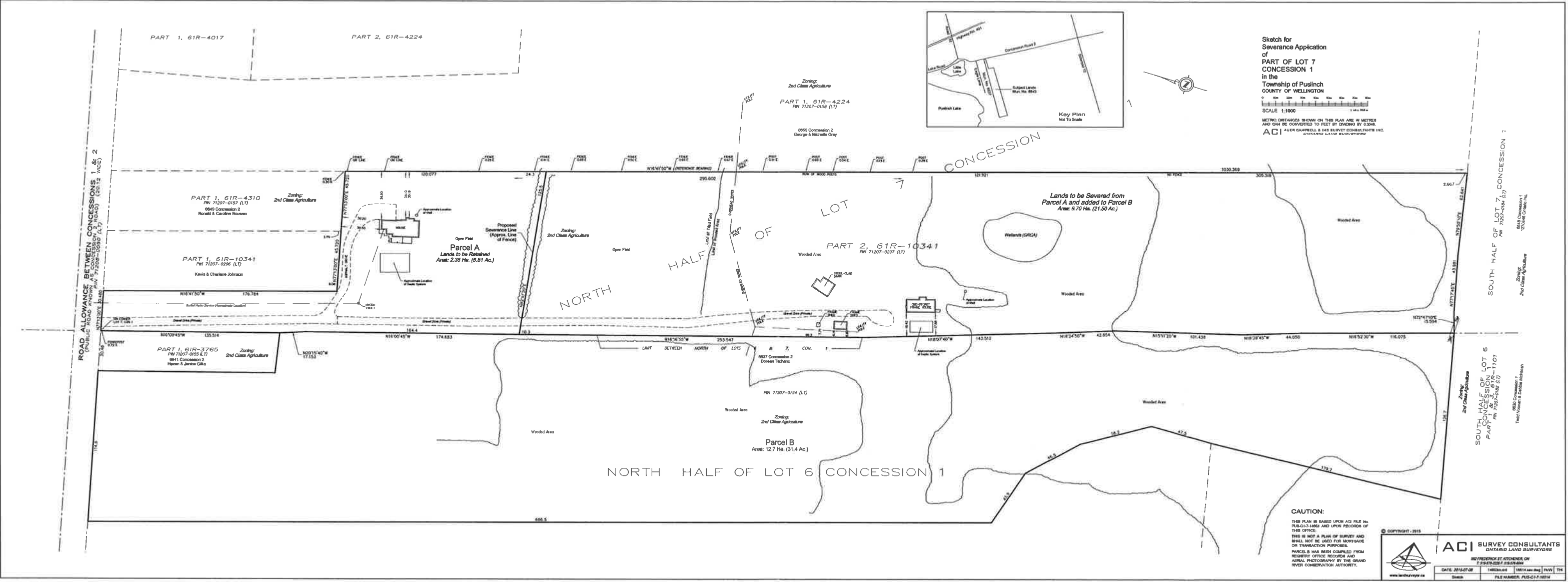
Date:


Feb. 08/2016

NOTE TO THE USER:

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Sketch for
Severance Application
of
PART OF LOT 7
CONCESSION 1
in the
Township of Puslinch
COUNTY OF WELLINGTON

0 100 200 300 400 500
SCALE 1:1000

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
ALLEN CAMPBELL & THE SURVEY CONSULTANTS INC.
ONTARIO LAND SURVEYORS

CAUTION:
THIS PLAN IS BASED UPON ACI FILE NO.
PUS-011-1180 AND UPON RECORD OF
THIS OFFICE.
THIS IS NOT A PLAN OF SURVEY AND
SHALL NOT BE USED FOR MORTGAGE
OR TRANSACTION PURPOSES.
PARCELS HAVE BEEN COMPILED FROM
REGISTRY OFFICE RECORDS AND
AERIAL PHOTOGRAPHY BY THE GRAND
RIVER CONSERVATION AUTHORITY.



ACI SURVEY CONSULTANTS
ONTARIO LAND SURVEYORS

100 FREDERICK ST. KITCHENER, ON
T 336-6790 FAX F 336-6786

DATE: 2015-07-08	1:0000 SCALE	100% MAX MAG	PLAN
Drawn		FILE NUMBER: PUS-011-10214	114