



## AGENDA

### COMMITTEE OF ADJUSTMENT:

1. **OPENING REMARKS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **APPROVAL OF MINUTES**
  - February 13, 2018 (See Attachment A)
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/FRO – Glenn & Yvonne Frosch** – Property described as Part Lots 1-3, Concession Gore, 6525 Concession 1 Road, Township of Puslinch.  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:
    1. A total lot coverage of 7.5% for accessory buildings.
    2. A maximum height of 10.12 metres
  - 4(b) **Minor Variance Application D13/GRI – Barb Griffenham** – Property described as Plan 61M203 Lot 129, Concession 8, 17 Elm Street PVT, Township of Puslinch.  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot coverage of 38.1% to allow the construction of a new deck and three-season sunroom.
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 February 13<sup>th</sup> 2018 be adopted.

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

None

**10. ZONING BY-LAW AMENDMENT**

None

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

**11(a) Lot Line Adjustment Application B14/18 (D10/ARK)** – Manjit & Balvinder Ark, Part Lot 11, Concession 4, municipally known as 6761 Concession 4

Proposed severance is  $40.4\text{m fr} \times 100.58 = 0.405$  hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 31.5 hectares with 97.53m frontage, existing and proposed rural residential and agricultural use with existing house and barn.

**11(b) Severance Application B20/18 (D10/VEN)** – Angelo & Marcella Venerus, Part Lot 20, Concession 3, municipally known as 4508 Sideroad 20 N

Proposed severance is 7.61 hectares with 243.8m frontage, existing and proposed rural residential use with existing shed.

Retained parcel is 0.48 hectares with 47m frontage, existing and proposed rural residential use with existing dwelling.

**11(c) Severance Application B21/18 (D10/GRC)** – GRCA, Part Lots 3 & 4, Concession 1, municipally known as 6522 Concession 1.

Proposed easement is 1548 square metres with 6m frontage, for access to existing dwelling on proposed severed parcel (B175/17).

**11(d) Severance Application B25/18 (D10/LOW)** – Roger Lowe, Part Lot 35, Concession 10, municipally known as 4106 Concession 11.

Proposed severance is 0.45 hectares with 92m frontage, vacant land for proposed rural residential use.

Retained parcel is 1.1 hectares with 73m frontage, existing and proposed rural residential use with existing dwelling, shed & pool.

**11(e) Severance Application B26/18 (D10/HAL)** – Ruthann Hall, Part Lot 1, Concession 10, municipally known as 568 Watson Road S.

Proposed severance is revised sketch 1.2 ha with 9.7m frontage, vacant land for proposed rural residential use

Retained parcel is revised sketch 1.31 ha with 40 m frontage, existing and proposed rural residential use with existing dwelling and shed.

**11(f) Lot Line Adjustment Application B27/18 (D10/MAR)** – Bryan Lillycrop, Part Lots 36 & 37, Concession Gore, municipally known as 4062 Highway 6.

Proposed lot line adjustment is 1.515 hectares with no frontage, agricultural land to be added to abutting agricultural/commercial parcel - 1649511 Ontario Inc. (Bryan's Farm & Industrial Supply Ltd.)

Retained parcel is 7.112 hectares with 220.5m frontage, existing and proposed agricultural use with existing house, barn & 2 storage buildings.

**11(g) Severance Application B28/18 (D10/MAR)** – Gina Martinello, Part Lot 10, Concession 4, municipally located on Forestell and Sideroad 10 N.

Proposed severance is 0.67 hectares with 55m frontage, vacant land for proposed rural residential use.

Retained parcel is 15.02 hectares with 183.83m frontage on Sideroad 10 N and 168.81m frontage on Forestell Road, existing and proposed vacant rehabilitated former gravel pit.

**11(h) Severance Application B30/18 (D10/DET)** – Rolf Deter, Part Lot 12, Concession 3, municipally known as 4604 Sideroad 12 N.

Proposed severance is 33m fr x 130m = 0.42 hectares, agricultural use for proposed rural residential use.

Retained parcel is 34.4 hectares with 894m frontage, existing and proposed agricultural and rural residential use with existing dwelling, shop, driveshed & barn.

**12. OTHER MATTERS**

None – Note Kelly Patzer will review MDS I and II setbacks with PDAC at the April meeting

**13. CLOSED MEETING**

No matters

**14. NEXT MEETING** Tuesday April 10<sup>th</sup> @ 7:00 p.m.

**15. ADJOURNMENT**



## MINUTES

### MEMBERS PRESENT:

Councillor John Sepulis, Chair  
Dianne Paron  
Dan Kennedy

### MEMBERS ABSENT:

Deep Basi  
Dennis O'Connor

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development & Legislative Coordinator  
Michelle Innocente – County of Wellington  
Nancy Shoemaker  
Hailey Keast  
Andy Thompson  
Hazharr Othman  
Rachael Silverthorn-Leachman  
Darryl Leachman  
Eric Purdy

### 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 present the purpose and details of the application and 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 21 day appeal period.

### 2. DISCLOSURE OF PECUNIARY INTEREST

- none

### 3. APPROVAL OF MINUTES

Moved by Dan Kennedy, Seconded by Dianne Paron

- That the minutes of the January 9<sup>th</sup>, 2018 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

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

#### 4(a) Minor Variance Application D13/MAL – Beth Mallot c/o Killam Investments Inc – Property described as Part Lot 21, Concession 8, RP 61R10699 Part 2, 7513 Wellington Road 34, Lot 87, 20 Millcreek Rd, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a building floor area of 115m<sup>2</sup> for a sunroom addition.

- Kelly Patzer outlined the application and that no objections were received from the circulated agencies or public. The County of Wellington Planning opinion stated that it considers the application minor.

- Eric Purdy, agent, remarked that a 23x9 foot non-heated sunroom addition is proposed in the location of the existing deck. The addition will be greater than total building floor area that is permitted on a lot but it will be located on the existing deck footprint,
- Dianne Paron requested clarification if the sunroom is heated or a three season room
- Eric Purdy confirmed the sunroom will not be heated and is the three season style room.
- There were no further questions or comments.

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:

Permit a building floor area of 115m<sup>2</sup> for an enclosed sunroom; whereas, Zoning By-law 19-85, Section 7A(3c) states the total building floor area on any site shall not exceed 96.0m<sup>2</sup> for all buildings including accessory buildings.

The Committee voted in favour of the motion and the request is hereby **Approved**.

CARRIED

**4(b) Minor Variance Application D13/EVE – Wayne & Emily Evens** – Property described as Part Lot 14, Concession 2, 6843 Wellington Road 34, Township of Puslinch.

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

1. a reduced lot frontage of 8 metres
  2. existing accessory buildings to remain on the property where there is no dwelling for a limited time until a dwelling is built
- Kelly Patzer outlined the application, noted no objections were received from the public and indicated that Township staff does not support the standalone use of accessory buildings on vacant parcels. The County of Wellington Planning opinion stated that it considers the request for reduced lot frontage minor but does not support or consider the request minor to maintain the accessory buildings on a vacant parcel. It is noted the accessory buildings would be located in the front yard of the proposed parcel and zoning conformity would be required.
  - Hailey Keast of Van Harten Surveying, agent, requested the application be deferred.

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:

Defer the application

The Committee voted in favour and the application is hereby **Deferred**.

CARRIED

**4(c) Minor Variance Application D13/FRO – Glenn & Yvonne Frosch** – Property described as Part Lots 1-3, Concession Gore, 6525 Concession 1 Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a total lot coverage of 7.5% for accessory buildings.

- Kelly Patzer outlined the application, noted no objections were received from the public and indicated relief to permit a maximum height for the accessory building that is greater than what is permitted in By-law 19/85 will be required.
- Hailey Keast of Van Harten Surveying, agent, requested the application be deferred to recirculate to include the height variance.

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:

Defer the application

The Committee voted in favour and the application is hereby **Deferred**.

CARRIED

**5. ADJOURNMENT**

Moved by Dan Kennedy and Seconded by Dianne Paron,  
The Committee of Adjustment meeting adjourned at 7:13 p.m.

CARRIED



The Corporation of  
The Township of Puslinch  
7404 Wellington Rd. 34  
Puslinch, ON N0B 2J0  
(Tel) 519-763-1226  
(Fax) 519-763-5846  
kpatzer@puslinch.ca

**COMMITTEE OF ADJUSTMENT**  
**NOTICE OF PUBLIC HEARING**  
**REVISED**

**MINOR VARIANCE APPLICATION #D13/FRO**

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner(s):** Glenn & Yvonne Frosch  
**Location:** 6525 Concession 1 Road  
Part Lots 1-3, Concession Gore  
Township of Puslinch, County of Wellington  
**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34  
**Date:** 7:00 p.m. Tuesday **March 13, 2018**

**Zone Requirements:** Comprehensive Zoning By-law 19/85, as amended:

<b>Section of By-law</b>	<b>Requirements</b>	<b>Proposed</b>
Section 3.1(b) General Provisions, Accessory Uses	No accessory building or structure in any zone shall exceed five metres in height. Notwithstanding the foregoing, on lots in excess of 1 hectare within an Agricultural (A) Zone, no accessory building or structure shall exceed 7 metres in height. *note the lot is 0.72 ha	To permit a maximum height of 10.12m for the existing barn that does not permit animals accessory building
Section 3.1(b) General Provisions, Accessory Uses	The total lot coverage of all accessory buildings or structures on a lot shall not exceed five per cent of the lot area of the said lot.	To permit a total lot coverage of 7.5% for accessory buildings.

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours. If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

The applicant, or his agent, is requested to attend the Hearing of this application. In the event the applicant/agent does not attend, the Committee may defer the application to a future meeting or the application may be considered without any further input from the applicant or his agent.

WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER, THE TOWN REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Ontario Municipal Board or Local Planning Appeal Tribunal Hearing. Even if you are the successful party, you should request a copy of the decision, as the Committee of Adjustment decision may be appealed to the Ontario Municipal Board or Local Planning Appeal Tribunal by the applicant or another member of the public.

To appeal the decision to the Ontario Municipal Board or Local Planning Appeal Tribunal, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

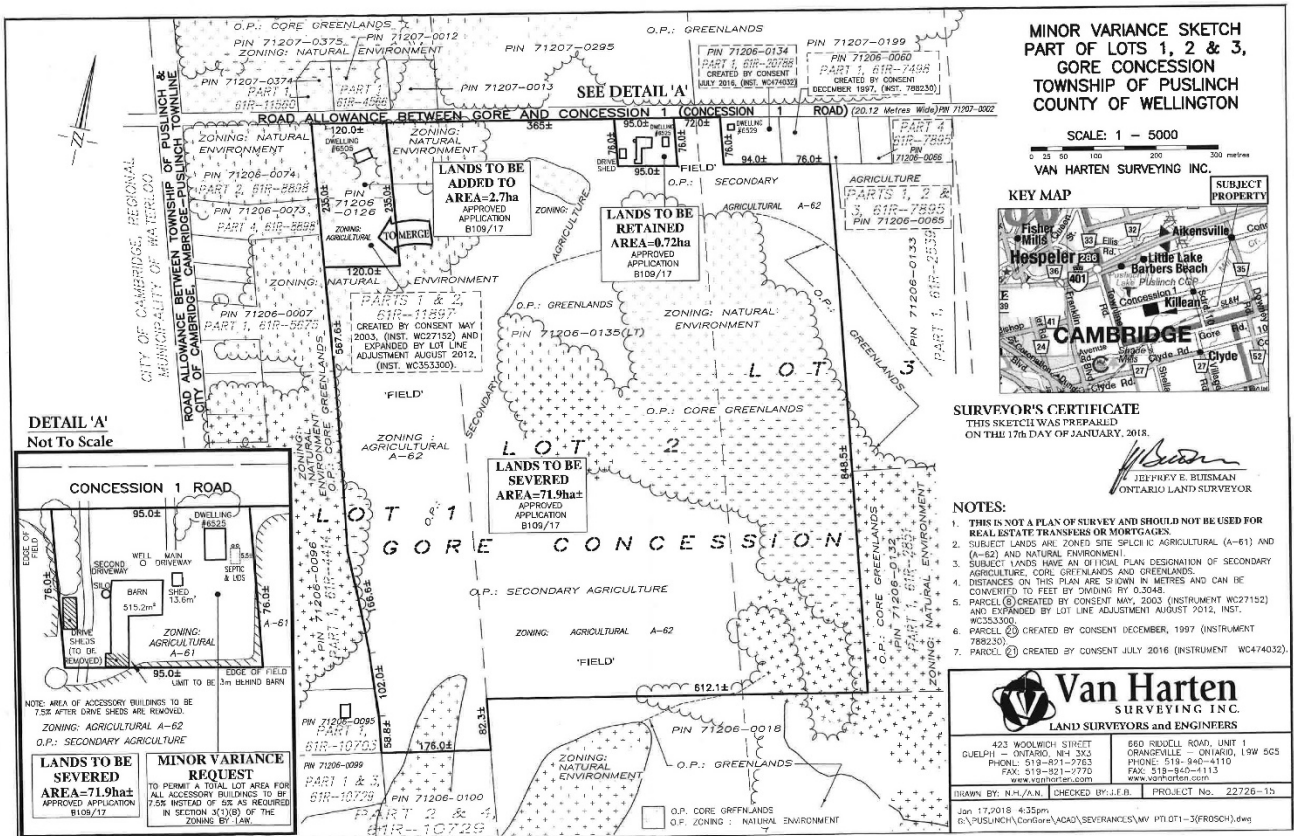
DATED: February 27, 2018

Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Building, L. Gomes Fire, D. Creed, Roads; N. Garland, GRCA, Bell

**Aerial: Severed Parcel of 6525 Concession 1**



**Severance Sketch (Lands to be retained):**







**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):** Glenn Allan FROSCH & Yvonne FROSCH c/o Rob & Lisa FROSCH

**Address:** 6505 Concession Road 1, RR#2

**City:** Puslinch

**Postal Code:** N0B 2J0

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

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

**Applicant (Agent) Name(s):** Jeff Buisman of Van Harten Surveying Inc.

**Address:** 423 Woolwich Street

**City:** Guelph

**Postal Code:** N1H 3X3

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]



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

Please see covering letter.

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: Agricultural A-61

**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?**

Concession Road 1

**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.**

N/A

## 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? Rural Residential

The abutting properties? Rural Residential / Agricultural

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

**EXISTING BUILDINGS**

<b>Building Details:</b>	<b>Existing:</b>		<b>Proposed:</b>	
Type of Building(s)/ structures	Barn	Shed	Dwelling	N/A
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	7.1% m	0.18% ft.	1.8% m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	515.2 m <sup>2</sup>	13.6m <sup>2</sup> ft <sup>2</sup>	130 m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>

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

<b>Building Details:</b>	<b>Existing:</b>		<b>Proposed:</b>	
	<b>Existing Barn</b>	<b>Existing Shed</b>	<b>Existing Dwelling</b>	
Front Yard	36.5 m	34.1m ft.	7.1 m	ft.
Rear Yard	3.2 m	38.1m ft.	50.9 m	ft.
Side Yards	26.9/43.9 m	55.6/35.4m ft.	68.1/14.4 m	ft.

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

Date of acquisition of subject property: February 1995

Date of construction of buildings property: No development proposed

**16. How long have the existing uses continued on the subject property? Many 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:

N/A
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**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 type="checkbox"/>					
Zoning By-Law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bylaw 007/16	Township	Lots 1-3. Con GORE	Zone Change	Approved
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B109/17	County of Wellington	Lots 1-3. Con GORE	LLA	Approved with Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D13/FRO	Township of Puslinch	Lots 1-3, Con GORE	Minor Variance	Deferred



February 16, 2018  
22726-15



Township of Puslinch  
7404 Wellington Road 34  
R.R. #3  
Guelph, Ontario  
N1H 6H9

Attention: Kelly Patzer

Dear Ms. Patzer,

**Re: Minor Variance Application & Sketch – B109/17 & D13/FRO  
6525 Concession Road 1  
Part of Lots 1, 2 & 3, GORE Concession  
PIN 71206-0135  
Township of Puslinch**

Please find enclosed an amended application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, require deed, PIN report and map and Source Water Protection Form.

### **Proposal**

We previously submitted a Minor Variance application (D13/FRO) requesting relief for the total lot area of the accessory buildings; however it was brought to our attention that the height of the barn would also need a variance. We have made the required amendments and are re-submitting the application with the additional item of relief.

We are requesting two minor variances for the retained parcel at the above-mentioned property. These requests are being made as a requirement to meet Condition 7 of Severance Application B109/17 which has been approved subject to conditions, one of which requires zoning compliance.

The Minor Variance requests are as follows:

- A. To permit a total lot area for all accessory buildings to be 7.5% instead of 5% as required in Section 3(1)(b) of the Zoning By-law.**
  
- B. To permit a maximum height of 10.12m for the existing barn that does not permit animals instead of 5m as required in Section 3(1)(c) of the Zoning By-law.**

12 Memorial Avenue  
Elmira, ON N3B 2R2  
Phone: 519-669-5070

423 Woolwich Street  
Guelph, ON N1H 3X3  
Phone: 519-821-2763

71 Weber Street East  
Kitchener, ON N2H 1C6  
Phone: 519-742-8371

660 Riddell Road, Unit 1  
Orangeville, ON L9W 5G5  
Phone: 519-940-4110

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[www.vanharten.com](http://www.vanharten.com)

R.P. Magahay, B.A.   J.E. Buisman, B.Sc., O.L.S.   R.M. Mak, B.Sc., O.L.S.   J.M. Laws, B.Sc., O.L.S.   J.M. Duffy, P.Eng.



LAND SURVEYORS and ENGINEERS

The lot line adjustment severance B109/17 will change the configuration of the subject property so that the farm lands (71.9ha) of 6525 Concession 1 will be merged with 6505 Concession 1 for continued agricultural use – leaving a retained parcel of 0.72ha with the original farm house, barn, driveshed and shed.

Currently, the area of the accessory buildings is around 10%; however, in an effort to reduce the lot coverage the owner will be removing the driveshed and the rear portion of the barn which will leave the coverage at 7.5%. Due to the maximum area of the accessory buildings being over 5%, a minor variance is still required.

The retained parcel was rezoned to not permit livestock so that MDS compliance could be achieved for Severance Application (B32/15) which created the parcel at #6529 Concession 1 (to the east of the retained parcel). The original barn on the retained parcel is in excellent shape and the owners did not want to remove the classic structure. We are requesting relief for the height of the barn to be 10.12m instead of 5m as required in the Zoning By-law for lots under 1ha in size.

These minor variance requests are required as a condition of the approved severance. We provide the opinion that the minor variance requests meet the four tests for a minor variance.

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

Very truly yours,  
Van Harten Surveying Inc.

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

cc Glenn Frosch c/o Robert Frosch



## Kelly Patzer

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**From:** Hailey Keast <[REDACTED]@[REDACTED].m>  
**Sent:** February-12-18 10:18 AM  
**To:** Kelly Patzer  
**Cc:** Jeff Buisman  
**Subject:** RE: Frosch Minor Variance - Height request

Hi Kelly,

We had someone measure the barn and it is over 5m, with an average roof height of 10.12m.

Is it best we recommend deferral to fix the application to include the height request?

Thanks,  
Hailey

## Hailey Keast



[www.vanharten.com](http://www.vanharten.com)

423 Woolwich Street, Guelph, Ontario, N1H 3X3

[REDACTED]  
[REDACTED]  
[REDACTED].m

This communication is intended only for the party to whom it is addressed and may contain information which is privileged and/or confidential. Any other delivery, distribution, copying or disclosure is strictly prohibited and is not a waiver of privilege or confidentiality. If you receive this communication in error, please notify the sender immediately by return electronic mail and destroy the message.  
Please consider the environment before printing this email

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**From:** Jeff Buisman  
**Sent:** Thursday, February 08, 2018 11:56 AM  
**To:** Kelly Patzer  
**Cc:** Hailey Keast; Jared Pulleyblank  
**Subject:** RE: Frosch Minor Variance - Height request

Kelly, we will send someone tomorrow to measure.

Jared, Ben needs to measure this barn in Puslinch, 22726-16

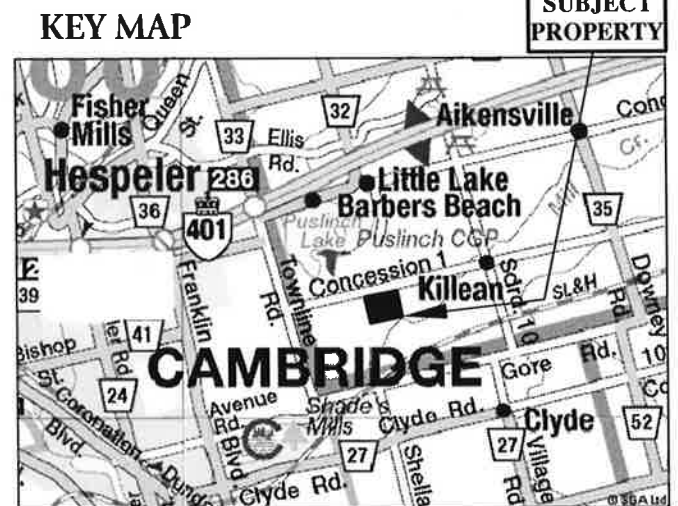
Thanks,

**Jeff Buisman**, B.Sc., B.E.S., OLS, OLIP  
*Ontario Land Surveyor*



**MINOR VARIANCE SKETCH  
PART OF LOTS 1, 2 & 3,  
GORE CONCESSION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON**

SCALE: 1 - 5000  
0 25 50 100 200 300 metres  
VAN HARTEN SURVEYING INC.



**SURVEYOR'S CERTIFICATE**

THIS SKETCH WAS PREPARED  
ON THE 17th DAY OF JANUARY, 2018.  
AMENDED ON THE 16th DAY OF FEBRUARY, 2018.

*[Signature]*  
**JEFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR

**NOTES:**

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED SITE SPECIFIC AGRICULTURAL (A-61) AND (A-62) AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURE, CORE GREENLANDS AND GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. ELEV. DENOTES ELEVATION.

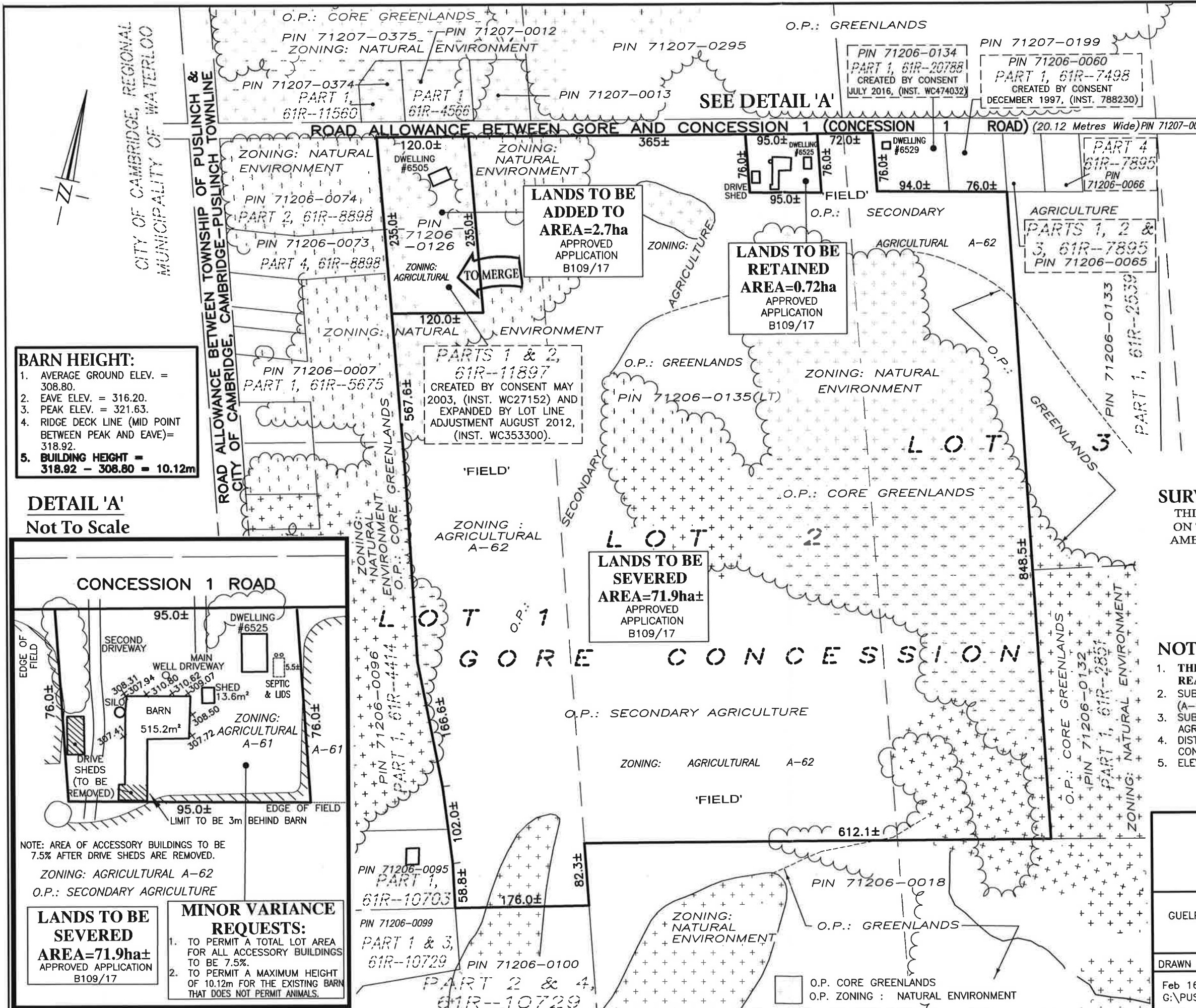
**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET  
GUELPH - ONTARIO, N1H 3X3  
PHONE: 519-821-2763  
FAX: 519-821-2770  
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: N.H./A.N. CHECKED BY: J.E.B. PROJECT No. 22726-15

Feb 16, 2018-12:34pm  
G:\PUSLINCH\ConGore\ACAD\SEVERANCES\MV PLOT1-4(FROSCH).dwg





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

**APPLICATION:** D13/FRO  
**OWNER:** Glenn & Yvonne Frosch  
**AGENT:** Jeff Buisman  
**LOCATION:** 6843 Wellington Rd 34  
**REPORT DATE:** March 8, 2018  
**HEARING DATE:** March 13, 2018 @ 7:00 p.m.

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

1. To permit a total lot coverage of 7.5% for accessory buildings.
2. To permit a maximum height 10.12m for the existing accessory building barn that does not permit animals.

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

1. The permitted 10.12m height shall only apply to the existing accessory building barn.
2. That the driveshed and rear portion of the barn be removed to the satisfaction of the Township prior to the issuance of Certificate of Official for consent application B109/17.

**NOTES:**

None

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

**Section 3 – General Provisions**

**1(a) ACCESSORY USES PERMITTED IN ALL ZONES**

Where this By-Law permits a lot to be used or a building or structure to be erected or used for a purpose, that purpose shall include any building, structure or use accessory thereto, except that no home occupation or accessory dwelling unit shall be permitted in any zone other than a zone in which such a use is specifically listed as a permitted use.

**1(b) LOT COVERAGE**

The total lot coverage of all accessory buildings or structures on a lot shall not exceed five per cent of the lot area of the said lot.

**(c) HEIGHT RESTRICTIONS**

No accessory building or structure in any zone shall exceed five metres in height. Notwithstanding the foregoing, on lots in excess of 1 hectare within an Agricultural (A) Zone, no accessory building or structure shall exceed 7 metres in height.

**PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW:**

Maximum Permitted Lot Coverage – All Zones other than residential:

Lot area less than 1 ha: 5%

Lot area between 1 and 4 ha: 500 m<sup>2</sup> plus 3% of lot area if greater than 1 ha

Lot area greater than 4 ha: 1,400 m<sup>2</sup> plus 1% of lot area if greater than 4 ha

Maximum Permitted Height:

Agricultural (A) Zone – lot area greater than 1 ha: 7 m

All other lot sizes and zones: 5 m

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variances requested would provide relief from Section 3.1(b) of the Zoning By-law requesting permission to permit a total lot coverage of 7.5% for accessory buildings where as the Zoning By-law allows a maximum of 5% total lot coverage for accessory buildings and to permit a maximum building height of 10.12 metres whereas the Zoning By-law allows a maximum height of 7 metres. This application would satisfy a condition of severance application B109/17, which was granted provisional consent October 12, 2017.

Subject to the following condition, the minor variances are considered to 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:

- (1) That the driveshed and rear portion of the barn be removed to the satisfaction of the Township prior to the issuance of Certificate of Official for consent application B109/17.

**CONSERVATION AUTHORITY (GRCA):**

No objection.

**BUILDING DEPARTMENT:**

No comments

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** March 6, 2018  
**TO:** Kelly Patzer, Development Coordinator  
 Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
 County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 FRO Revised (Glenn & Yvonne Frosch)**  
**6525 Concession 1 Road**  
**Part Lots 1-3, Concession Gore**

We have reviewed the application for minor variance and provide the following comments. These comments are offered without the benefit of a site visit.

### Planning Opinion

The variances requested would provide relief from Section 3.1(b) of the Zoning By-law requesting permission to permit a total lot coverage of 7.5% for accessory buildings whereas the Zoning By-law allows a maximum of 5% total lot coverage for accessory buildings and to permit a maximum building height of 10.12 metres whereas the Zoning By-law allows a maximum height of 7 metres. This application would satisfy a condition of severance application B109/17 which was granted provisional consent October 12, 2017.

Subject to the following condition, the minor variances are considered to 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:

- (1) That the driveshed and rear portion of the barn be removed to the satisfaction of the Township prior to the issuance of Certificate of Official for consent application B109/17.

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

Regulation	By-law Section	Required	Proposed
General Provisions, Accessory Uses	3.1(b)	The total lot coverage of all accessory buildings or structures on a lot shall not exceed five percent of the lot area of the said lot.	To permit a total lot coverage of 7.5% for accessory buildings.
General Provisions Accessory Uses	3.1(b)	No accessory building or structure in any zone shall exceed five metres in height. Notwithstanding the foregoing, on lots in excess of 1 hectare within an Agricultural (A) Zone, no accessory building or structure shall exceed 7 metres in height.	To permit a maximum height of 10.12 metres for the existing barn that does not permit animals accessory building.

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

Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>We would consider the variances for both lot coverage and maximum building height to be minor in terms of impact.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>The subject lands are zoned Agricultural (A-61). According to special provision 61, the lands cannot be used for a livestock facility.</li> <li>A single detached dwelling and accessory uses are permitted within the Agricultural (A-61) zone.</li> <li>The structure subject to the variance application is the existing original barn.</li> </ul>

Four Tests	Discussion
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>The property is designated Secondary Agricultural. Low density residential uses are permitted.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>When application B109/17 appeared before the Land Division Committee the lot coverage for the accessory buildings was 10%. In an effort to reduce the lot coverage, the applicant has agreed to remove the driveshed and the rear portion of the barn, which will result in a lot coverage for accessory structures of 7.5%.</li> <li>Not including the rear part of the original barn (to be removed), the barn represents a little more than 5% coverage itself.</li> <li>The barn is situated behind the main dwelling with the other accessory buildings. The new lot appears to be large enough to accommodate both the increased coverage for accessory buildings and the increased maximum building height.</li> </ul>

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

Respectfully submitted  
 County of Wellington Planning and Development Department



Michelle Innocente, BES, BSc, RPP  
 Senior Planner



The Corporation of  
The Township of Puslinch  
7404 Wellington Rd. 34  
Puslinch, ON N0B 2J0  
(Tel) 519-763-1226  
kpatzer@puslinch.ca

**COMMITTEE OF ADJUSTMENT****NOTICE OF PUBLIC HEARING****MINOR VARIANCE APPLICATION #D13/GRI**

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment of the Township of Puslinch will hear the application of:

**Name of Owner(s):** Barb Griffenham

**Location:** 17 Elm Street PVT  
Plan 61M203 Lot 129, Concession 8  
Township of Puslinch, County of Wellington

**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34

**Date:** 7:00 p.m. Tuesday March 13, 2018

**Zone Requirements:** Comprehensive Zoning By-law 19/85, as amended:

Section of By-law	Requirements	Proposed
Section 7B (5h) Mini Lakes Zone, Accessory Uses	The coverage of all buildings or structures, including accessory buildings or structures, within each site or lot area shall not exceed 35%. Open sided carports and uncovered decks not exceeding 0.6 m in height are exempt from the site coverage maximum.	To permit a lot coverage of 38.1% to replace an old sundeck with screened gazebo and allow the construction of a new deck and three-season sunroom.

**An aerial map and site sketch is included below as part of this notice.**

This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Township during normal working hours. If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: kpatzer@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

The applicant, or his agent, is requested to attend the Hearing of this application. In the event the applicant/agent does not attend, the Committee may defer the application to a future meeting or the application may be considered without any further input from the applicant or his agent.

WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER, THE TOWN REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Ontario Municipal Board or Local Planning Appeal Tribunal Hearing. Even if you are the successful party, you should request a copy of the decision, as the Committee of Adjustment decision may be appealed to the Ontario Municipal Board or Local Planning Appeal Tribunal by the applicant or another member of the public.

To appeal the decision to the Ontario Municipal Board or Local Planning Appeal Tribunal, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

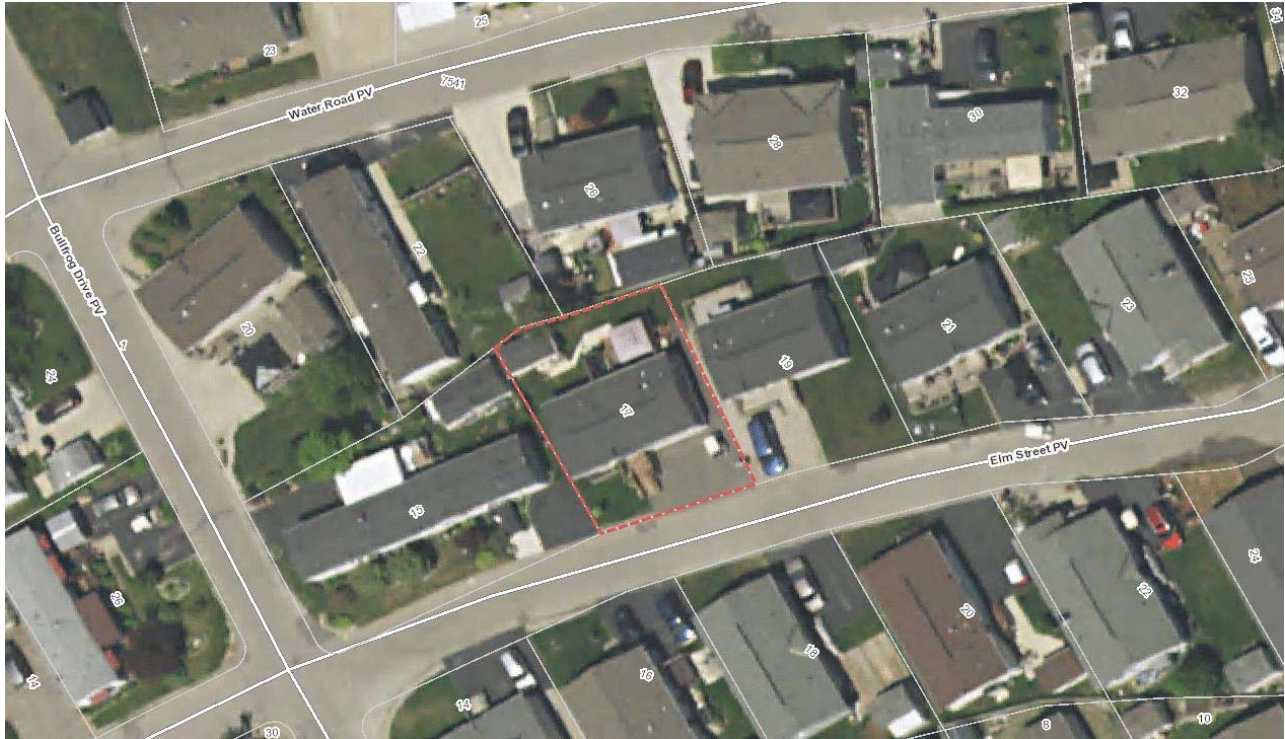
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Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

DATED: February 27, 2018

Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Building, L. Gomes Fire, D. Creed, Roads; N. Garland, GRCA, Bell

**Aerial: 17 Elm Street PVT**



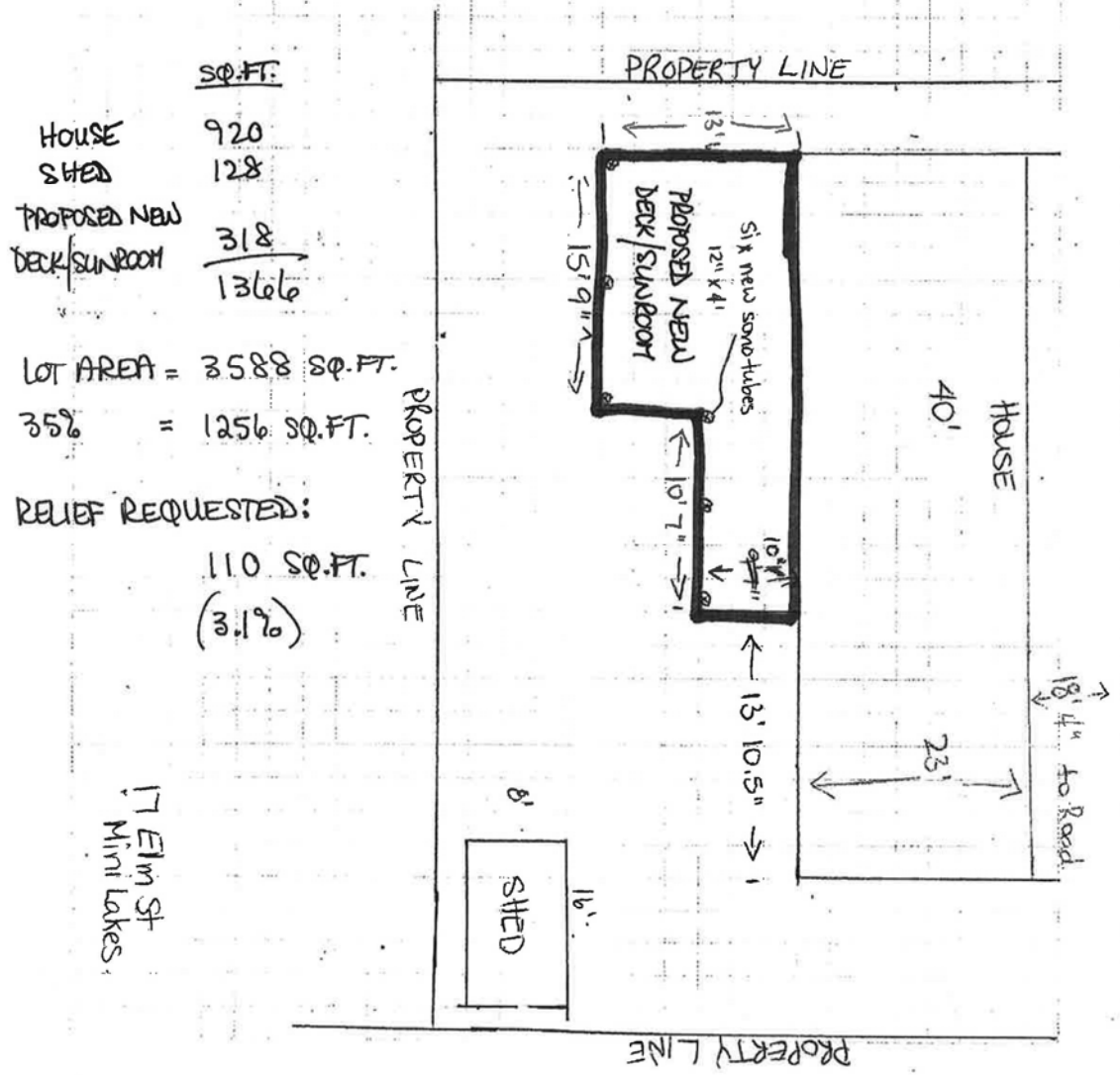
**Proposed Plan:**

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**Township of Puslinch**  
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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): Barb Griffenham

Address: 17 Elm Street

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: barbaraann.griffenham@rbc.com

Telephone Number: (519) 836-0565

Fax: n/a

Applicant (Agent) Name(s): n/a

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: 17 Elm Street, Puslinch ON N0B 2J0

Concession: 8 Lot: 129

Registered Plan Number: 61M203

Area: 0.033 ha      Depth: 21.2 m      Frontage: 15.6 m  
0.082 ac                      69.6 ft                      51.1 ft

Width of road allowance (if known): \_\_\_\_\_

**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).**

Increase in allowable coverage (from 35% to 38.1% = 3.1%) to replace an old existing sundeck with screened gazebo and allow construction of a new deck and new 3-season sunroom, accessory to a year-round home.

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

The allowable coverage does not provide adequate area to accommodate the intended new 3-season accessory uses (entertaining and patio furnishings, as well as secure and controlled outdoor experience for indoor cats) - the new deck/sunroom configuration also facilitates traffic flow from the house to the side and rear yards.

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

Official Plan Designation: Year-Round Residential (Policy Area PA7-6)  
Zoning Designation: ML Zone ("h-1" removed May 2001)

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

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

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

Elm Street

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input type="checkbox"/>	<input 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? Year-round residential

The abutting properties? Year-round 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:	
	A277 Modular Home		A277 Modular Home	3 Season Sunroom
Type of Building(s)/ structures				
Main Building height	2.7 m	9 ft.	2.7 m	9 ft.
*Percentage lot coverage	29.2% m	ft.	38.1% m	ft.
*Number of parking spaces	1		1	
*Number of loading spaces	n/a		n/a	
Number of floors	1		1	
Total floor area	85.5 m <sup>2</sup>	920 ft <sup>2</sup>	115.0 m <sup>2</sup>	1238 ft <sup>2</sup>
Ground floor area (exclude basement)	85.5 m <sup>2</sup>	920 ft <sup>2</sup>	115.0 m <sup>2</sup>	1238 ft <sup>2</sup>

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

Building Details:	Existing:		Proposed:	
Front Yard	5.5 m	18 ft.	5.5 m	18 ft.
Rear Yard	7.0 m	23 ft.	2.9 m	9.5 ft.
Side Yards	1.2 m	4 ft.	1.2 m	4 ft.

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

Date of acquisition of subject property: November 30, 2011

Date of construction of buildings property: October 2005

**16. How long have the existing uses continued on the subject property?** 11 yrs

**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:

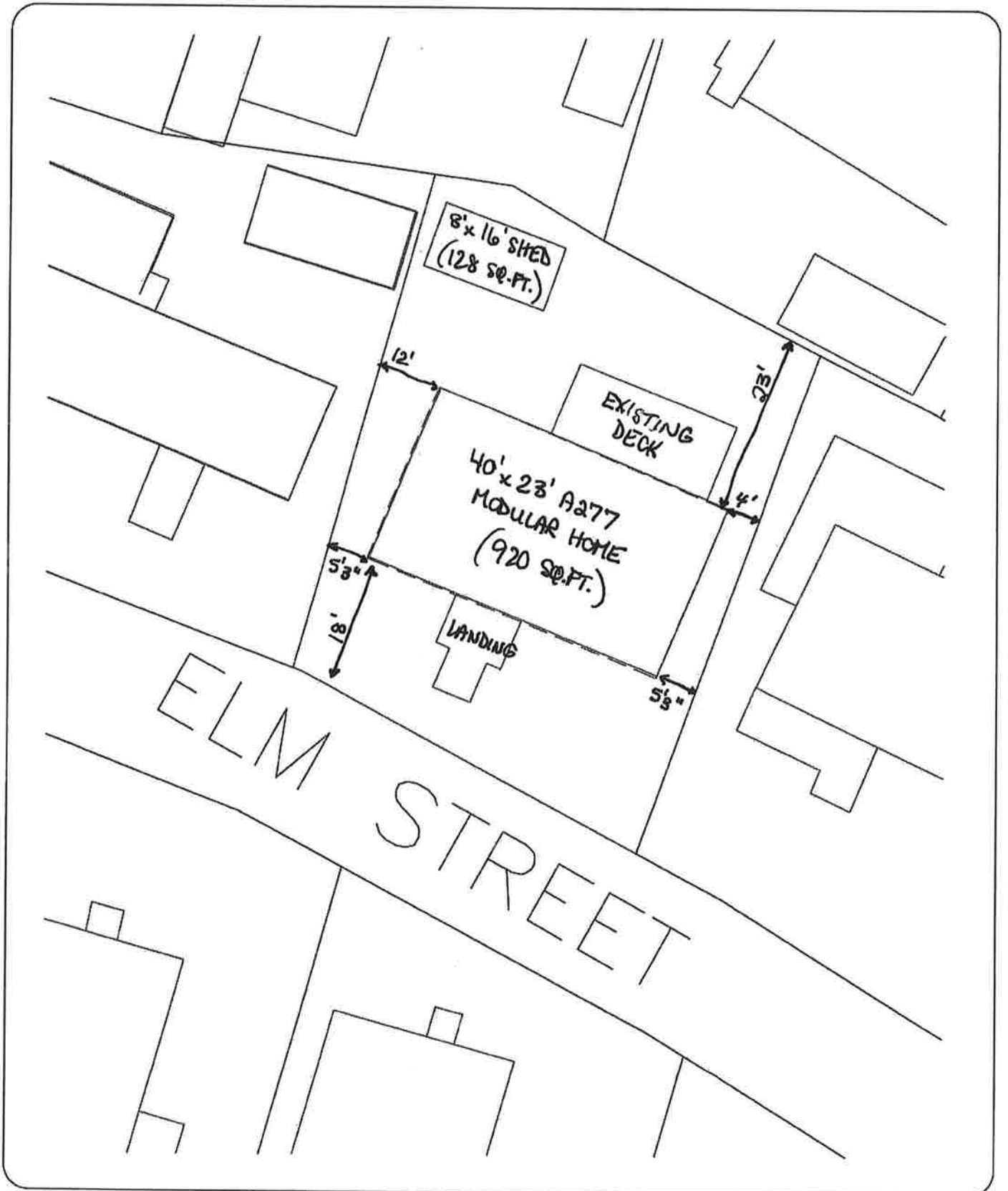
**Other Related Planning Applications:**

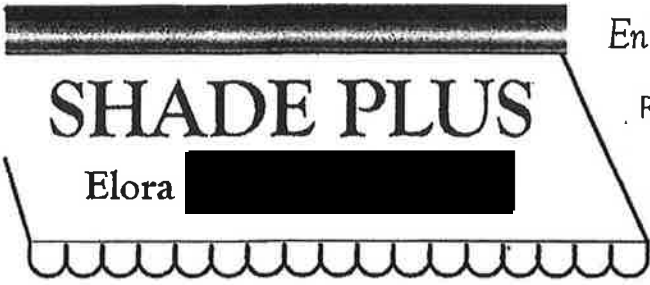
**18. Has an application for any of the following on the subject lands?**

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 type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

**Barbara Ann Griffenham**  
LOT 129 PLAN 61M203 (17 Elm Street)  
Committee of Adjustment Application  
SCALE 1 : 200

LOT AREA  
= 333.3 SQ.M.  
(3588 SQ.FT.)





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	SQ.FT.
HOUSE	920
SHED	128
PROPOSED NEW DECK/SUNROOM	318
	<u>1366</u>

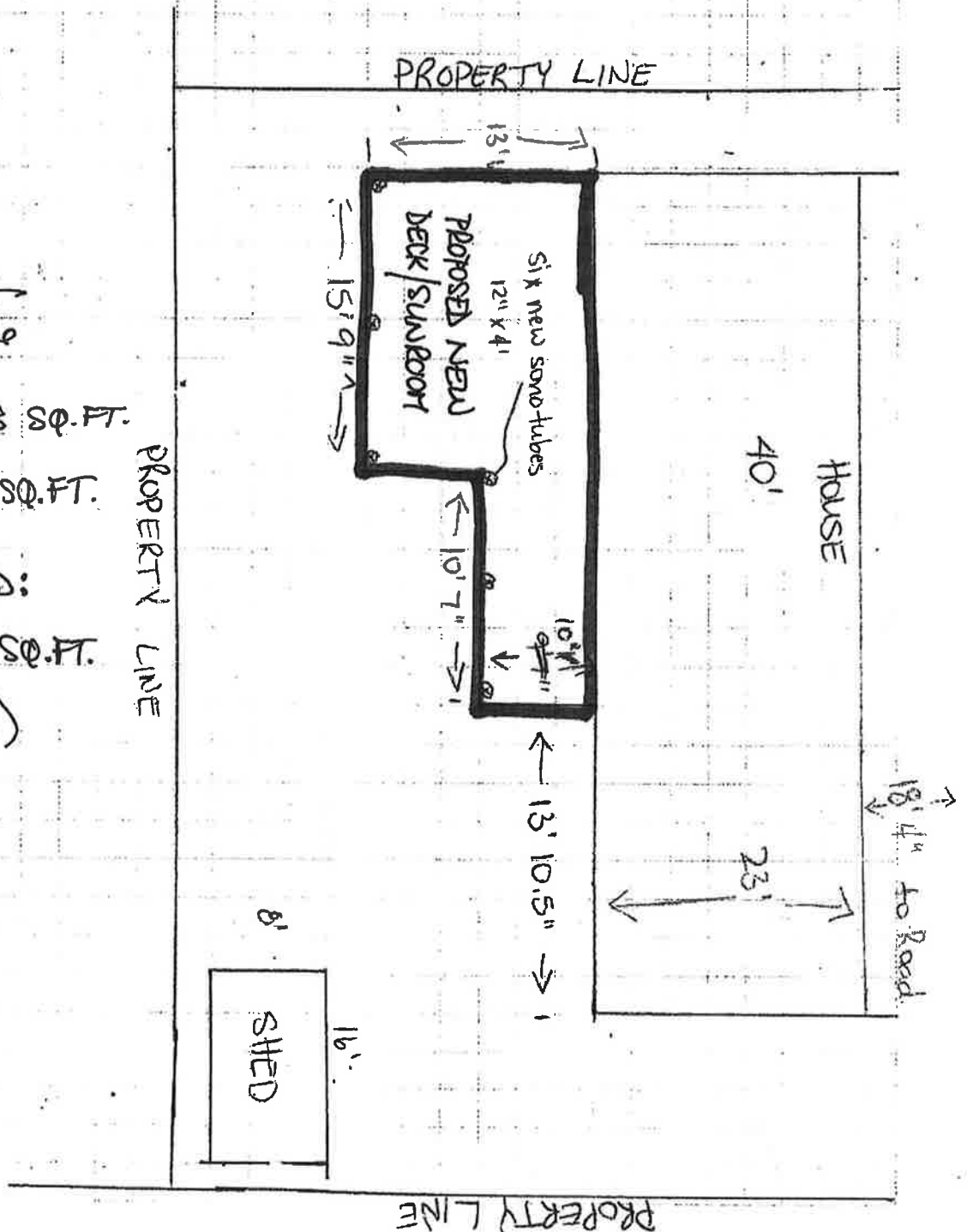
LOT AREA = 3588 SQ.FT.

35% = 1256 SQ.FT.

RELIEF REQUESTED:

110 SQ.FT.  
(3.1%)

17 Elm St  
Mimi Lakes







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

**APPLICATION:** D13/GRI  
**OWNER:** Barb Griffenham  
**AGENT:** owner  
**LOCATION:** 17 Elm Street PVT  
**REPORT DATE:** March 8, 2018  
**HEARING DATE:** March 13, 2018 @ 7:00 p.m.

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

To permit a 38.1% lot coverage to permit a new deck with three season sunroom.

**CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

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

**Section 3 – General Provisions**

7.5 Dwelling Site requirements

**(h) SITE COVERAGE**

Notwithstanding any other provision of this By-law to the contrary, the coverage of all buildings or structures, including accessory buildings or structures, within each site or lot area shall not exceed 35%. Open sided carports and uncovered decks not exceeding 0.6 m in height are exempt from the site coverage maximum.

**(d) SITE SIDE YARD**

Each dwelling unit shall have a minimum side yard of 1.2 metres.

**PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW**

Mini Lakes site specific Zone proposed to maintain existing zoning regulations

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief from Section 7B(5h) of the Zoning By-law requesting permission to permit a lot coverage of 38.1% to permit the construction of a new deck and three-season sunroom whereas the Zoning By-law permits a maximum lot coverage of 35% for all buildings.

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.

**CONSERVATION AUTHORITY (GRCA):**

No comments.

**BUILDING DEPARTMENT:**

No concerns.

**FIRE DEPARTMENT:**

No concerns.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** March 6, 2018  
**TO:** Kelly Patzer, Development Coordinator  
 Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
 County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 MAL (Bar Griffenham)**  
**17 Elm Street PVT**  
**Plan 61M203 Lot 129, Concession 8**

We have reviewed the application for minor variance and provide the following comments. These comments are offered without the benefit of a site visit.

### Planning Opinion

The variance requested would provide relief from Section 7B(5h) of the Zoning By-law requesting permission to permit a lot coverage of 38.1% to permit the construction of a new deck and three-season sunroom whereas the Zoning By-law permits a maximum lot coverage of 35% for all buildings.

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
Section 7B(5h) Mini Lakes Zone, Accessory Uses	7B(5h)	The coverage of all buildings or structure, including accessory buildings or structures, within each site or lot area shall not exceed 35%. Open sided carports and uncovered decks not exceeding 0.6 m in height are exempt from the site coverage maximum.	To permit a lot coverage of 38.1% to replace an old sundeck with screened gazebo and allow the construction of a new deck and three-season sunroom.

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

Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>We would consider the variance for lot coverage minor in terms of impact.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>The subject property is zoned Mini Lakes Zone (ML).</li> <li>A dwelling unit is permitted within the Mini Lakes Zone.</li> </ul>

Four Tests	Discussion
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The property is designated Greenlands (Environmentally Sensitive Area).</li> <li>• The addition of a sunroom in place of an existing deck is not anticipated to negatively impact the environmentally sensitive area, or its ecological function.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The variance would facilitate the addition of a three-season sunroom in place of the existing deck and screened gazebo.</li> <li>• The proposed variance is appropriate development and desirable for the use of the land.</li> </ul>

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

Respectfully submitted  
County of Wellington Planning and Development Department




---

Michelle Innocente, BES, BSc, RPP  
Senior Planner

**MINUTES****MEMBERS PRESENT:**

Councillor John Sepulis, Chair  
Dan Kennedy  
Dianne Paron

**MEMBERS ABSENT:**

Dennis O'Connor  
Deep Basi

**OTHERS IN ATTENDANCE:**

Kelly Patzer – Development & Legislative Coordinator  
Michelle Innocente – County of Wellington  
Nancy Shoemaker  
Hailey Keast  
Andy Thompson  
Hazharr Othman  
Rachael Silverthorn-Leachman  
Darryl Leachman  
Eric Purdy

**1 - 5. COMMITTEE OF ADJUSTMENT**

- See February 13, 2018 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 development planning applications.

**7. DISCLOSURE OF PECUNIARY INTEREST**

- None

**8. APPROVAL OF MINUTES**

Moved by Dan Kennedy, Seconded by Dianne Paron

- That the minutes of the January 9<sup>th</sup>, 2018 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

**9. APPLICATIONS FOR SITE PLAN APPROVAL**

9(a) **Site Plan D11/CON - Con-Cast Pipe Limited** – Concession 7 Part Lots 27 & 28, 299 Brock Road S.

Site Plan to demolish the existing small office at the front of the lands and to build a new 15392 sq. ft. three-story office

Moved by Dianne Paron, Seconded by Dan Kennedy that the committee provides the following comments for Site Plan Application D11/CON – ConCast Pipe Office:

- More colour detail on elevation plans
- An additional accessible parking space should be incorporated
- Conform with the Duff Church heritage colours
- Prefer no metal siding

- Legend to identify materials used
- Low Impact Development preferred
- Support County planning comments

CARRIED

## 10. ZONING BY-LAW AMENDMENTS

### 10(a) Zoning Amendment D14/FRE – Kristen Freure & Hazharr Othman - Part Lot 30, Concession Gore, 7272 Gore Rd.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural to an Agricultural (A-\_\_\_) Site Specific Zone to permit a dog kennel.

Moved by Dan Kennedy, Seconded by Dianne Paron that the committee provides the following comments for Zoning Amendment Application D14/FRE:

- Support application in theory as it meets planning requirements
- Subject to input from local residents

CARRIED

## 11. LAND DIVISION

### 11(a) Lot Line Adjustment Application B177/17(D10/HUE) – Deborah Huether, Part Lots 2&3, Registered Plan 135, Alex Och's Portion, municipally known as 47 Queen Street

Proposed lot line adjustment is 748 square metres with 5.34m frontage (Lot A-1 on sketch), residential lot with barn and shed to be added to abutting urban residential lot - Melinda Newark (Lot A-2 on sketch). Retained parcel is 900.9 square metres with 15.88m frontage, existing and proposed urban residential use with existing dwelling (Lot B on sketch).

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

- Support lot line adjustment

CARRIED

### 11(b) Severance Application B179/17 (D10/DAL) – Silvano & Mary Dallan, Part Lot 14, Concession 3, 6852 Wellington Rd 34.

Proposed severance is 0.4 hectares with 32.12m frontage, vacant land for proposed rural residential use. Retained parcel is 19.277 hectares with 65.51m frontage, existing vacant land with concrete pads from previous buildings for proposed future residential use.

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

- Concrete to be removed on severed parcel
- Variance could be required on retained portion for reduced frontage. Kelly Patzer to confirm minimum frontage requirements in new Zoning By-law

CARRIED

### 11(c) Severance Application B181/17 (D10/FOR) – Daniel Forestell, Part Lot 20, Concession 3, 4556 Sideroad 20 N.

Proposed severance is 0.4 hectares with 60m frontage, existing agricultural use for proposed rural residential use. Retained parcel is 29 hectares with 550m frontage, existing and proposed agricultural use with existing dwelling without plumbing and barn.

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

- No comments

CARRIED

### 11(d) Severance Application B185/17 (D10/AZI) – Nather & Raquia Aziz, Part Lot 15,

Concession 3, located on Wellington Road 35

Proposed severance is 30m fr x 198m = 0.6 hectares, vacant land for proposed rural residential use. Retained parcel is 30m fr x 198m = 0.6 hectares, vacant land for proposed rural residential use.

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

- Note the property was subject to an approved severance in 2009

CARRIED

**11(e) Lot Line Adjustment Application PLBB118008 (D10/LEA) – 2381154 Ontario Inc c/o Darryl Leachman & Rachael Silverthorn-Leachman, Part Lot 23, Concessions 7 & 8 & Part of Road Allowance between Concession 7 & 8, 92 Brock Rd S & Gilmour Rd.**

Proposed lot line adjustment is 0.5 hectares with 11m frontage vacant land to be added to abutting rural residential parcel. Retained parcel is 0.8 hectares with 43m frontage, vacant land for proposed rural residential use. Related files are Zoning Amendment D14/LEA & Official Plan #OP2016-05.

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

- No objection as it supports & facilitates the OPA and ZBA applications

CARRIED

## 12. OTHER MATTERS

**12(a)** Michelle Innocente updated the committee regarding the Growth Plan. The mapping has not been released to date and when it is released, there will not be a grandfathering clause that allows applications previously submitted to be evaluated under the policies that were in effect at the time of submission. If an application is approved at Land Division Committee prior to the mapping being released, it will be unlikely that the province can go back and overturn that decision.

**12(b)** Kelly to confirm any impact of reducing MDS I if the distance to the barn that has the MDS I reduction gets a building permit in the future and MDS II is calculated.

## 13. CLOSED MEETING

- No matters

## 14. FUTURE MEETINGS

- Next Regular Meeting March 13<sup>th</sup> 2018 @ 7:00 p.m.

## 15. ADJOURNMENT

Moved by Dianne Paron and Seconded by Dan Kennedy,

- That the Planning & Development Advisory Committee adjourns at 7:59 p.m.

CARRIED

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

February 9, 2018

**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 17, 2018*

**FILE NO. B14/18**

**APPLICANT**

Manjit & Balvinder Ark  
6761 Concession 4  
Puslinch ON N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 11  
Concession 4

Proposed severance is 40.4m fr x 100.58 = 0.405 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 31.5 hectares with 97.53m frontage, existing and proposed rural residential and agricultural use with existing house and barn.

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

**March 21, 2018**

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

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

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

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

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

**MAILED TO:**

- Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA
- Neighbouring Municipality – City of Guelph      Source Water Protection
- Bell Canada      County Clerk      Roads/Solid Waste      Civic Addressing
- 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: \$ 1100  
Fee Received: Jan 17/18

File No. B14/18

Accepted as Complete on: Jan 26/18

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

2. (a) Name of Registered Owner(s) MANJIT SINGH ARK & BALVINDER KAUR ARK

Address 6761 CONCESSION #4

RUSLINCHE GNT NOB-2J0

Phone No. [REDACTED] Email: [REDACTED]

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

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

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

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

(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 [ ]

OR

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

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

UNKNOWN

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

Local Municipality: PUSLINCH  
 Concession 4 Lot No. 11  
 Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
 Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_  
 Civic Address 6761 Concession 4 PUSLINCH ON

(b) When was property acquired: 1988 Registered Instrument No. \_\_\_\_\_

5. Description of Land intended to be SEVERED:

Metric  Imperial

Frontage/Width ~~330~~ 40.40 AREA ~~1.12~~ 0.405 HA  
 Depth ~~330~~ 100.58 Existing Use(s) Agriculture  
 Existing Buildings or structures: None  
 Proposed Uses (s): RESIDENCE

Type of access (Check appropriate space)

Existing

Proposed

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial Highway                               | <input type="checkbox"/> Right-of-way      |
| <input type="checkbox"/> County Road                                      | <input type="checkbox"/> Private road      |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained            | <input type="checkbox"/> Water access      |
| <input type="checkbox"/> Easement   | <input type="checkbox"/> Other             |

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

- Municipally owned and operated piped water system  
 Well  individual  communal  
 Lake  
 Other \_\_\_\_\_

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

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

6. Description of Land intended to be **RETAINED**:

Frontage/Width 97.53M<sup>2</sup> IRRAGULAR AREA ~~79.9066~~ 31.5 ± HA Metric  Imperial [ ]  
 Depth 5.2717 Existing Use(s) AGRICULTURAL & RESIDENCE  
 Existing Buildings or structures: House, well, septic, barn  
 Proposed Uses (s): AGRICULTURAL & RESIDENCE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: \_\_\_\_\_

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

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

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

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

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

Greenbelt Plan [ ] Places to Grow [ ] Other [ ] \_\_\_\_\_

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

26. 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)

Wellington County - Secondary Agricultural

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

Schedule B7 - Puslinch Township Secondary Agricultural

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 - By-law No. 19/85

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.

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 _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>36'</u>	Length <u>54</u>	Area <u>1944</u>	Use <u>VACANT</u>
	Width _____	Length _____	Area _____	Use _____

33. Manure Storage Facilities on these lands:

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

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

YES  NO

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input checked="" type="checkbox"/>
Field Drain <input checked="" type="checkbox"/>	weeping tiles, field	Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

**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

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

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

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.

WE ARE ALLOWED TO HAVE ONE SEVERANCE UNDER CURRENT REGULATIONS.

**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.



# FARM DATA SHEET

## Minimum Distance Separation I (MDSI)

County of Wellington

### NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility

MANJIT SINGH ARK

### Contact Information

Email

Civic Address

Lot

Lot Size (where livestock facility is located)

4112 E. [REDACTED]  
CONCESSION 4, ROSINON Municipality [REDACTED]  
11 Concession 3 Division 16  
3.15 hectares \_\_\_\_\_ acres

Signature of Livestock Facility Owner

[Signature]

Date

18 Jan 2018

### BARN(S) SIZE

Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

1944

### Manure Storage Types

Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

- |    |   |    |   |
|----|---|----|---|
| V1 | Solid, inside, bedded pack  | L1 | Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered   | L2 | Liquid, outside, with a permanent floating cover                                      |
| V3 | Solid, outside, no cover, ≥30% dry matter   | M1 | Liquid, outside, no cover, straight-walled storage                                    |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides  |
| V5 | Liquid, inside, underneath slatted floor  | H1 | Liquid, outside, no cover, sloped-sided storage                                       |
| V6 | Liquid, outside, with a permanent, tight-fitting cover                              |    |   |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

**FARM DATA SHEET (continued)**  
**Minimum Distance Separation I (MDSI)**

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	UNOCCUPIED	25+ YEARS CATTLE NONE

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?**  
**PLEASE CONTACT**

County of Wellington  
 Planning and Development Department  
 74 Woolwich Street, Guelph  
 ON N1H 3T9  
 F 519.923.1694

**Curtis Marshall, Senior Planner**

E [REDACTED] a  
 T 519.837.2600 [REDACTED]  
 1.800.663.0750 x [REDACTED]

**Jameson Pickard, Planner**

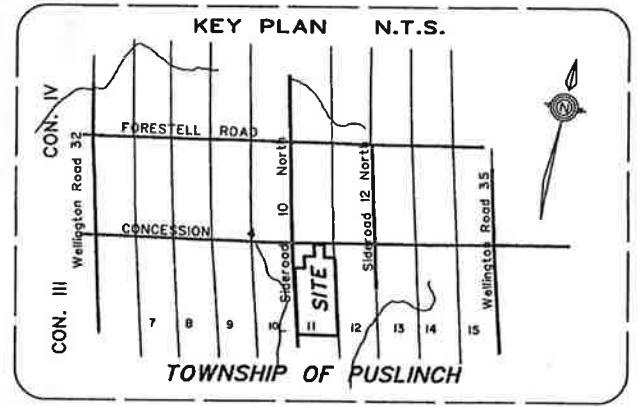
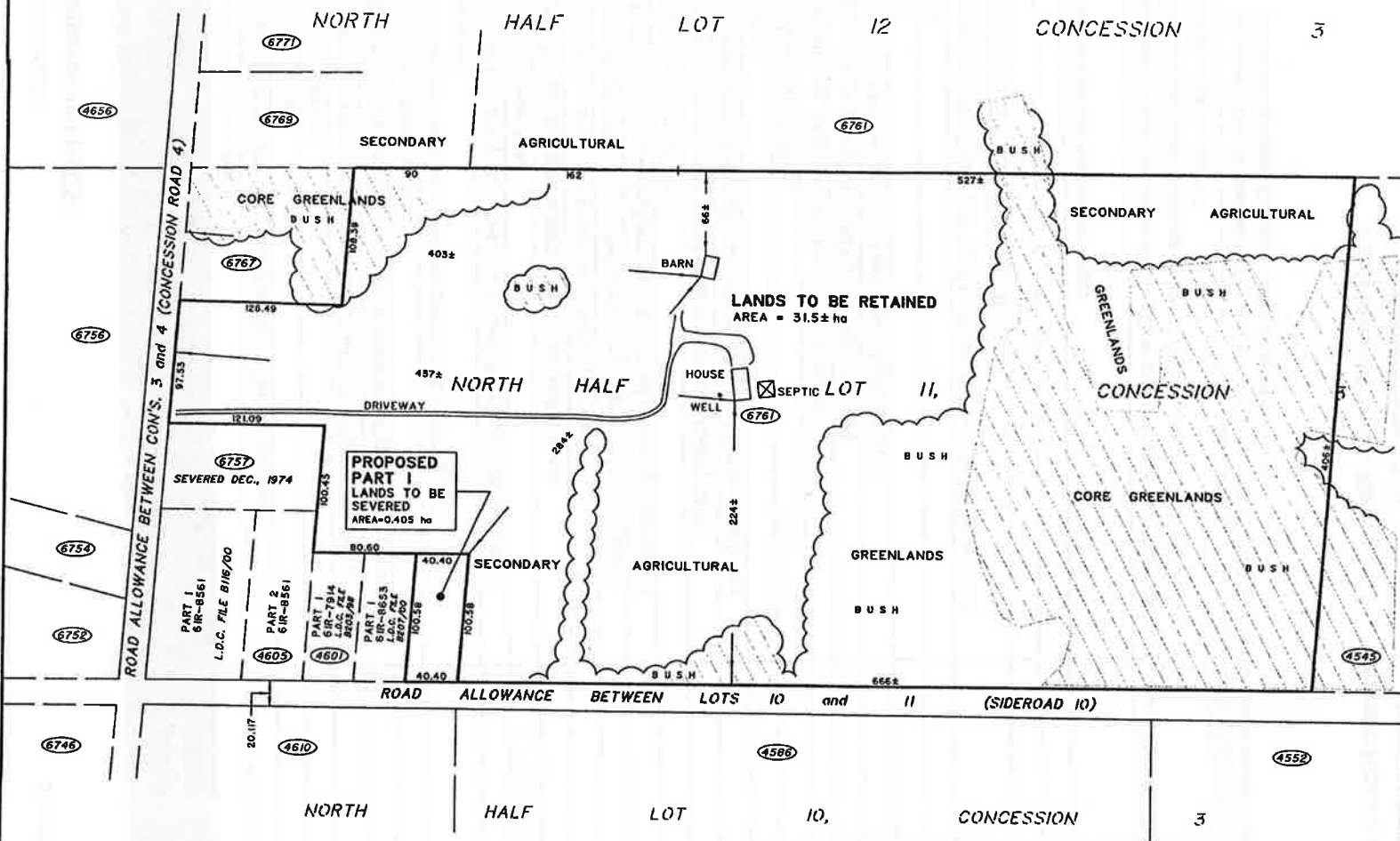
E [REDACTED] a  
 T 519.837.2600 x [REDACTED]  
 1.800.663.0750 [REDACTED]

**Michelle Innocente, Senior Planner**

E [REDACTED] a  
 T 519.837.2600 [REDACTED]  
 1.800.663.0750 x2960



# TOWNSHIP OF PUSLINCH



## SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 3000

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

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

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

(4552) DENOTES EMERGENCY ADDRESS

THIS SKETCH WAS PREPARED FOR MANJIT ARK AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

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**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

**BSR&D** Ontario Land Surveyors Urban and Rural Planners  
& A wholly owned subsidiary of J.D.Barnes Ltd. [WWW.BSRD.COM](http://WWW.BSRD.COM)

351 Speedvale Avenue West TEL: (519) 822-4031  
Guelph, Ontario N1H 1C6 FAX: (519) 822-1220

DATE: DECEMBER 22, 2016 DM PROJECT 16-14-227-00

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

February 9, 2018

**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 30, 2018*

**FILE NO. B20/18**

**APPLICANT**

Angelo & Marcella Venerus  
4508 Sideroad 20 N  
RR#6  
Guelph N1H 6J3

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 20, Concession 3

Proposed severance is 7.61 hectares with 243.8m frontage, existing and proposed rural residential use with existing shed.

Retained parcel is 0.48 hectares with 47m frontage, existing and proposed rural residential use with existing dwelling.

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

**March 21, 2018**

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

**MAILED TO:**

- Local Municipality – Puslinch    County Planning    Conservation Authority - GRCA
- Source Water Protection
- Bell Canada    County Clerk    Roads/Solid Waste    Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

1. Approval Authority:

County of Wellington Planning and Land Division Committee  
County of Wellington Administration Centre  
74 Woolwich Street, GUELPH, Ontario N1H 3T9  
Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 1100  
Fee Received: Jan 30/18  
File No. 220/18  
Accepted as Complete on: Jan 30/18

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

2. (a) Name of Registered Owner(s) ANGELO VENERUS & MARCELLA VENERUS  
Address 4508 Side Rd. 20 N, RR # 6, Guelph, ON N1H 6J3

Phone [REDACTED] Email: [REDACTED]

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

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

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

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

(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 [ ]

As part of our estate plan we wish to split the property in two.

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.

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

Local Municipality: Puslinch Township  
Concession 3 Lot No. S 1/2 Lot 20  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_  
Civic Address 4508 Side Road 20 N, RR#6, Guelph, ON N1H 6J3

(b) When was property acquired: June 6/1983 Registered Instrument No. M=113904

5. Description of Land intended to be SEVERED:

Metric  Imperial

Frontage/Width 243.8 m AREA 7.61 Hectares  
Depth 468.5/428.74 m Existing Use(s) Rural Residential  
Existing Buildings or structures: \_\_\_\_\_  
Proposed Uses (s): \_\_\_\_\_

Type of access (Check appropriate space)

Existing

Proposed

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial Highway                               | <input type="checkbox"/> Right-of-way      |
| <input checked="" type="checkbox"/> County Road                           | <input type="checkbox"/> Private road      |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained            | <input type="checkbox"/> Water access      |
| <input type="checkbox"/> Easement   | <input type="checkbox"/> Other             |

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

- Municipally owned and operated piped water system
- Well  individual  communal
- Lake
- Other \_\_\_\_\_

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

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

6. Description of Land intended to be RETAINED: Metric [ ] Imperial [ ]  
 Frontage/Width 47 meters AREA 0.48 ha  
 Depth 102 meters Existing Use(s) Residential (Rural)  
 Existing Buildings or structures: single residence  
 Proposed Uses (s): residential

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

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

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

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

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

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

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

Name of Rail Line Company: \_\_\_\_\_

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

Home Office

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

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

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

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

If YES, is it identical [ ] or changed [] Provide previous File Number Feb. 9, 1990 (not available)

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 []

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 [] UNKNOWN [ ]

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

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

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

Greenbelt Plan [ ] Places to Grow [] Other [ ] Paris Galt Murrain Policy Area

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)

Not Applicable

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

Secondary Agricultural & 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? Retained - Agricultural A; Severed - Agricultural A & Natural Environment

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

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.

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: "NOT APPLICABLE"

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

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

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

33. Manure Storage Facilities on these lands:

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

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

YES [ ] NO [✓]

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

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 [ ]

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 [ ]

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

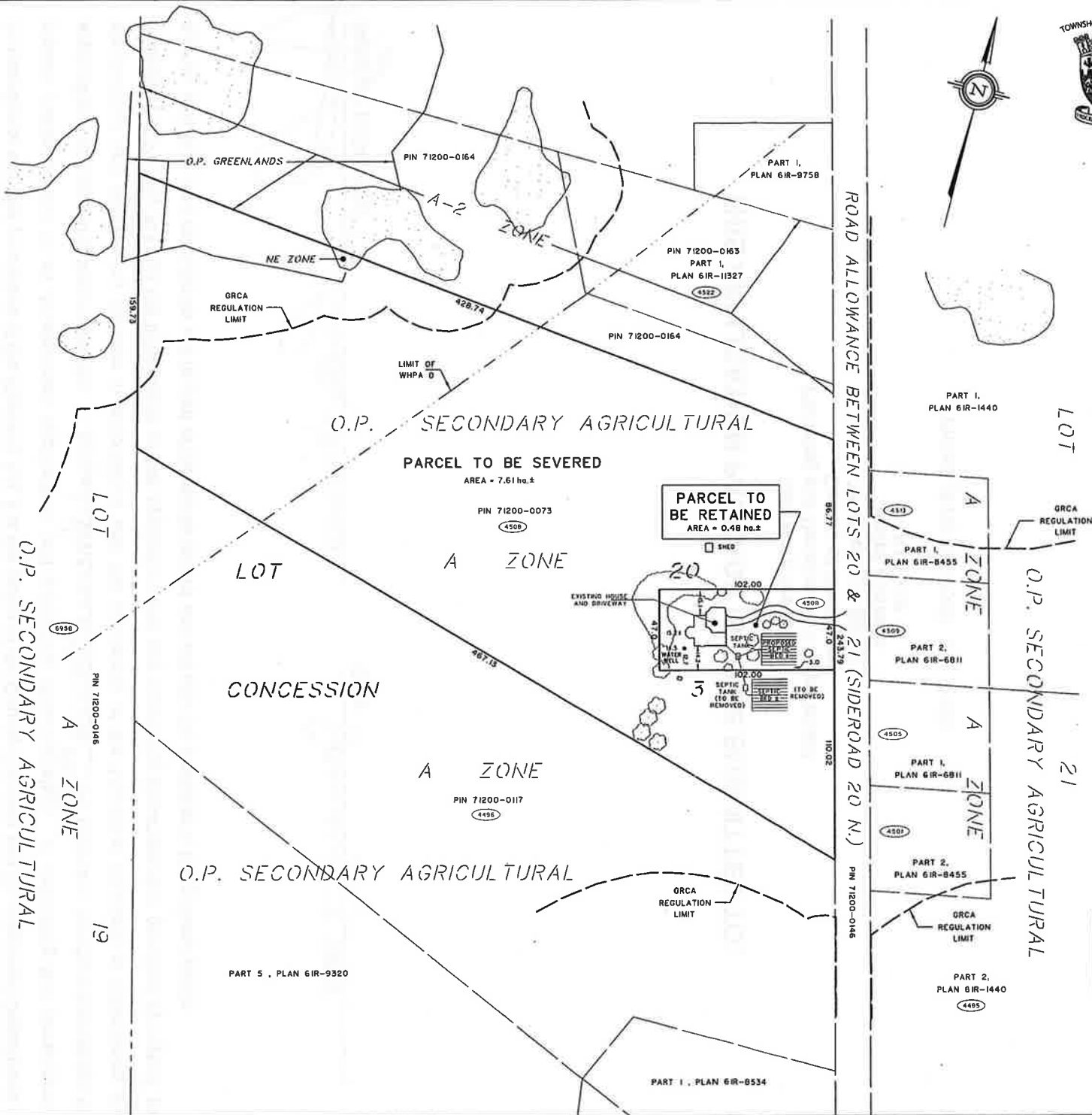
37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

The severance is part of our ESTATE PLANNING!

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.





**SKETCH**  
PREPARED FOR CONSENT APPLICATION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1:1500

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

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

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

**WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:**  
RETAINED PARCEL: SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS SEVERED PARCEL: SECONDARY AGRICULTURAL & CORE GREENLANDS  
THIS PROPERTY IS SITUATED WITHIN THE PARIS GALT MORAINÉ POLICY AREA  
THIS PROPERTY IS PARTIALLY SITUATED WITHIN WELHEAD PROTECTION AREA D

**PUSLINCH TOWNSHIP ZONING DESIGNATION:**  
RETAINED PARCEL: AGRICULTURAL (A)  
SEVERED PARCEL: AGRICULTURAL (A) & NATURAL ENVIRONMENT (NE)

- LEGEND:**
- DENOTES MUNICIPAL ADDRESS
  - DENOTES WETLANDS (FROM GRCA MAPPING) AND O.P. CORE GREENLANDS
  - DENOTES EDGE OF BUSH
  - DENOTES TREE (SCANSKY TO SCALE)

THIS SKETCH WAS PREPARED FOR ANGELO VENERUS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

[Redacted Signature]

ONTARIO LAND SURVEYOR

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**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

**BSR&D** Ontario Land Surveyors  
Urban and Rural Planners  
A wholly owned subsidiary of J.D. Barnes Ltd.

101-257 Woodlawn Rd. W. Guelph, Ontario N1H 6J1  
TEL: (519) 822-4031  
FAX: (519) 822-1220

DATE: JANUARY 26, 2018 KS PROJECT 18-14-620-00A

WWW.BSRD.COM

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

February 9, 2018

**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 31, 2018*

**FILE NO. B21/18**

**APPLICANT**

Grand River Conservation Authority  
400 Clyde Road  
PO Box 729  
Cambridge N1R 5W6

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lots 3 & 4  
Concession 1

Proposed easement is 1548 square metres with 6m frontage, for access to existing dwelling on proposed severed parcel (B175/17).

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

**March 21, 2018**

**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    Source Water Protection
- GRCA                    Bell Canada    County Clerk    Roads/Solid Waste    Civic Addressing
- 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: \$ 1100  
Fee Received: Jan 31/18

File No. B21/18  
Accepted as Complete on: Jan 31/18

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

2. (a) Name of Registered Owner(s) Grand River Conservation Authority c/o Keith Murch

Address P.O. Box 729, 400 Clyde Road, Cambridge, ON, N1R 5W6

Phone No. [REDACTED]

Email:

3.

(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 [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

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

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

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

To create an easement along McCormick Lane for access to the existing dwelling on the proposed severed parcel for Application B175/17

(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**

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

Local Municipality: **Township of Puslinch**

Concession **1**

Lot No. **Part of Lots 3 & 4**

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_

Part No. \_\_\_\_\_

Civic Address **6 McCormick Lane**

**(b) When was property acquired: August 1966**

Registered Instrument No. **MS57966**

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

Metric

Imperial

Frontage/Width

**6 ±**

AREA

**1,548 ±**

Depth

**250 ±**

Existing Use(s)

**Agricultural / Residential**

Existing Buildings or structures: **None**

Proposed Uses (s):

**Easement for access to existing dwelling on proposed severed parcel**

**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 **Not required for easement**

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

- Municipally owned and operated sanitary sewers
- Septic Tank (specify whether individual or communal):
- Pit Privy
- Other (Specify): **Not required for easement**

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial [ ]

Frontage/Width 776 ±

AREA

52 ha ±

Depth 589-827 ±

Existing Use(s)

Bush Lands

Existing Buildings or structures: Shed

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[X] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[ ] Easement

[ ] Other

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

[ ] Municipally owned and operated piped water system

[ ] Well [ ] individual [ ] communal

[ ] Lake

[X] Other

**NO DEVELOPMENT IS PLANNED ON RETAINED**

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

[ ] Municipally owned and operated sanitary sewers

[ ] Septic Tank (specify whether individual or communal): \_\_\_\_\_

[ ] Pit Privy

[X] Other (Specify): **NO DEVELOPMENT IS PLANNED ON RETAINED**

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]

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

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

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

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

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

15. Is there a noxious industrial use within 500 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 [X] NO [ ]

**Severance Application B175/17 was previously submitted and this easement is a requirement of the severance**

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 and Special Policy Area 9.8.2, Puslinch Lake Area**

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

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

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

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

If NO, a) has an application been made for re-zoning?

YES [ ] NO [ ] File Number \_\_\_\_\_

b) has an application been made for a minor variance?

YES [ ] NO [ ] File Number \_\_\_\_\_

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

**Subject to and Together with an Easement as in Instrument MS57966**

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 <b><u>7.5±m</u></b>	Length <b><u>15±m</u></b>	Area <b><u>113±m<sup>2</sup></u></b>	Use <b><u>SHED</u></b>
	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 [ ]	

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 [X] NO [ ]

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: Michelle Innocente & Curtis Marshall

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.





LAND SURVEYORS and ENGINEERS

January 31, 2018  
25365-17

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Easement Application and Sketch for Severance Application B175/17**  
**6 McCormick Lane**  
**Part of Lots 3 & 4, Concession 1 as in Instrument MS57966**  
**PIN 71207-0199**  
**Township of Puslinch**  
**County of Wellington**

Please find enclosed an application for an easement on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deed, PIN report and map and a cheque to Wellington County for \$1,100.

**Proposal:**

Severance application B175/17 was previously submitted to the County of Wellington with the understanding that the existing easement (Instrument Number MS57966) could be used for access to the dwelling on the proposed severance. However, after discussions with the County Planner, it was realized that this existing easement could not be used and that an application for a new easement would be required. Therefore, this application is requesting an easement in favour of a parcel being created via Severance Application B175/17.

The proposed easement is intended to follow the existing easement as defined in Instrument MS57966 up to the north edge of Severance Application B175/17. This easement will have a width of 6±m, depth of 250±m and area of 1,548±m<sup>2</sup>.

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

Very truly yours,  
Van Harten Surveying Inc.

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

cc Trina Seguin, GRCA



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

February 9, 2018

**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 31, 2018*

**FILE NO. B25/18**

**APPLICANT**

Roger Lowe  
4106 Concession 11  
Moffat LOP 1J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 35, Concession 10

Proposed severance is 0.45 hectares with 92m frontage, vacant land for proposed rural residential use.

Retained parcel is 1.1 hectares with 73m frontage, existing and proposed rural residential use with existing dwelling, shed & pool.

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

**March 21, 2018**

**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 – Conservation Halton
- Ministry of Natural Resources
- Bell Canada    County Clerk    Roads/Solid Waste    Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

1. Approval Authority:

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

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

Required Fee: \$ 1100  
Fee Received: Jan 31/18

File No. 325/18

Accepted as Complete on: Jan 31/18

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

2. (a) Name of Registered Owner(s) Roger Alan LOWE

Address 4106 Concession 11, Moffat, ON, L0P 1J0

Phone No. [REDACTED]

Email: [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]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

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

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

To create a new lot for residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 35

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. 61R-8399

Part No. 2

Civic Address 4106 Concession Road 11

(b) When was property acquired: December 2002 Registered Instrument No. WC15371

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

Frontage/Width 92 ± AREA 0.45 ha ±

Depth 131 ± Existing Use(s) Vacant Field / Bush

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)

Existing

Proposed

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial Highway                               | <input type="checkbox"/> Right-of-way      |
| <input type="checkbox"/> County Road                                      | <input type="checkbox"/> Private road      |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained            | <input type="checkbox"/> Water access      |
| <input type="checkbox"/> Easement   | <input type="checkbox"/> Other             |

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

- Municipally owned and operated piped water system
- Well  individual  communal
- Lake
- Other \_\_\_\_\_

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

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

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

Frontage/Width 73 / 118 ± AREA 1.1 ha ±

Depth 186 ± Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling, shed and pool

Proposed Uses (s): No Change

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

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

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

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

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

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

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [ ] NO [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 [X] Places to Grow [ ] Other [ ] \_\_\_\_\_

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

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

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

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

\_\_\_\_\_

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

Secondary Agricultural

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

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

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

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

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

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

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

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

\_\_\_\_\_

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

Severed	Width	Length	Area	Use
	Width	Length	Area	Use
Retained	Width <u>7±m<sup>2</sup></u>	Length <u>9±m<sup>2</sup></u>	Area <u>63±m<sup>2</sup></u>	Use <u>Shed</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	[ ]





**Van Harten**  
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

January 31, 2018

25524-18

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  
4106 Concession 11  
Part of Lot 35, Concession 10  
Part 2, 61R-8399  
PIN: 71192-0108  
Township of Puslinch  
County of Wellington**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deed, PIN report and map, addresses of neighbouring properties, MDS Calculation, a cheque to the Halton Region Conservation Authority for \$875 and a cheque to Wellington County for \$1,100.

**Proposal:**

The proposal is to create a new, triangularly-shaped rural residential parcel along Concession Road 11 with a frontage of 92±m, depth of 131±m and an area of 0.45±ha. The proposed severed parcel is currently vacant land with some bush and trees along the property lines. The retained parcel will have an area of 1.1±ha where the existing dwelling, shed and pool will remain for residential use. The new property line between the two parcels is intended to be 2.5m clear of the shed on the retained parcel.

The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural
- Ownership is longer than 5 years
- No severance since March 2005
- Safe entrance is available – an entrance already exists
- Adequate space for new dwelling and septic
  
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met
- MDS requirements are met

An MDS evaluation has been completed for the barn on 4122 Concession 11 Road and we determined that the MDS requirement can be met. The owner of the barn located at #4122 Concession Road 11 provided us with the livestock information over the phone and the Farm Data Sheet has been mailed to her for confirmation and signature. The farm data information supplied over the telephone was inputted into the MDS formula and we found that the MDS requirement is 97m whereas the actual distance to the barn is about 360m and therefore the MDS requirement is easily met.

This severance is a very practical and efficient use of an open yard.

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

Van Harten Surveying Inc.

  
Jeffrey E. Buisman B.E.S, B.Sc.

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



# Minimum Distance Separation I

Lowe Severance  
Prepared By: Hailey Keast, Van Harten Surveying Inc.

**Description:** Barn 1

**Application Date:** Monday, January 29, 2018

**Municipal File Number:**

**Proposed Application:** Lot creation for a maximum of three non-agricultural use lots  
Type A Land Use

**Applicant Contact Information**

Roger Lowe  
4106 Concession 11  
Moffat, ON, Canada

**Location of Subject Lands**

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 10, Lot: 35

Roll Number: 2301

**Calculation Name:** *Farm 1*

**Description:** Flexman Barn

**Farm Contact Information**

Jaclyn Flexman  
4122 Concession 11  
Moffat, ON, Canada

**Location of existing livestock facility or anaerobic digester**

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 10, Lot: 34

Roll Number: 2301

Total Lot Size: 8.5 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	7	7.0	163 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 7.0

**Potential Design Capacity (NU):** 14.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X 180	X 0.7	X 1.1	= 97 m (318 ft)	TBD

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
97 m (318 ft)	TBD

**Preparer Information**

Hailey Keast  
Van Harten Surveying Inc.  
423 Woolwich Street  
Guelph, ON, Canada N1H 3X3

Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
Hailey Keast

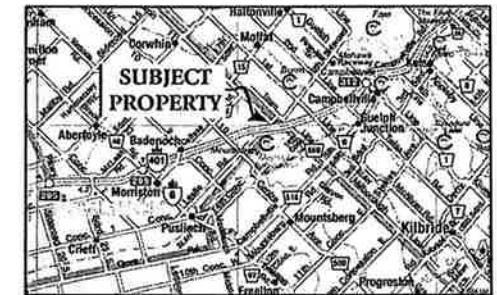
**NOTE TO THE USER:**

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.

**SEVERANCE SKETCH  
PART OF LOT 35  
CONCESSION 10  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON**

SCALE 1 : 1000  
0 10 20 40 60 meters  
VAN HARTEN SURVEYING INC.

**KEYMAP**



**NOTES:**

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. SUBJECT LANDS HAVE AN OFFICIAL GREENBELT PLAN DESIGNATION OF PROTECTED COUNTRYSIDE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. N.T.S. DENOTES NOT TO SCALE.

THIS SKETCH WAS PREPARED  
ON THE 31st DAY OF JANUARY 2018

JEFFREY E. BOISMAN  
ONTARIO LAND SURVEYOR



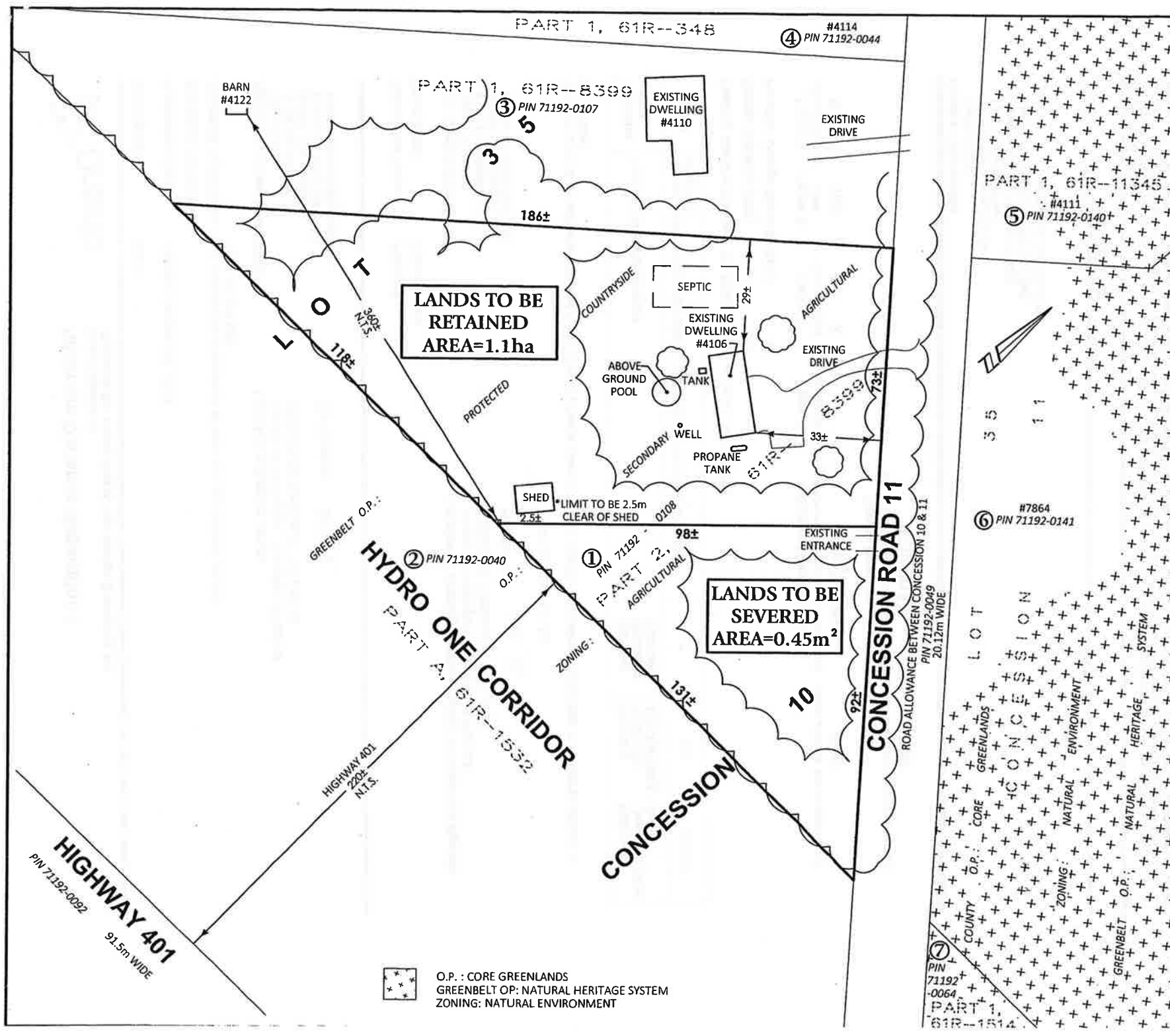
**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 25524-18

Jan 31, 2018 - 9:16 am  
C:\PUSLINCH\CON10\ACAD\SEV.PT.035 (1.DWG) LHM.dwg



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

February 26, 2018

**NOTICE OF A REVISED 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.

**REVISED APPLICATION SUBMITTED ON: February 26, 2018**

**FILE NO. B26/18**

**APPLICANT**

Ruthann Hall  
568 Watson Road South  
Guelph ON N1L 0N9

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 1  
Concession 10

Proposed severance is **revised sketch 1.2 hectares with 9.7m frontage**, vacant land for proposed rural residential use.

Retained parcel is **revised sketch 1.31 hectares with 40m frontage**, existing and proposed rural residential use with existing dwelling & shed.

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

**March 21, 2018**

**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.

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**MAILED TO:**

Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA

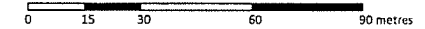
Source Water Protection      Neighbouring Municipality – City of Guelph

Bell Canada      County Clerk      Roads/Solid Waste      Civic Addressing

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

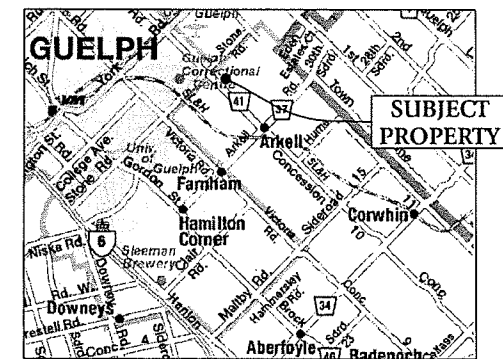
**SEVERANCE SKETCH  
PART OF LOT 1, CONCESSION 10  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON**

SCALE 1 : 1500



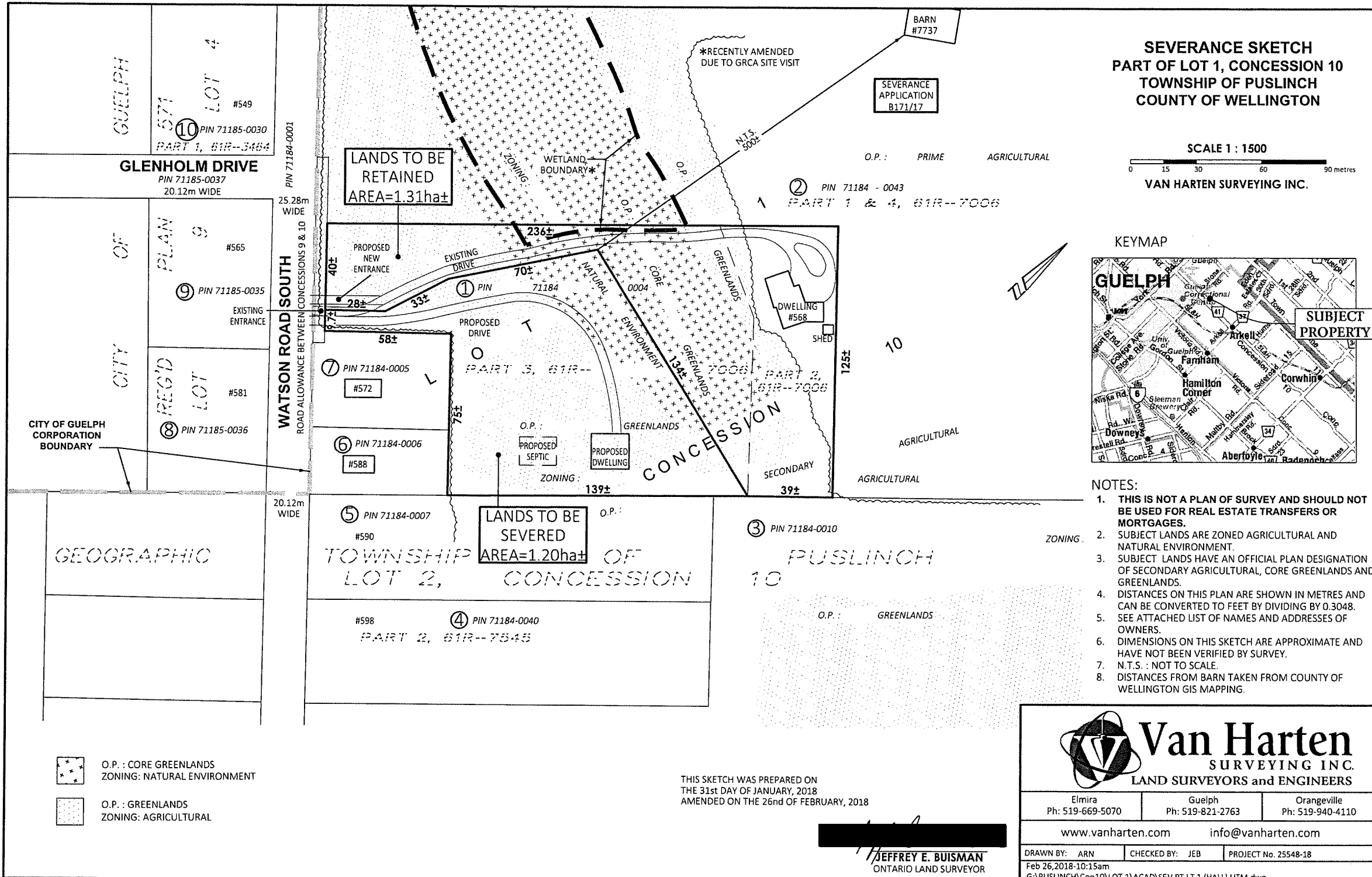
VAN HARTEN SURVEYING INC.

KEYMAP



**NOTES:**

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS AND GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. N.T.S. : NOT TO SCALE.
8. DISTANCES FROM BARN TAKEN FROM COUNTY OF WELLINGTON GIS MAPPING.



LANDS TO BE  
RETAINED  
AREA=1.31ha±

LANDS TO BE  
SEVERED  
AREA=1.20ha±

O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

O.P. : GREENLANDS  
ZONING: AGRICULTURAL

THIS SKETCH WAS PREPARED ON  
THE 31st DAY OF JANUARY, 2018  
AMENDED ON THE 26th OF FEBRUARY, 2018

**JEFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 25548-18

Feb 26, 2018-10:15am  
G:\PUSLINCH\Con10\LOT 1\ACAD\SEV PT LT 1 (HALL) UTM.dwg

February 9, 2018

## 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 31, 2018*

**FILE NO. B26/18**

**APPLICANT**

Ruthann Hall  
568 Watson Road S  
Guelph N1L 0N9

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 1, Concession 10

Proposed severance is 0.47 hectares with 9.7m frontage, vacant land for proposed rural residential use.

Retained parcel is 2.04 hectares with 40m frontage, existing and proposed rural residential use with existing dwelling & shed.

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

**March 21, 2018**

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Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

**MAILED TO:**

Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA

Source Water Protection      Neighbouring Municipality – City of Guelph

Bell Canada      County Clerk      Roads/Solid Waste      Civic Addressing

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

1. Approval Authority:

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

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

Required Fee: \$ 1100  
Fee Received: Jan 31/18

File No. B26/18  
Accepted as Complete on: Jan 31/18

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

2. (a) Name of Registered Owner(s) Ruthann HALL

Address 568 Watson Road South, Guelph, ON, N1L 0N9

Phone No. [REDACTED] Email: [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] Email: [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 rural 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 10

Lot No. Part of Lot 1

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. 61R-7006

Part No. 2 & 3

Civic Address 568 Watson Road South

(b) When was property acquired: April 1996 (estate transfer) Registered Instrument No. RO747984

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 9.7 / 83 ±

AREA

0.47 ha ±

Depth 108 ±

Existing Use(s)

Bush

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 (specify whether individual or communal): Individual
- Pit Privy
- Other (Specify): \_\_\_\_\_

6. Description of Land intended to be **RETAINED**: Metric  Imperial

Frontage/Width **40 / 125 ±** AREA **2.04 ha ±**

Depth **236 ±** Existing Use(s) **Rural Residential**

Existing Buildings or structures: **Dwelling & Shed**

Proposed Uses (s): **No Change**

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES  NO   
 \*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? **Guelph Waste Resource Centre** YES  NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES  NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES  NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES  NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES  NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES  NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES  NO
15. Is there a noxious industrial use within 500 meters [1640']? YES  NO

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

Name of Rail Line Company: \_\_\_\_\_

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

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

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

**Minor Variance application to be submitted after severance approval**

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

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

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

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



**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 <b><u>4±m</u></b>	Length <b><u>5±m</u></b>	Area <b><u>20±m<sup>2</sup></u></b>	Use <b><u>Shed</u></b>
	Width	Length	Area	Use

33. **Manure Storage Facilities** on these lands: **None**

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

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 [X] NO [ ]

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.



LAND SURVEYORS and ENGINEERS

January 31, 2018  
25548-18



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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Severance Application & Sketch  
568 Watson Road South  
Part of Lot 1, Concession 10  
Parts 2 & 3, 61R-7006  
PIN 71184-0004  
Township of Puslinch  
County of Wellington**

Please find enclosed an application for a severance application on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN report and map, the required deed, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,100.

**Proposal:**

The proposal is to create a new rural residential parcel along Watson Road South with a frontage of 9.7±m, depth of 108±m and an area of 0.47±ha. The retained parcel will have an area of 2.04±ha where the existing dwelling and shed will remain.

Consideration was given to a number of options for the new severance, and we felt that the configuration presented provided the best alternative. Another option would have been to have a parcel of 40m and 100m at the north end of the property. The challenge with this configuration, however, is that the existing drive and underground utilities traverse on a diagonal through this area. In addition, the rear corner would be very close to the wetlands.

The proposed configuration is better in that the existing drive and underground utilities to the dwelling on the retained can remain intact. The severance will also be more than 30m away from the wetland.

12 Memorial Avenue,  
Elmira, Ontario N3B 2R2  
Phone: 519-669-5070

423 Woolwich Street,  
Guelph, Ontario N1H 3X3  
Phone: 519-821-2763

660 Riddell Road, Unit 1,  
Orangeville, Ontario L9W 5G5  
Phone: 519-940-4110

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[www.vanharten.com](http://www.vanharten.com)

R.P. Magahay, B.A.   J.E. Buisman, B.E.S., B.Sc., O.L.S.   R.M. Mak, B.Sc., O.L.S.   J.M. Laws, B.Sc., O.L.S.   J.M. Duffy, P.Eng.

The proposed severance is behind two existing dwellings (6 & 7 on the sketch). The applicants, who plan to construct a new house on the severed parcel, are sensitive to the possible impact on these residents and are therefore planning to construct a new dwelling and septic bed at least 20 to 25 m west of the common property line. The trees in the vicinity of the common property line will be kept.

Some clearing of trees will be required. The majority are cedar trees and not significant in size. There are a few Maple trees which the owners want to keep as they appreciate these trees as well as tap them for maple syrup.

The zoning for the subject property is Agricultural and Natural Environment and the proposed severed parcel is zoned Agricultural. The severed parcel will have a frontage of 9.7±m instead of 24.3m as required in the Zoning By-law and a minor variance will be required for this.

Please note the difference between the wetland boundary and the area zoned Natural Environment. GRCA had the wetland limit mapped congruent with the Natural Environment area, however upon request of the applicant, the GRCA visited the property and determined that the wetland did not really go into the subject property. The GRCA recently updated the wetland mapping on their mapping website and the location is shown on the sketch. We suggest that maybe the Natural Environment Zone should be amended to follow the wetland mapping.

The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years
- No severance since March 2005
- Safe entrance is available
- Adequate space for new dwelling and septic
- No impacts on environmentally sensitive lands
- MDS requirements are met



**Van Harten**  
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

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

Very truly yours,  
Van Harten Surveying Inc.



*JEB*

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

cc Murray & Ruthann Hall

---

[www.vanharten.com](http://www.vanharten.com)

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

February 9, 2018

**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 31, 2018*

**FILE NO. B27/18**

**APPLICANT**

Bryan Lillycrop  
4062 Highway 6  
Puslinch N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lots 36 & 37, Gore Conc  
Part Road Allowance b/w Lots 35 & 36

Proposed lot line adjustment is 1.515 hectares with no frontage, agricultural land to be added to abutting agricultural/commercial parcel – 1649511 Ontario Inc. (Bryan’s Farm & Industrial Supply Ltd.)

Retained parcel is 7.112 hectares with 220.5m frontage, existing and proposed agricultural use with existing house, barn & 2 storage buildings.

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

**March 21, 2018**

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Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

**MAILED TO:**

- Local Municipality - Puslinch      County Planning      Conservation Authority – Hamilton Conservation
- Ministry of Transportation
- Bell Canada      County Clerk      Roads/Solid Waste      Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application



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

Local Municipality: Puslinch  
Concession Gore Lot No. 36 & 37  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. 61r9405 Part No. Puslinch Pt 1  
Civic Address 4058 Highway #6,

(b) When was property acquired: 2007 Registered Instrument No. ROS154061

5. Description of Land intended to be SEVERED:

Metric [] Imperial [ ]  
Frontage/Width 51.7m (southend) AREA 15,150 square meters  
53.8m (north end)  
Depth 291.1m Existing Use(s) Agriculture  
Existing Buildings or structures: None  
Proposed Uses (s): Agriculture Commercial

Type of access (Check appropriate space) Existing [] Proposed [ ]  
 Provincial Highway [] Right-of-way  
 County Road [] Private road  
 Municipal road, maintained year round [] Crown access road  
 Municipal road, seasonally maintained [] Water access  
 Easement [] Other

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [] Imperial [ ]  
Frontage/Width 220.5m AREA 72,000 Sq m  
Depth 454.9m (approx) Existing Use(s) Agriculture  
Existing Buildings or structures: House, barn, two storage buildings  
Proposed Uses (s): Agriculutre

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 (specify) \_\_\_\_\_

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [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. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [ ] NO [X]
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO [ ]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [ ] NO [X]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [ ] NO [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [ ] NO [X]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [X] NO [ ]
15. Is there a noxious industrial use within 500 meters [1640']? YES [ ] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO [ ]

Name of Rail Line Company: Canadian Pacific

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 [X] NO [ ]

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

2005, Residential (Parts 1 & 2, Plan 61R-9971)

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 [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)

Agricultural for severed and retained

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

N/A

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

Amendment Number(s): N/A File Number(s): N/A

27. What is the zoning of the subject lands? Agricultural

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

If NO, a) has an application been made for re-zoning? YES [ ] NO [ ] File Number \_\_\_\_\_  
Subject lands proposed to be rezoned to C3 as part of Township Comprehensive Zoning By-law Update  
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 \_\_\_\_\_  
4058 Highway 6: BMO 4062 Highway 6: Farm Credit Canada

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:

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [X]  
Cash crops

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

Severed Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Retained Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

32. Manure Storage Facilities on these lands:

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

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

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

34. Source Water Protection Plan

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

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

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

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

See attached cover 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.**



KITCHENER  
WOODBRIDGE  
LONDON  
KINGSTON  
BARRIE  
BURLINGTON

January 31, 2018

ATTN: Ms. Deborah Turchet  
Secretary-Treasurer  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario

Dear Ms. Turchet:

RE: Lot Line Adjustment Application for 4058 Highway #6, Puslinch (Part Lots 36 & 37, Gore Concession) - 1649511 Ontario Inc. (Bryans Farm and Industrial Supply Ltd).  
**OUR FILE 17178A**

---

On behalf of our Client, 1654911 Ontario Inc., we submit the following Lot Line Adjustment Application for the property located at 4062 Highway #6 in the Township of Puslinch, Wellington County ("subject property").

Please find enclosed a Complete Lot Line Adjustment Application Package, including:

1. One (1) copy of the Complete Application Form;
2. One (1) copy of the current deeds for 4058 and 4052 Highway #6, Puslinch;
3. Eight (8) copies of the Ontario Land Surveyor Sketch, plus one (1) 11x17 copy;
4. Two (2) copies of a Figure showing adjacent land-uses within 500m of the subject property and a key map;
5. A list of names and mailing addresses for each owner within 60m of the subject land;
6. A cheque for \$1,100, payable to the Treasurer of the Wellington County; and,
7. A Cheque for \$780, payable to the Hamilton Conservation Authority.

Bryan's Farm & Industrial Supply is a significant local employer that has been operating on the subject property for the past 35 years. They offer a wide selection of farm and heavy equipment sales and storage, and regularly host equipment auctions. The entire property is currently zoned C3 – Agricultural Commercial.

In the summer of 2017, the Ministry of Transportation expropriated 1.5ha from the northern portion of the subject property for the construction and re-alignment of Highway #6. This expropriated area was being used by Bryan's Farm & Industrial Supply for outdoor equipment storage on lands zoned C3. The



expropriation of this 1.5ha from the subject property has resulted in a loss of business, due to the reduced outdoor storage area.

The adjacent property to the west is also owned by the Applicant and is primarily used for agriculture and agricultural-related uses. This property is currently zoned Agricultural (A).

As part of the Township of Puslinch Zoning By-Law Review, the Applicant requested that the Township replace the C3 – Agricultural Commercial zoned area being expropriated by the MTO, by re-zoning the same area of the adjacent property from Agricultural (A) to Agricultural Commercial (C3). The County of Wellington and Township of Puslinch do not have any concerns with this approach, contingent on the Applicant submitting a Lot Line Adjustment Application to add the area of the adjacent property to be zoned C3, to the subject property. This would ensure that all lands zoned C3 are located on a single property. This lot line adjustment will replace the equipment storage area lost on the Subject Property, due to the MTO expropriation.

In conclusion, this Lot Line Adjustment Application:

- Does not propose to create a new lot;
- Accommodates the replacement of the lost Agriculture-Commercial zoned area due to the Highway #6 expropriation;
- Will facilitate the proposed zoning in the Township's new comprehensive Zoning By-Law;
- Is in conformity with the County of Wellington Official Plan;
- Will have no impact on source water protection; and,
- Does not require any MDS setbacks.

Please contact us should you require any additional information.

Yours truly,

**MHBC**

A black rectangular redaction box covering the signature of Neal DeRuyter.

Neal DeRuyter, BES

cc. Ken Lillycrop, Applicant  
Kelly Patzer, Township of Puslinch

**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 A**

Fee Received: Jan 31/18

File No. B27/18

Accepted as Complete on: Jan 31/18

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

**SECTION A: Parcel to which land is being added.**

2. (a) Name of Registered Owner(s) 1649511 Ontario Inc. (Bryan's Farm & Industrial Supply Ltd.)

Address 4058 Highway 6, Puslinch, ON, N0B 2J0

Phone No. [REDACTED] Email: [REDACTED]

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

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

(c) Name and Address of Owner's Authorized Agent: Neal DeRuyter, MHBC Planning

540 Bingemans Centre Dr., #200, Kitchener, ON, N2B 3X9

Phone No. [REDACTED] Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [X]      AGENT [ ]

**3. Location of Land in the County of Wellington:**

Local Municipality: Puslinch

Concession Gore

Lot No. Part Lots 35 & 36 & Pt closed Rdal Btn Lts  
35 & 36

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. 61R-4866

Part No. Puslinch Pt 1

Civic Address 4058 Highway No. 6 South,

(b) When was property acquired: 2012 Registered Instrument No. ROS154061

**SEVERANCE SKETCH**  
OF PART OF  
**LOTS 35, 36 AND 37**  
**GORE CONCESSION**

AND PART OF  
**ROAD ALLOWANCE BETWEEN LOTS**  
**35 AND 36, GORE CONCESSION**

IN THE  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**

SCALE 1:3000



**MTE OLS LTD.**  
**ONTARIO LAND SURVEYORS**

**METRIC:**

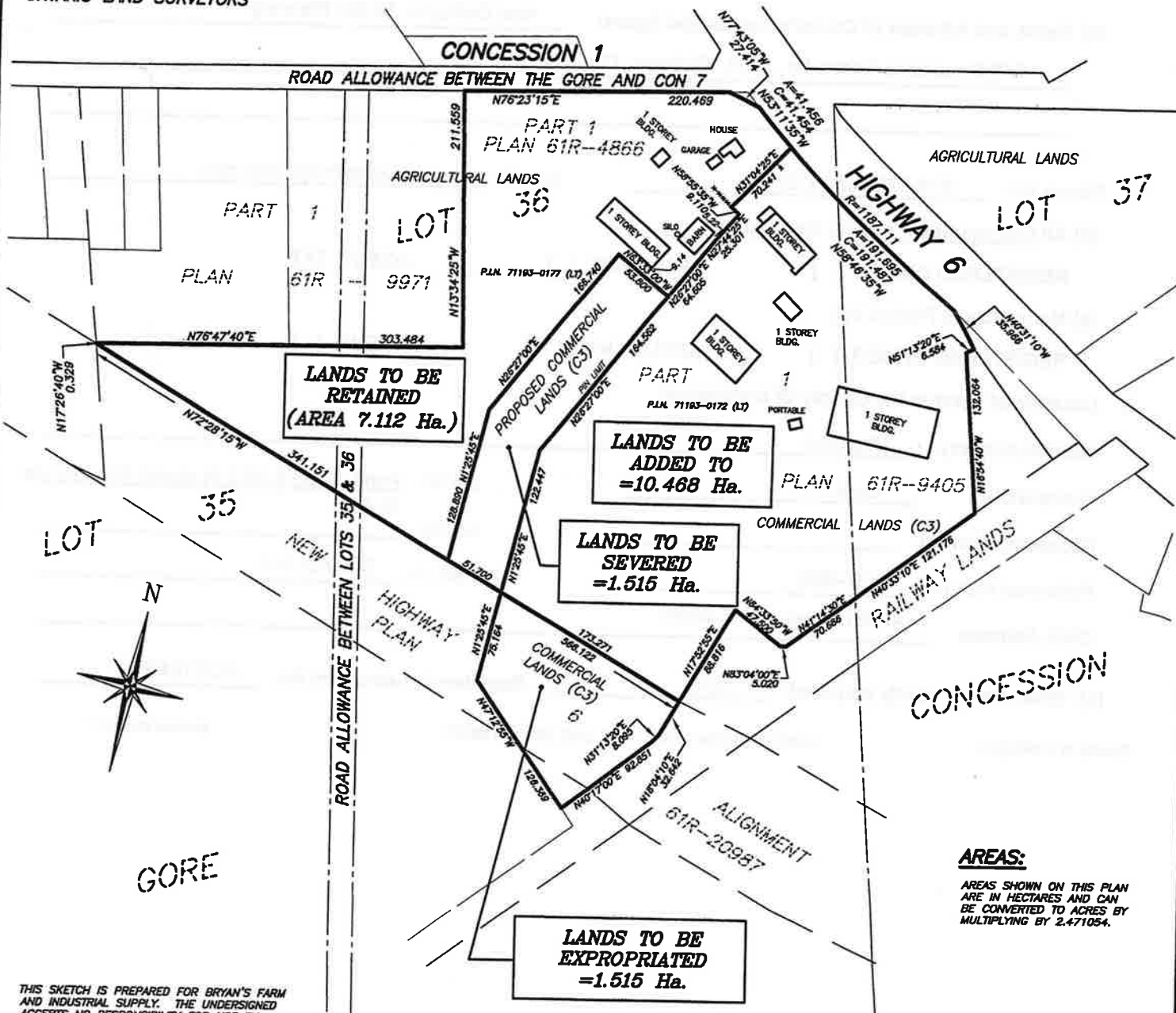
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**CAUTION:**

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

**CONCESSION 1**

**ROAD ALLOWANCE BETWEEN THE GORE AND CON 7**



**CONCESSION 2**

**AREAS:**

AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471054.

THIS SKETCH IS PREPARED FOR BRYAN'S FARM AND INDUSTRIAL SUPPLY. THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

JANUARY 26, 2018

© COPYRIGHT 2018, MTE OLS LTD.

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR



ONTARIO LAND SURVEYORS  
365 HOME STREET  
STRATFORD, ONTARIO, N5A 2A5

TEL: (519) 271-7952 FAX: (519) 271-3545

Old File: P:\P\43625\100\43625-100-SV1.DWG COGO: 43625-100-UTMGROUND.ASC  
Drawn By: M. MASCIOTRA Checked By: T. McNEIL, O.L.S. File No: 43625-100-SV1 (S)






TREVOR D.A. McNEIL  
ONTARIO LAND SURVEYOR

# Bryan's Farm and Industrial Supply- Adjacent and Surrounding Land Uses

Township of Puslinch  
County of Wellington



## Legend

-  Subject Lands
-  500m Buffer from lands to be severed
-  Parcel Boundary (approximate)
-  Expropriation Lands
-  Significant Wetland

**Notes:**

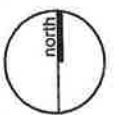
- Subject Lands Based on MTE Draft Severance Sketch
- Wetland data obtained from Land Information Ontario (LIO)
- Expropriation lands approximate
- Surrounding parcel fabric approximate- based on vumap teranel data and satellite imagery

**DATE:** January 30, 2018

**SCALE:** 1:5,000±

**FILE:** 17178A

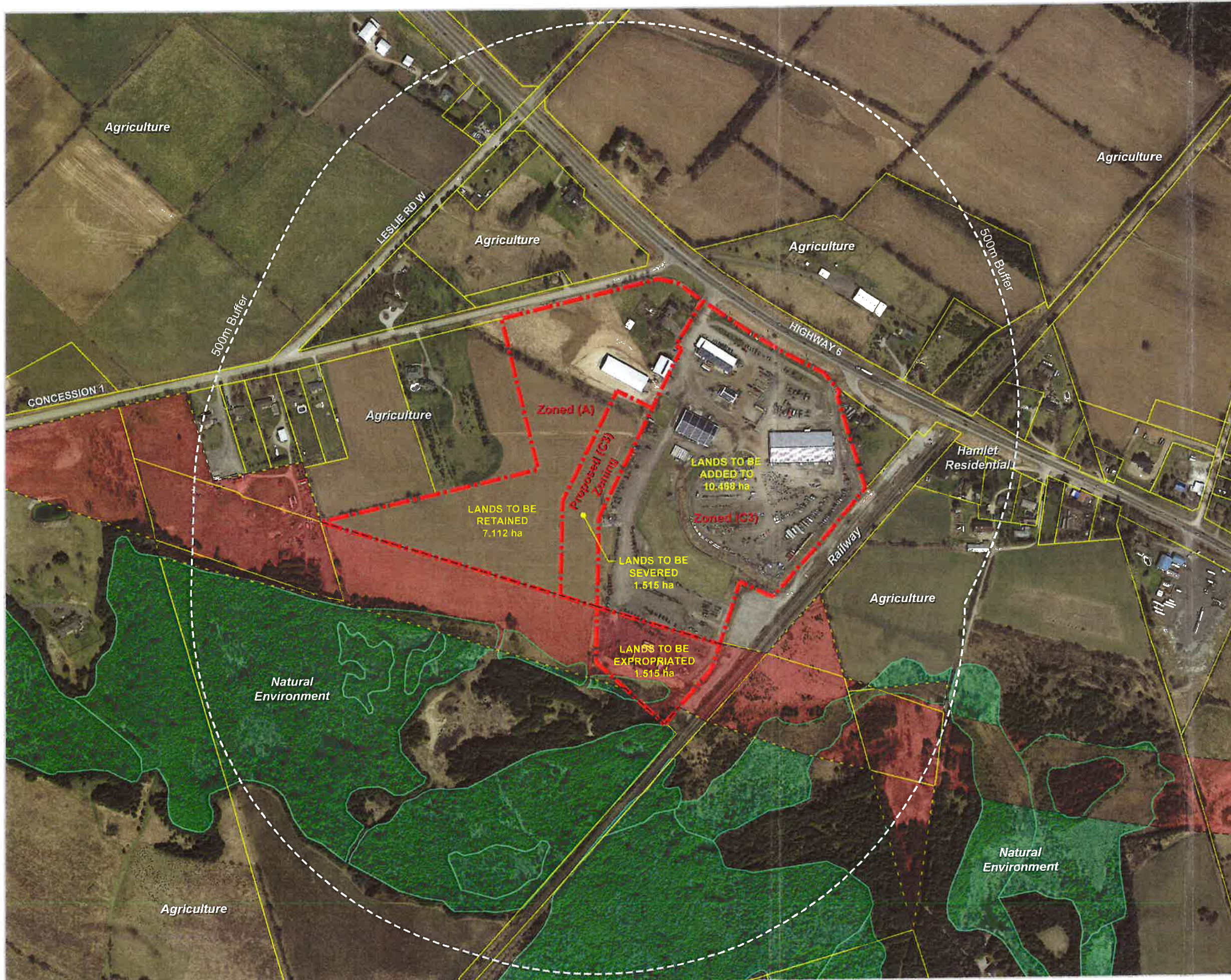
**DRAWN:** GC



K:\17178A- Gore Concession\Rpt\Surrounding Uses.dwg

**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



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

February 9, 2018

**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 31, 2018**

**FILE NO. B28/18**

**APPLICANT**

Gina Martinello  
135 Severn Drive  
Guelph N1E 7K6

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 10  
Concession 4

Proposed severance is 0.67 hectares with 55m frontage, vacant land for proposed rural residential use.

Retained parcel is 15.02 hectares with 183.83m frontage on Sideroad 10 N and 168.81m frontage on Forestell Road, existing and proposed vacant rehabilitated former gravel pit.

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

**March 21, 2018**

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

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

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

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

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

**MAILED TO:**

Local Municipality - Puslinch    County Planning    Conservation Authority - GRCA

Source Water Protection

Bell Canada    County Clerk    Roads/Solid Waste    Civic Addressing

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: \$ 1100  
Fee Received: Jan 31/18  
File No. 328/18  
Accepted as Complete on: Jan 31/18

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

2. (a) Name of Registered Owner  GINA F. MARTINELLO  
Address 135 SEVERN DRIVE, GUELPH N1E 7K6

[REDACTED] - [REDACTED] Email: \_\_\_\_\_

(b) Name and Address of Applicant (as authorized by Owner) BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED (ATT: IAN D. ROBINSON), 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH N1H 8J1

Phone No. 519-822-4031 Email: [REDACTED]

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

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

(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 [ ]  
FOR A SINGLE FAMILY HOUSE.

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.  
GINA F. MARTINELLO (SO SHE CAN LIVE CLOSE TO HER DAUGHTER)

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

Local Municipality: TOWNSHIP OF PUSLINCH  
Concession 4 Lot No. S 1/2 LOT 10  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. 61R-9488 Part No. 1  
Civic Address NONE ASSIGNED YET - LIES BETWEEN #4658 SIDEROAD 10 NORTH AND #6745 FORESTELL ROAD

(b) When was property acquired: SEPT. 26/2003 Registered Instrument No. WC 40374

5. Description of Land intended to be SEVERED:

Metric  Imperial [ ]

Frontage/Width 55.00 AREA 0.67 ha  
Depth 121.92 Existing Use(s) VACANT, UNUSED (GRASS! WEEDS)  
Existing Buildings or structures: NONE  
Proposed Uses (s): SINGLE FAMILY RESIDENCE

Type of access (Check appropriate space)

Existing  Proposed [ ]

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial Highway                               | <input type="checkbox"/> Right-of-way      |
| <input type="checkbox"/> County Road                                      | <input type="checkbox"/> Private road      |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained            | <input type="checkbox"/> Water access      |
| <input type="checkbox"/> Easement   | <input type="checkbox"/> Other             |

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

- Municipally owned and operated piped water system
- Well [ ] individual [ ] communal
- Lake
- Other \_\_\_\_\_

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

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

6. Description of Land intended to be RETAINED: Metric  Imperial [ ]  
 Frontage/Width 183.83 ON S/R 10 N. & 168.81 ON FORESTELL ROAD AREA 15.02 ha  
 Depth VARIABLE: 408 - 533 Existing Use(s) VACANT, UNUSED (GRASS & WEEDS) (REHABILITATED FORMER GRAVEL PIT)  
 Existing Buildings or structures: NONE  
 Proposed Uses (s): SAME AS EXISTING

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

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

- Municipally owned and operated piped water system
- Well [ ] individual [ ] communal
- Lake
- Other NONE EXISTING OR PROPOSED

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

- Municipally owned and operated sanitary sewers
- Septic Tank (specify whether individual or communal): \_\_\_\_\_
- Pit Privy
- Other (Specify): NONE EXISTING OR PROPOSED

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [ ] NO   
 \*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES [ ] NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [ ] NO
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]? (SEE SEVERANCE SKETCH) YES  NO [ ]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [ ] NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [ ] NO
13. Is any portion of the land to be severed or retained within a rehabilitated ~~mine~~ pit site? SITE IS A REHABILITATED, FORMER GRAVEL PIT YES  NO [ ]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? (SEE SEVERANCE SKETCH) YES  NO [ ]
15. Is there a noxious industrial use within 500 metres [1640']? YES [ ] NO



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

Name of Rail Line Company: \_\_\_\_\_

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

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

19. PREVIOUS USE INFORMATION:

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

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

FORMER GRAVEL PIT (NOW REHABILITATED)

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

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

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) TO REHABILITATE THE FORMER GRAVEL PIT. YES  NO [ ] UNKNOWN [ ]

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

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

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

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

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

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

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

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

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

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

Greenbelt Plan [ ] Places to Grow  Other [ ] \_\_\_\_\_

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

26. 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)

N/A

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

SECONDARY AGRICULTURAL & A SMALL BIT OF CORE GREENLAND

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

N/A

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

28. What is the zoning of the subject lands? AGRICULTURAL (A') & 'EX1-16'

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 \_\_\_\_\_  
↳ WILL BE FILED IF NEEDED

b) has an application been made for a minor variance?

YES [ ] NO [ ] File Number \_\_\_\_\_

APPEARS "EX1-16" ZONE SHOULD HAVE BEEN REMOVED WHEN "EX1" ZONE WAS REMOVED - STILL WORKING ON RESOLUTION

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.

WITH TWP. & COUNTY

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" (N/A)

31. Type of Farm Operation conducted on these subject lands: N/A NONE

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

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

NONE  
N/A

Severed Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Retained Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

33. Manure Storage Facilities on these lands: NONE - N/A

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 31, 2018

Project 17-14-423-00

The Corporation of the County of Wellington – Land Division  
74 Woolwich Street  
Administration Centre, 3<sup>rd</sup> Floor  
Guelph, Ontario  
N1H 3T9

ATTENTION: Deborah Turchet & Janna Poechman

Dear Deborah & Janna:

**Re: Gina Martinello Severance Application,  
Side Road 10 North, Part of the South Half of Lot 10, Concession 4,  
Township of Puslinch**

---

I am acting for Gina Martinello, the owner of the subject property, who wishes to sever a single family residential lot from the property she has owned for many years. Mrs. Martinello would like to construct a new single family residence on the severance so that she will be able to live out the rest of her retirement years near her daughter, who lives just two doors to the South at #4648 Side Road 10 North. The “severed parcel” and the “retained parcel” are comprised of a former gravel pit which was completely rehabilitated a number of years ago. The subject property is currently vacant and unused and is mostly just grass and weeds. There are no barns within 500 metres of the subject property and we have field verified that the minimum required “siteline distance” of 150 metres in both directions, can be met or exceeded using the Township’s measurement standard (see notations on Severance Sketch).

Most of the property is designated as “Secondary Agriculture” in the County Official Plan. The majority of the property is zoned “Agriculture” (A) with a thin strip around the perimeter being zoned “EX1-16”. Neither ourselves nor the Martinello’s lawyer (John Valeriote) are sure of why this “EX1-16” zone still exists on the rehabilitated pit and on the surface, it seems that this designation should have been removed at the same time the original “EX1” zoning was removed and replaced by the “A” zone when the pit was rehabilitated. We are still working with the County and Township to resolve this matter, but the proposed severance still contains more than enough area outside this “EX1-16” zone on which to construct a new house, septic and well. While we currently think that maybe this “EX1-16” zone should be removed as a “housekeeping matter” by the Township (at no cost to our client), if the ultimate decision or conditions dictate, we will be ask for the “EX1-16” zone to be removed, even if the rezoning application needs to be done at our client’s expense. In discussions, with the County Planner (Michele Innocente) the “EX1-16” zone might possibly be removed in the near future during the course of the Townships updating of the zoning by-law that is currently in process.

**Surveying | Mapping | GIS**  
Unit 101 – 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1  
T: [519] 822-4031 | F: [519] 822-1220  
[www.jdbarnes.com](http://www.jdbarnes.com)

Page 2  
Project 17-14-423-00

During the course of preliminary consultations with County Planning Staff (Michelle Innocente and Jameson Pickard) by Mrs. Martinello's son John, and myself, the planning staff suggested that the proposed severance be located directly opposite to #4661 Side Road 10 North and immediately adjacent to #4658, so that no part of the severance was opposite to the property zoned "EX1" that lies on the east side of Side Road 10 and just north of the proposed severance. The Planning Staff also suggested that it would be appropriate for the proposed severance to be of approximately the same size, depth and areas of the abutting severances at #4658 (Part 1, Plan 61R-2707) and #4648 (Part 1, Plan 61R-4995). Consequently, we have configured the proposed severance to match the depth of the abutting residential property with a similar, but slightly less frontage and area.

In support of the above application, the following items are enclosed:

1. Completed and signed Severance Application Form.
2. Completed and signed Source Water Protection Form.
3. Cheque in the amount of \$1,100.00 payable to the "Treasurer of Wellington County" for the Severance Application fee.
4. Cheque in the amount of \$400.00 payable to the Grand River Conservation Authority to cover the Conservation Review fee.
5. Two (2) 11" x 17" reduced copies of the Severance Sketch.
6. Nine (9) full sized copies of the Severance Sketch.
7. Copy of the current deed "Registered as Instrument WC40374".
8. Copy of Plan 61R-9488.
9. List of surrounding neighbours for notification (Pending - has been requested from the Township and will follow shortly).

I am respectfully request that this application be placed on the agenda for the April 12, 2018 committee meeting in order to avoid any possible complications that might arise from the pending changes in Provincial Policy that maybe implemented in the near future. If you have any questions or require additional information, please do not hesitate to contact me directly.

Sincerely,


**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

*A wholly owned subsidiary of J. D. Barnes Ltd.*



**Ian Robinson, B.Sc., OLS, OLIP**

**Surveying | Mapping | GIS**  
Unit 101 – 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1  
T: [519] 822-4031 | F: [519] 822-1220



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

YES [ ] NO

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

**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 [ ]

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 [ ]

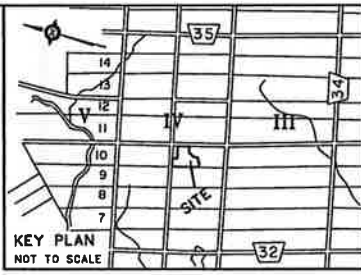
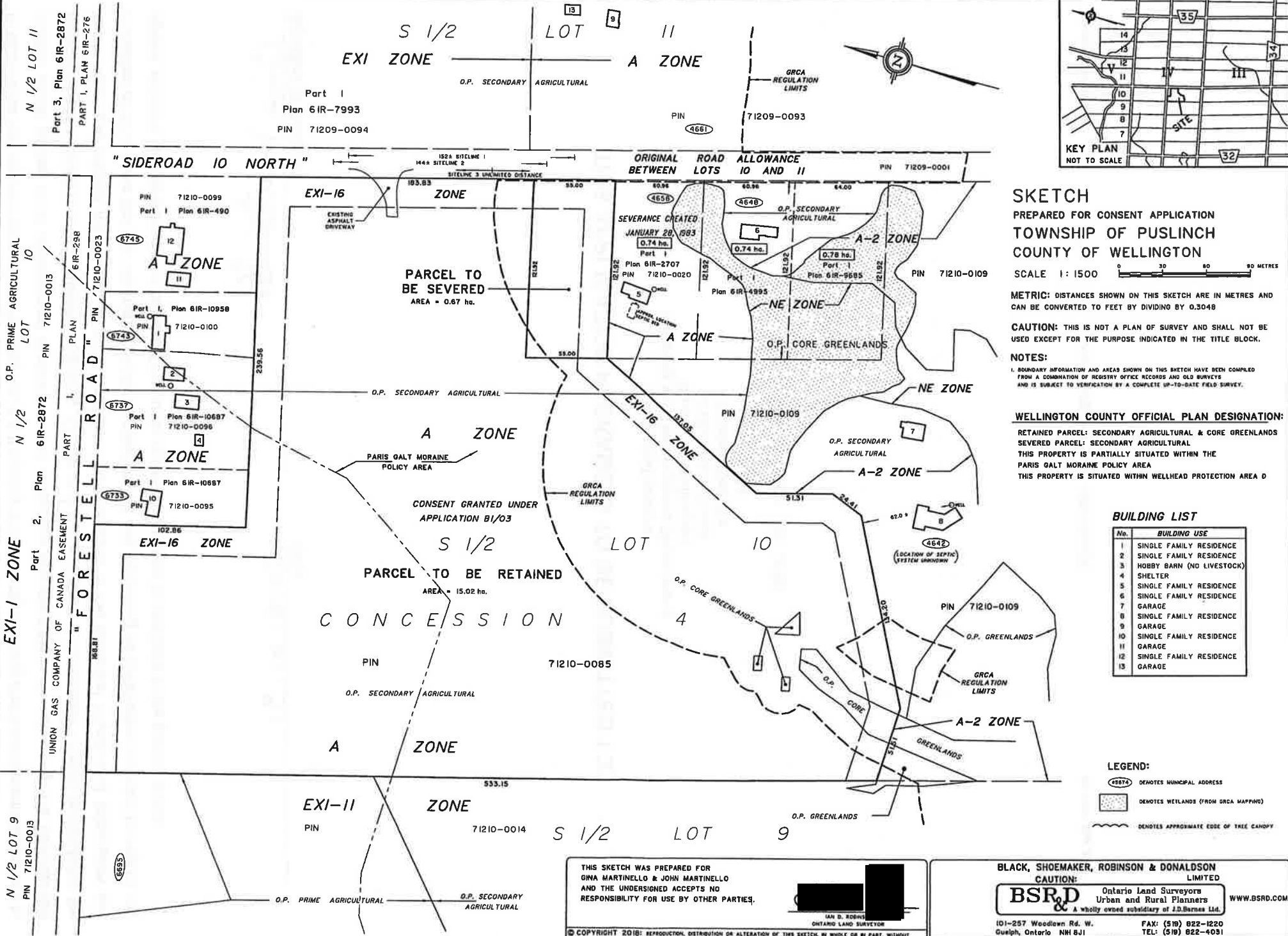
If yes, please indicate the person you have met/spoken to: MICHELLE INNOCENTE & JAMESON PICKARD

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

SEE ATTACHED COVER 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.



**SKETCH**  
 PREPARED FOR CONSENT APPLICATION  
 TOWNSHIP OF PUSLINCH  
 COUNTY OF WELLINGTON  
 SCALE 1:1500

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

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

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

**WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:**  
 RETAINED PARCEL: SECONDARY AGRICULTURAL & CORE GREENLANDS  
 SEVERED PARCEL: SECONDARY AGRICULTURAL  
 THIS PROPERTY IS PARTIALLY SITUATED WITHIN THE PARIS GALT MORAINÉ POLICY AREA  
 THIS PROPERTY IS SITUATED WITHIN WELHEAD PROTECTION AREA D

**BUILDING LIST**

No.	BUILDING USE
1	SINGLE FAMILY RESIDENCE
2	SINGLE FAMILY RESIDENCE
3	HOBBY BARN (NO LIVESTOCK)
4	SHELTER
5	SINGLE FAMILY RESIDENCE
6	SINGLE FAMILY RESIDENCE
7	GARAGE
8	SINGLE FAMILY RESIDENCE
9	GARAGE
10	SINGLE FAMILY RESIDENCE
11	GARAGE
12	SINGLE FAMILY RESIDENCE
13	GARAGE

**LEGEND:**  
 (46874) DENOTES MUNICIPAL ADDRESS  
 DENOTES WETLANDS (FROM GRCA MAPPING)  
 DENOTES APPROXIMATE EDGE OF TREE CANOPY

THIS SKETCH WAS PREPARED FOR  
 GINA MARTINELLO & JOHN MARTINELLO  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**  
**CAUTION:** Ontario Land Surveyors  
 Urban and Rural Planners  
 A wholly owned subsidiary of J.D. Barnes Ltd. WWW.BSRD.COM

101-257 Woodlawn Rd. W. Guelph, Ontario N1H 6J1  
 FAX: (519) 822-1220  
 TEL: (519) 822-4031

DATE: JANUARY 30, 2016

© COPYRIGHT 2016: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS SKETCH, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

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

February 9, 2018

**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: February 01, 2018*

**FILE NO. B30/18**

**APPLICANT**

Rolf Deter  
4604 Sideroad 12 N  
Puslinch N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 12  
Concession 3

Proposed severance is 33m fr x 130m = 0.42 hectares, agricultural use for proposed rural residential use.

Retained parcel is 34.4 hectares with 894m frontage, existing and proposed agricultural and rural residential use with existing dwelling, shop, driveshed & barn.

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

**March 21, 2018**

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

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

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

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

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

**MAILED TO:**

Local Municipality - Puslinch    County Planning    Conservation Authority - GRCA

Source Water Protection

Bell Canada    County Clerk    Roads/Solid Waste    Civic Addressing

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

1. Approval Authority:

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

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

Required Fee: \$ 1100  
Fee Received: Feb 1/18

File No. B30/18

Accepted as Complete on: Feb 1/18

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

2. (a) Name of Registered Owner(s) Rolf Paul DETER

Address 4604 Sideroad 12 North, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [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]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

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

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

To create a new lot for residential purposes

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

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

Future owner is not known



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

Local Municipality: Township of Puslinch

Concession 3

Lot No. Part of Lot 12

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. 61R-7899

Part No. 1

Civic Address 4604 Sideroad 12 North

(b) When was property acquired: January 1999

Registered Instrument No. LT11620

5. Description of Land intended to be SEVERED:

Metric  [X]

Imperial  [ ]

Frontage/Width 33 ± AREA 0.42 ha ±

Depth 130 ± Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

Type of access (Check appropriate space)

Existing  [ ]

Proposed  [X]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[X] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[ ] Easement

[ ] Other

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

[ ] Municipally owned and operated piped water system

[X] Well  [X] individual  [ ] communal

[ ] Lake

[ ] Other \_\_\_\_\_

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

[ ] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[ ] Pit Privy

[ ] Other (Specify): \_\_\_\_\_

6. Description of Land intended to be **RETAINED**: Metric  Imperial

Frontage/Width **894 ±** AREA **34.4 ha ±**

Depth **405 ±** Existing Use(s) **Agricultural & Rural Residential**

Existing Buildings or structures: **Dwelling, shop, driveshed and barn**

Proposed Uses (s): **No Change**

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

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

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

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

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

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

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [ ] NO [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, Core Greenlands & Core Greenlands**

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

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

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

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

**Minor Variance for MDS pending severance approval**

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

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

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

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

**Mortgage as in Instrument No. WC182820 & WC440905 with Meridian Credit Union Limited located at 200 Speedvale Ave. West, 2<sup>nd</sup> Floor, 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 [X] 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 <b><u>25±m</u></b>	Length <b><u>37±m</u></b>	Area <b><u>925±m<sup>2</sup></u></b>	Use <b><u>Drive Shed</u></b>
	Width <b><u>11±m</u></b>	Length <b><u>18±m</u></b>	Area <b><u>198±m<sup>2</sup></u></b>	Use <b><u>Shop</u></b>
	Width <b><u>13.5±m</u></b>	Length <b><u>23±m</u></b>	Area <b><u>310±m<sup>2</sup></u></b>	Use <b><u>Barn</u></b>

33. **Manure Storage Facilities** on these lands: **None**

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



January 31, 2018

25572-18

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**  
**4604 Sideroad 12 North**  
**Part of Lot 12, Concession 3**  
**Part 1, 61R-7899**  
**PIN 71209-0131**  
**Township of Puslinch**

**RECEIVED**  
FEB 01 2018  
SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, Source Water Protection Form, MSD Farm Data Sheet, MDS Calculations, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,100.

**Proposal:**

The proposal is to create a new rural residential parcel along Sideroad 12 North with a frontage of 33±m, depth of 133±m with an area of 0.42±ha. The width of the severance will depend on the exact location of the shop on the retained parcel in that the new limit will be set 2.5m clear of the shop. The retained parcel will be 34.4±ha where the existing dwelling, shop, drive shed and barn will remain.

The Minimum Distance Separation (MDS) for the barn on the subject property and across the road at #4601 Sideroad 12 North have both been evaluated. Using Type A scenario, the required distances can be met for both barns. Using Type B scenario for the barn on the subject property, the required distance to the new severance is 331m and the actual distance is approximately 175±m. Using Type B scenario for the barn across the road, the required distance is 346m and the actual distance is 285±m. In the event that Planning Staff consider this to be a Type B scenario, a Minor Variance Application will be submitted for a reduced MDS requirement.

A Farm Data Sheet for the barn across the road at #4601 has been sent to the property owner and it will be forwarded to the County as soon as it is received. We obtained farm data information verbally and this has been used in the preliminary MDS calculations.

The severed parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- Zoning requirements are met, other than the potential need for a minor variance for the MDS.

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

Very truly yours,  
Van Harten Surveying Inc.

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

cc Rolf Deter

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 [X] NO [ ]

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: Michelle Innocente

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.



# FARM DATA SHEET

## Minimum Distance Separation I (MDSI)

County of Wellington

### NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Rolf Deter

### Contact Information

Email [REDACTED]  
[REDACTED] 4604 Sideroad 12 North Municipality Puslinch  
 Lot 12 Concession 3 Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) 34ha hectares \_\_\_\_\_ acres

Signature of Livestock Facility Owner [REDACTED] Date Jan: 29/18

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. \_\_\_\_\_ 3344 ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
  - V2 Solid, outside, covered
  - V3 Solid, outside, no cover, ≥30% dry matter
  - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
  - V5 Liquid, inside, underneath slatted floor
  - V6 Liquid, outside, with a permanent, tight-fitting cover
  - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
  - L2 Liquid, outside, with a permanent floating cover
  - M1 Liquid, outside, no cover, straight-walled storage
  - M2 Liquid, outside, roof, but with open sides
  - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	30	V3
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

**Minimum Distance Separation I**

 Deter Severance  
 Prepared By: Hailey Keast, Van Harten Surveying Inc.

**Description:**

**Application Date:** Monday, January 29, 2018  
**Municipal File Number:**  
**Proposed Application:** Lot creation for a maximum of three non-agricultural use lots  
 Type A Land Use

**Applicant Contact Information**

 Rolf Deter  
 4604 Sideroad 12 North  
 Puslinch, ON, Canada

**Location of Subject Lands**

 County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 12


 Roll Number: 2301 
**Calculation Name:** *Farm 1*
**Description:** Deter Barn

**Farm Contact Information**

 Rolf Deter  
 4604 Sideroad 12 North  
 Puslinch, ON, Canada  
 Phone:

**Location of existing livestock facility or anaerobic digester**

 County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 12

 2301 

Total Lot Size: 34 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	30	30.0	139 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 30.0

**Potential Design Capacity (NU):** 90.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X 306.81	X 0.7	X 1.1	=	165 m (543 ft)	TBD

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
165 m (543 ft)	TBD

**Preparer Information**

 Hailey Keast  
 Van Harten Surveying Inc.  
 423 Woolwich Street  
 Guelph, ON, Canada N1H 3X3  
 Phone #1: 519-821-2763 ext. 248

Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Hailey Keast

**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**

 Deter Severance  
 Prepared By: Hailey Keast, Van Harten Surveying Inc.

**Description:**


**Application Date:** Monday, January 29, 2018  
**Municipal File Number:**  
**Proposed Application:** Lot creation for four, or more, residential lots outside of a settlement area  
 Type B Land Use

**Applicant Contact Information**

 Rolf Deter  
 4604 Sideroad 12 North  
 Puslinch, ON, Canada

**Location of Subject Lands**

 County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 12


 Roll Number: 2301 
**Calculation Name:** *Farm 1*
**Description:** Deter Barn

**Farm Contact Information**

 Rolf Deter  
 4604 Sideroad 12 North  
 Puslinch, ON, Canada  
 Phone #1: 519-829-1882  
 Email: rolf@deterco.ca

**Location of existing livestock facility or anaerobic digester**

 County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 12

 Roll Number: 2301 

Total Lot Size: 34 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	30	30.0	139 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 30.0

**Potential Design Capacity (NU):** 90.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)			
0.7	X	306.81	X	0.7	X	2.2	=	331 m (1085 ft)	TBD

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
331 m (1085 ft)	TBD

**Preparer Information**

 Hailey Keast  
 Van Harten Surveying Inc.  
 423 Woolwich Street  
 Guelph, ON, Canada N1H 3X3  
 Phone #1: 519-821-2763 ext. 248  
 Email: hailey.keast@vanharten.com

Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Hailey Keast

**NOTE TO THE USER:**

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# FARM DATA SHEET

## Minimum Distance Separation I (MDSI)

County of Wellington

### NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Brenda Kupferschmidt

### Contact Information

Email \_\_\_\_\_ Telephone \_\_\_\_\_  
 Civic Address 4601 Sideroad 12 North Municipality Puslinch  
 Lot 13 Concession 3 Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) 41ha hectares \_\_\_\_\_ acres \_\_\_\_\_

Date Feb. 6/18

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

**Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter

- |    |   |    |   |
|----|---|----|---|
| V1 | Solid, inside, bedded pack  | L1 | Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered   | L2 | Liquid, outside, with a permanent floating cover                                      |
| V3 | Solid, outside, no cover, ≥30% dry matter   | M1 | Liquid, outside, no cover, straight-walled storage                                    |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides  |
| V5 | Liquid, inside, underneath slatted floor  | H1 | Liquid, outside, no cover, sloped-sided storage                                       |
| V6 | Liquid, outside, with a permanent, tight-fitting cover                              |    |   |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	35	V3
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hiefers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

**FARM DATA SHEET (continued)**  
**Minimum Distance Separation I (MDSI)**

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?**  
**PLEASE CONTACT**

County of Wellington  
 Planning and Development Department  
 74 Woolwich Street, Guelph  
 ON N1H 3T9  
 F 519.923.1694

**Linda Redmond, Senior Planner**  
 E lindar@wellington.ca  
 T 519.837.2600 x2380  
 1.800.663.0750 x2380

**Sarah Wilhelm, Senior Planner**  
 E sarahw@wellington.ca  
 T 519.837.2600 x2130  
 1.800.663.0750 x2130

**Minimum Distance Separation I**

 Deter Severance  
 Prepared By: Hailey Keast, Van Harten Surveying Inc.

**Description:**


**Application Date:** Monday, January 29, 2018  
**Municipal File Number:**  
**Proposed Application:** Lot creation for a maximum of three non-agricultural use lots  
 Type A Land Use

**Applicant Contact Information**

 Rolf Deter  
 4604 Sideroad 12 North  
 Puslinch, ON, Canada

**Location of Subject Lands**

 County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 12


 Roll Number: 2301 
**Calculation Name:** *Farm 2*
**Description:** Kupferschmidt Barn

**Farm Contact Information**

 Brenda Kupferschmidt  
 4601 Sideroad 12 North  
 Puslinch, ON, Canada

**Location of existing livestock facility or anaerobic digester**

 County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 13

 Roll Number: 2301 

Total Lot Size: 41 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	35	35.0	163 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 35.0

**Potential Design Capacity (NU):** 105.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	321.19	X	0.7	X	1.1
					<b>173 m (568 ft)</b>	<b>TBD</b>

Storage Base Distance 'S'	
(minimum distance from manure storage)	(actual distance from manure storage)
<b>173 m (568 ft)</b>	<b>TBD</b>

**Preparer Information**

 Hailey Keast  
 Van Harten Surveying Inc.  
 423 Woolwich Street  
 Guelph, ON, Canada N1H 3X3  
 Phone #1: 519-821-2763 ext. 248

 Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Hailey Keast

**NOTE TO THE USER:**

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**Minimum Distance Separation I**

 Deter Severance  
 Prepared By: Hailey Keast, Van Harten Surveying Inc.

**Description:**


**Application Date:** Monday, January 29, 2018  
**Municipal File Number:**  
**Proposed Application:** Lot creation for four, or more, residential lots outside of a settlement area  
 Type B Land Use

**Applicant Contact Information**

 Rolf Deter  
 4604 Sideroad 12 North  
 Puslinch, ON, Canada

**Location of Subject Lands**

 County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 12


 Roll Number: 2301 
**Calculation Name:** *Farm 2*
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**Farm Contact Information**

 Brenda Kupferschmidt  
 4601 Sideroad 12 North  
 Puslinch, ON, Canada

**Location of existing livestock facility or anaerobic digester**

 County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 13

 Roll Number: 2301 

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Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	35	35.0	163 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 35.0

**Potential Design Capacity (NU):** 105.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X 321.19	X 0.7	X 2.2	= 346 m (1136 ft)	TBD

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
346 m (1136 ft)	TBD

**Preparer Information**

 Hailey Keast  
 Van Harten Surveying Inc.  
 423 Woolwich Street  
 Guelph, ON, Canada N1H 3X3  
 Phone #1: 519-821-2763 ext. 248  
 Email: hailey.keast@vanharten.com

 Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Hailey Keast

**NOTE TO THE USER:**

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KEYMAP



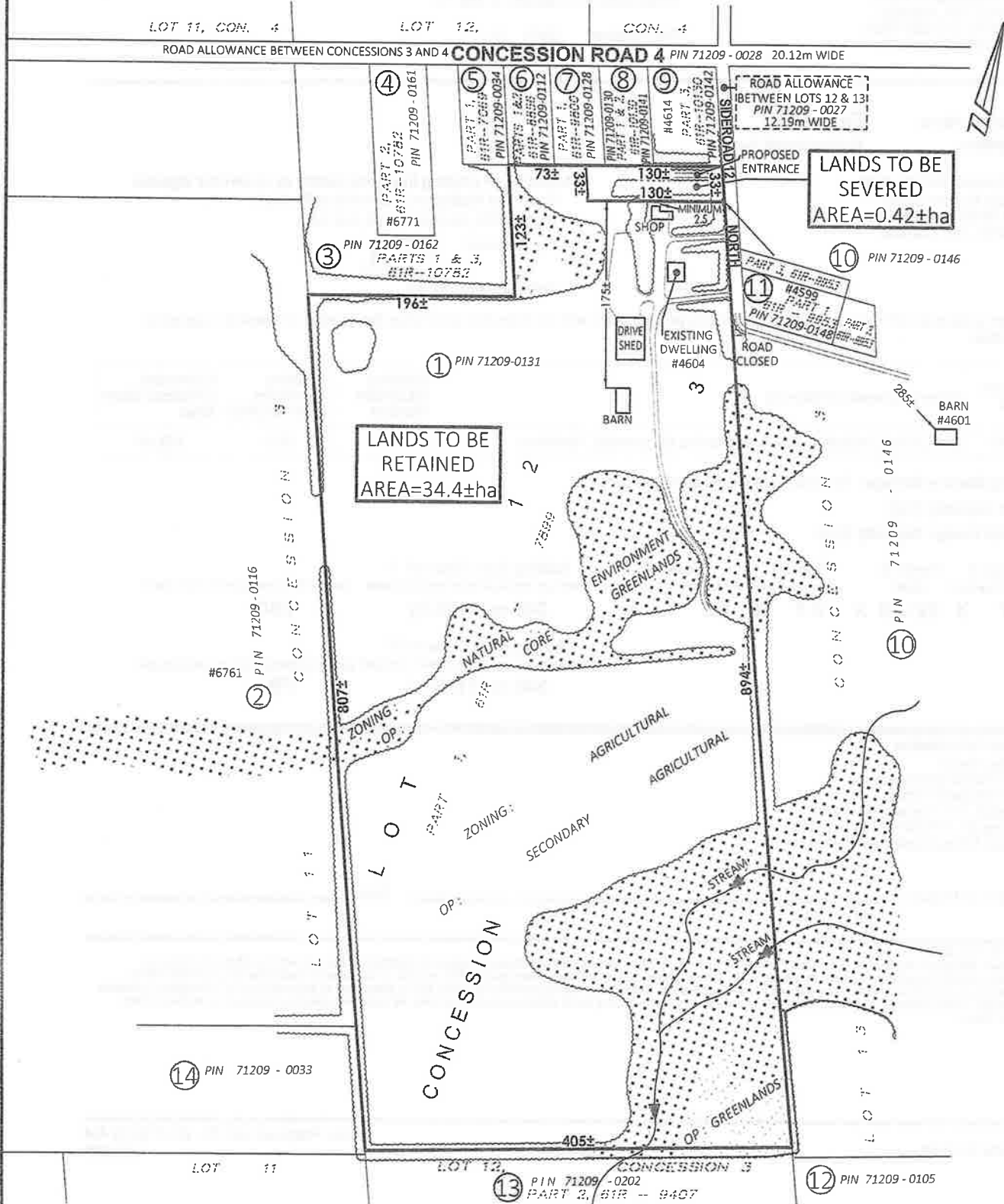
SUBJECT PROPERTY

**SEVERANCE SKETCH**  
 PART OF LOT 12  
 CONCESSION 3  
 TOWNSHIP OF PUSLINCH  
 COUNTY OF WELLINGTON

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.



NOTES:

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

THIS SKETCH WAS PREPARED ON THE 31st DAY OF JANUARY 2018

JEFFREY L. BOGARDON  
 ONTARIO LAND SURVEYOR

O.P. : GREENLANDS ZONING: AGRICULTURAL      O.P. : CORE GREENLANDS ZONING: NATURAL ENVIRONMENT



## Van Harten

SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
<a href="http://www.vanharten.com">www.vanharten.com</a>		<a href="mailto:info@vanharten.com">info@vanharten.com</a>
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 25572-18
Feb 06, 2018-11:46am G:\PUSLINCH\Con3\ACAD\SEV PT LT 12 (DTER).utm.dwg		

22/18