Planning & Development Advisory Committee
Tuesday March 13, 2018
7:00 p.m.
Council Chambers, Aberfoyle

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 13th 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 40.4m 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.

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 10th @ 7:00 p.m.

15. ADJOURNMENT

ATTACHMENT A



Planning & Development Advisory Committee Meeting Committee of Adjustment February 13, 2018 7:00 pm Council Chambers, Aberfoyle

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 9th, 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 115m² 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 115m² for an enclosed sunroom; whereas, Zoning Bylaw 19-85, Section 7A(3c) states the total building floor area on any site shall not exceed 96.0m² 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

ATTACHMENT B(a)



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

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:

Section of By-law	Requirements	Proposed
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

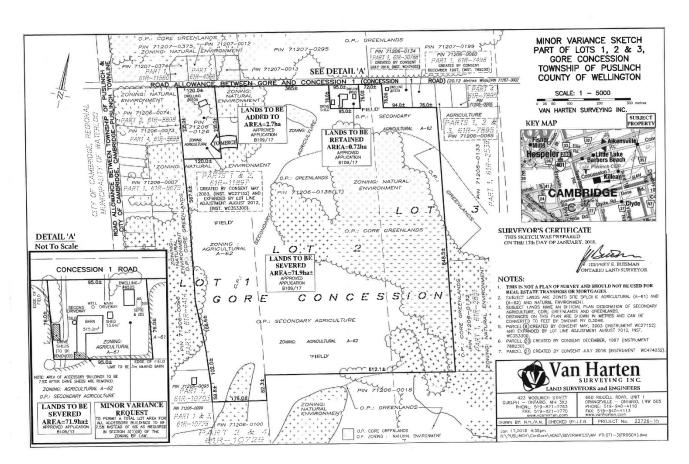
DATED: February 27, 2018

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:	NOB 2J0
E-mail Address:	
Telephone Number:	0
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:	
Telephone Number:	
Fax:	

Name, address, ar encumbrances on	nd phone number of all persons having any mortgages, charges, or the property.
None	
Send corresponde	ence to: Owner: Agent 🗸 Other:
	ription of the "entire" property: Retained Parcel
Municipal address	6525 Concession Road 1
Concession:	GORE Lot: 1, 2, 3
Registered Plan N	lumber:
Area: 0.72	ha Depth: 76.0 m Frontage: 95.0 m
	_acftft
Width of road allow	wance (if known): 20.12m
Reason for Ap	plication:
3. Please indica	ate the Section of the Planning Act under which this
application is	s being made. Select one:
Section 45(1) height, etc.); o	relates to a change to a by-law standard (e.g. setbacks, frontage,
Section 45(2) conforming us	relates to a change to or expansion of an existing legal non- se.
	eature and extent of the relief that is being applied for? ifically indicate on sketch).
1 '	ot area for all accessory buildings to be 7.5% instead of 5% as n 3(1)(b) of the Zoning By-law.
	num height of 10.12m for the existing barn that does not permit for 5m as required in Section 3(1)(c) of the Zoning By-law.
1	re being made as a requirement to meet Condition 7 of Severance 17 which requires Zoning compliance.

5. Why is it not possible to comply with the provisions of the by-law?

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:		
Communal Water:		
Private Well:		✓
Other Water Supply:		
Municipal Sewers:		
Communal Sewers:		
Private Septic:		✓
Other Sewage Disposal:		
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:
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The subject property?	Hural Residential
	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

Building Details:	Exi	sting:	Prop	oosed:
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 ²	13.6m2 _{ft²}	130 m²	ft²
Ground floor area (exclude basement)	m²	ft²	m^2	ft ²

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

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

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 V
If the answer is yes, please indicate the file number and describe briefly:
N/A
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							
Zoning By- Law Amendment	✓		Bylaw 007/16	Township	Lots 1-3. Con GORE	Zone Change	Approved
Plan of Subdivision							
Consent (Severance)	/		B109/17	County of Wellington	Lots 1-3. Con GORE	LLA	Approved with Conditions
Site Plan							
Minor Variance	✓		D13/FRO	Township of Puslinch	Lots 1-3, Con GORE	Minor Variance	Deferred



LAND SURVEYORS and ENGINEERS

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



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

From:

Hailey Keast <

Sent:

February-12-18 10:18 AM

To: Cc: Kelly Patzer 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

423 Woolwich Street, Guelph, Ontario, N1H 3X3



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b Please consider the environment before printing this email

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

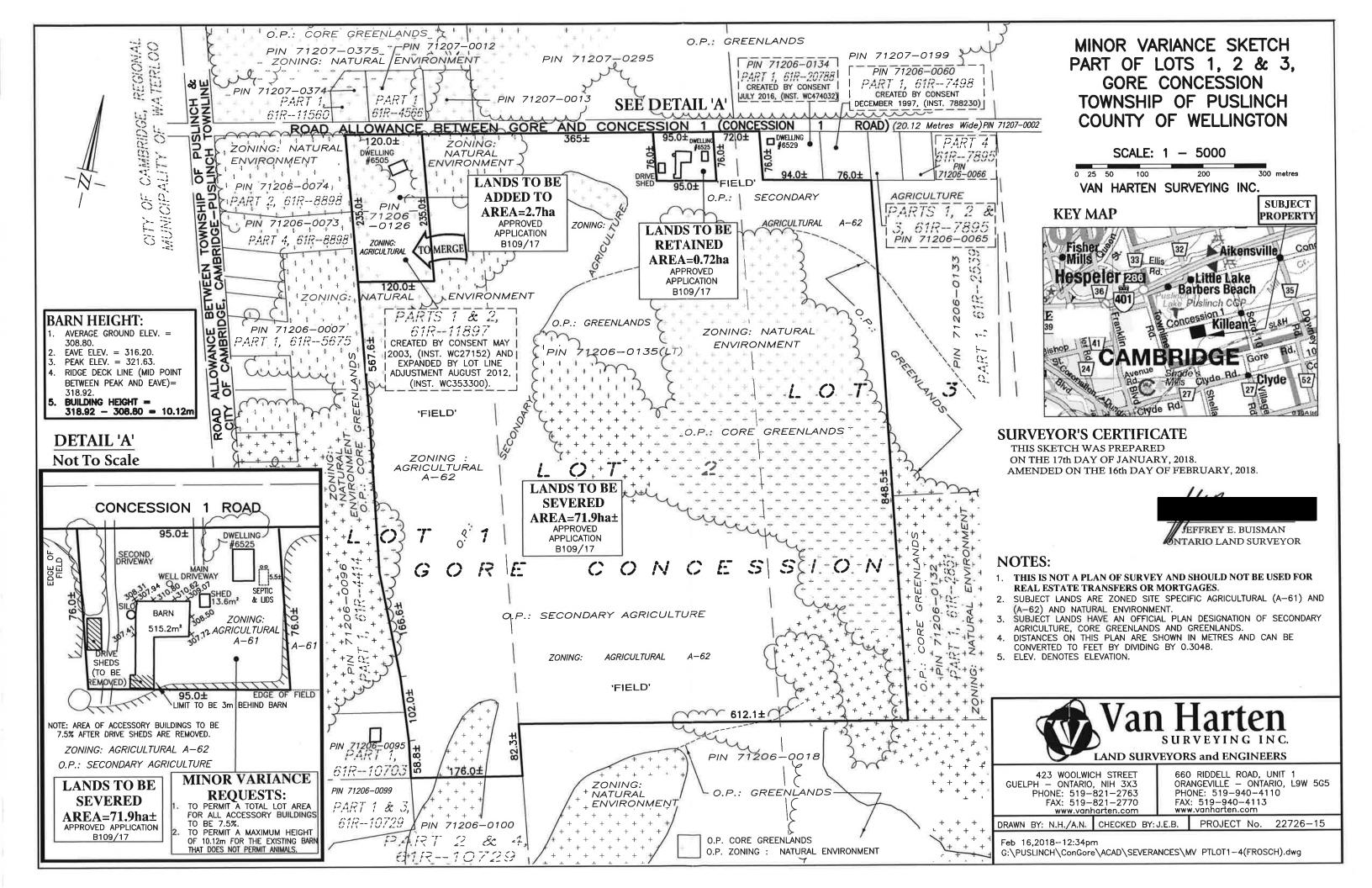
Kelly, we will send someone tomorrow to measure.

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

Thanks,

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







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.

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

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 m² plus 3% of lot area if greater than 1 ha

Lot area greater than 4 ha: 1,400 m² 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 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.

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

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

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 minor in nature	We would consider the variances for both lot coverage and maximum building height to be minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	 The subject lands are zoned Agricultural (A-61). According to special provision 61, the lands cannot be used for a livestock facility. A single detached dwelling and accessory uses are permitted within the Agricultural (A-61) zone. The structure subject to the variance application is the existing original barn.

Four Tests	Discussion
That the general intent and purpose of the Official Plan is maintained	The property is designated Secondary Agricultural. Low density residential uses are permitted.
That the variance is desirable for the appropriate development and use of the land, building or structure	 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%. Not including the rear part of the original barn (to be removed), the barn represents a little more than 5% coverage itself. 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.

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

ATTACHMENT B(b)



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.

Kelly Patzer

Secretary-Treasurer, Township of Puslinch

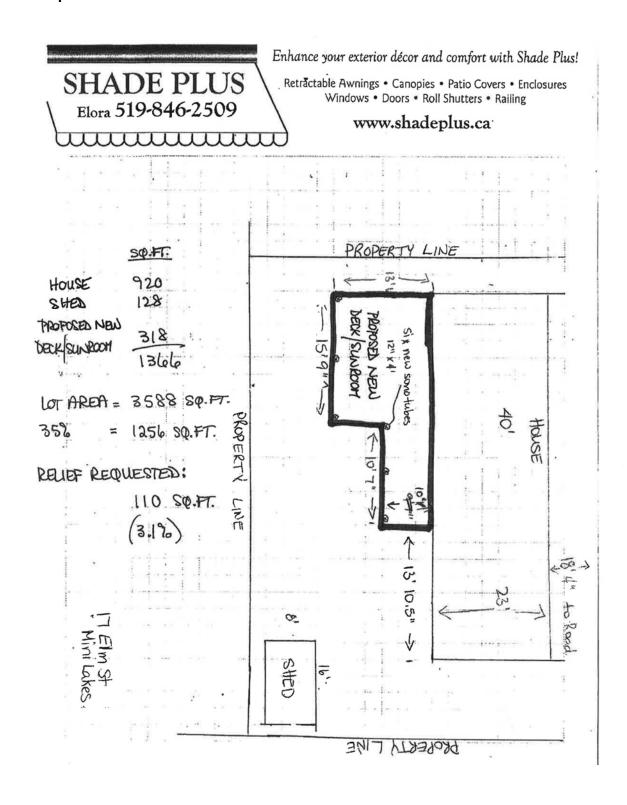
DATED: February 27, 2018

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



Proposed Plan:





General Information:

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

1. Applicant Information: Registered Owner's Name(s): Barb Griffenham 17 Elm Street Address: **Puslinch** City: **N0B 2J0** Postal Code: barbaraann.griffenham@rbc.com E-mail Address: (519) 836-056<u>5</u> Telephone Number: n/a Fax: n/a Applicant (Agent) Name(s): Address: City: Postal Code: E-mail Address: Telephone Number: Fax:

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.
14
Send correspondence to: Owner:
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
$\underline{0.082}_{ac} \qquad \underline{69.6}_{ft} \qquad \underline{51.1}_{ft}$
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

used	ccess is by water only, please describe the parking and docking do or to be used and the approximate distance of these facilities ject 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:		
Communal Water:	V	
Private Well:		
Other Water Supply:		
Municipal Sewers:		
Communal Sewers:	V	
Private Septic:		
Other Sewage Disposal:		
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	of:
---------------------------------	-----

The subject property?	ear-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:			
Type of Building(s)/ structures	A277 Modular Home		A277 Modular Home		A277 Modular Home		3 Season Sunroom	
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	m²	920	ft²	115.0	m²	1238	ft²
Ground floor area (exclude basement)	85.5	m²	920	ft²	115.0	m²	1238	ft²

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

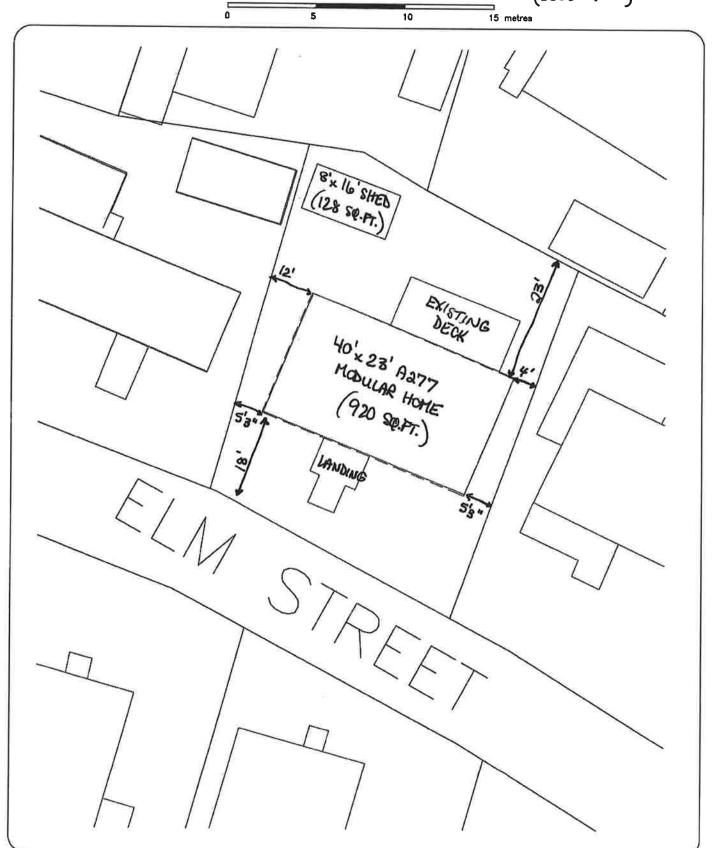
Building Details:			Existing:			Proposed:		
Front Yard	5.5	m	18	ft.	5.5	m	18	ft.
Rear Yard	7.0	m	23	ft.	2.9	m	9.5	ft.
Side Yards	1.2	m	4	ft.	1.2	m	4	ft.

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment		✓					
Zoning By- Law Amendment		V					
Plan of Subdivision		V					
Consent (Severance)		V					
Site Plan		\checkmark					
Minor Variance		V					

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.)



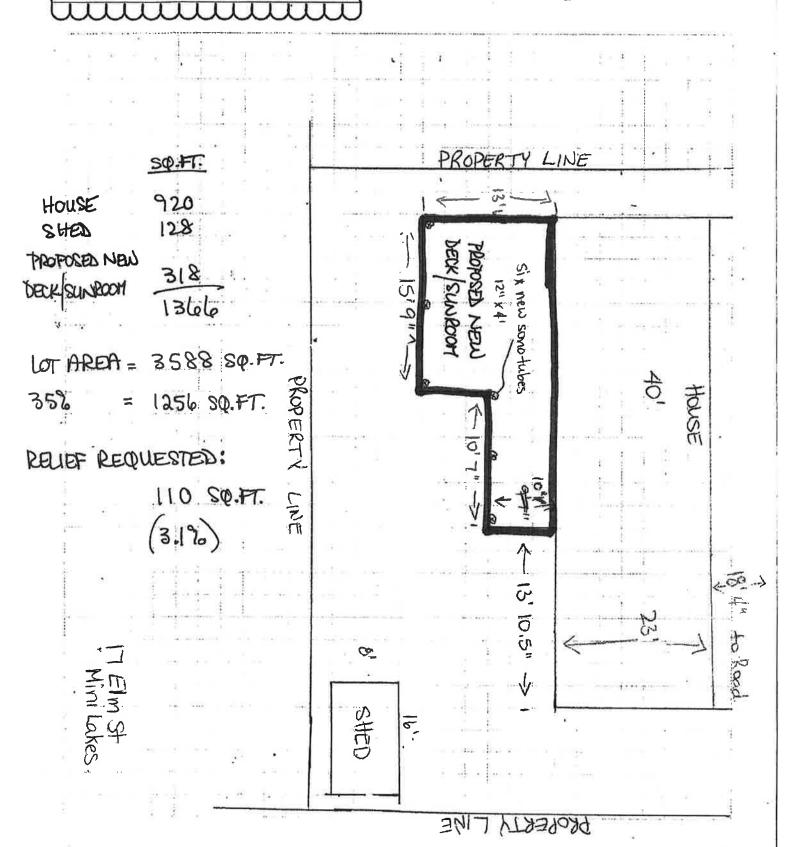
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COMMITTEE OF ADJUSTMENT Township Summary of Comments from Staff, Agencies and the Public

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.

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

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.

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

CONSERVATION AUTHORITY (GRCA):



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

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

Four Tests	Discussion
That the requested	We would consider the variance for lot coverage minor in terms of
variance is minor in	impact.
nature	
That the intent and	The subject property is zoned Mini Lakes Zone (ML).
purpose of the Zoning	A dwelling unit is permitted within the Mini Lakes Zone.
By-law is maintained	

Four Tests	Discussion
That the general intent and purpose of the Official Plan is maintained	 The property is designated Greenlands (Environmentally Sensitive Area). The addition of a sunroom in place of an existing deck is not anticipated to negatively impact the environmentally sensitive area, or it's ecological function.
That the variance is desirable for the appropriate development and use of the land, building or structure	 The variance would facilitate the addition of a three-season sunroom in place of the existing deck and screened gazebo. The proposed variance is appropriate development and desirable for the use of the land.

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

ATTACHMENT C



Planning & Development Advisory Committee Meeting February 13, 2018 7:00 pm Council Chambers, Aberfoyle

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. DISCLOSUE OF PECUNIARY INTEREST

None

8. APPROVAL OF MINUTES

Moved by Dan Kennedy, Seconded by Dianne Paron

• That the minutes of the January 9th, 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 & faciliates 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 13th 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

<u>APPLICANT</u>

LOCATION OF SUBJECT LANDS

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

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

<u>INFORMATION REGARDING THE APPLICATION</u> 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

1. Approval Authority:

Ontario Planning Act

٠.	Approval Authority.
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre Required Fee: \$ 1000 Fee Received: 1000
	74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No.
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION
2.	(a) Name of Registered Owner(s) PANTIT SINGH ARK & BALVINDER KAUR AR
	Address 6761 CONCESSION II 4
	FUSLINEH ONT NOB-2JO
	Phone NoEmail:
	(b) Name and Address of Applicant (as authorized by Owner) As ARous
	(b) Name and Address of Applicant (as authorized by Owner)
	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 []
	(e) Notice Cards Posted by:
	REGISTERED OWNER [] APPLICANT []
	Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
	RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]
<u>)R</u>	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.
	UN KNOWN
Cour	nty of Wellington LAND DIVISION FORM – SEVERANCE Revised September 2015

4. (a) Location of Land in the County of Wellington	on:
Local Municipality: Pustiney	
Concession4	Lot No.
Registered Plan No.	Lot No
Reference Plan No.	Part No.
Civic Address 676 Conces	500 4 PUSLINCH ON
(b) When was property acquired:	Registered Instrument No.
5. Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [X] Imperial []
Frontage/Width #20 40.40	AREAO.405 HA
Depth 330 160.58	Existing Use(s) Agriculture
Existing Buildings or structures:	
Proposed Uses (s):	
Proposed Uses (s).	
Type of access (Check appropriate space)	Existing []
[] Provincial Highway	[] Right-of-way
[] County Road	[] Private road [] Crown access road
Municipal road, seasonally maintainedEasement	[] Water access
	[] Outer
Type of water supply - Existing [] Propose	ed [X] (check appropriate space)
[] Municipally owned and operated piped water [Well [] individual [] communal	system
[] Lake [] Other	
Type of sewage disposal - Existing [] Pro	pposed 🖂 (check appropriate space)
[] Municipally owned and operated sanitary sev	vers
Septic Tank (specify whether individual or co	mmunal): THDIYIDUAL
[] Pit Privy [] Other (Specify):	

ο.	Description of Land Intended to be RETAINED: Metric KI	31.5	` -	+	110	\
						1
	Depth 5-2717- Existing Use(s) AGRICULTUS					
	Existing Buildings or structures: House, Well, Septic, barn					
	Proposed Uses (s): AGY, CULTURAL & RECIDENCE					
	Type of access (Check appropriate space)					
	[] 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					
7.	 Municipally owned and operated sanitary sewers Septic Tank (specify whether individual or communal): Pit Privy Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or s 	tockya	ard)	with	nin 50	_ _ 0
7.	Septic Tank (specify whether individual or communal):	YES	[1		- 0 1 1
7.	Septic Tank (specify whether individual or communal): [] Pit Privy [] Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or s metres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN	YES	AN	1 ICE		
8.	Septic Tank (specify whether individual or communal): [] Pit Privy [] Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or smetres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM.	YES M DIST	AN [1 ICE	NO	
8.	Septic Tank (specify whether individual or communal): [] Pit Privy [] Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or s metres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM. Is there a landfill within 500 metres [1640 feet]? a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries parcel?	YES YES of the	AN [ICE I Opos	NO NO NO sed se	U M ≥ evered
8. 9.	Septic Tank (specify whether individual or communal): [] Pit Privy [] Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or s metres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM. Is there a landfill within 500 metres [1640 feet]? a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries parcel? YES [] NO [1] If answer to 9b) is YES, these must be shown on the	YES YES S of the	[[e pr	ICE I opos	NO NO Sed so	N N evered
8. 9.	Septic Tank (specify whether individual or communal): [] Pit Privy [] Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or s metres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM. Is there a landfill within 500 metres [1640 feet]? a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries parcel?	YES YES S of the	[[prerai	ICE I Opos nce pe so	NO NO Sed so	l ₁
8. 9. 10.	Septic Tank (specify whether individual or communal):	YES YES YES of the e seve	[[e pretail to the content of the	ICE] oppose	NO NO sed se sketce	≥ Note that the second of the
8. 9. 10.	Septic Tank (specify whether individual or communal): [] Pit Privy [] Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or smetres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM. Is there a landfill within 500 metres [1640 feet]? a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries parcel? YES [] NO [1/4] If answer to 9b) is YES, these must be shown on the Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retain within 120 metres [394 feet]?	YES YES Sof the e sevened or YES	[[e pretain to the final of t	ICE loopos nce see see l	NO NO sed se sketce evere NO NO	≥ Note that the second of the
8. 9. 10. 11.	Septic Tank (specify whether individual or communal): [] Pit Privy [] Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or smetres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM. Is there a landfill within 500 metres [1640 feet]? a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries parcel? YES [] NO [\(\frac{1}{2}\)] If answer to 9b) is YES, these must be shown on the Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retain within 120 metres [394 feet]? Is there any portion of the land to be severed or to be retained located within a floodplain?	YES YES Sof the e seven ned or YES YES	[[e pretain to the final of t	ICE loopos nce pe se l	NO NO sed se sketce evere NO NO	evered ch
8. 9. 10. 11. 12.	Septic Tank (specify whether individual or communal): [] Pit Privy [] Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or smetres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM. Is there a landfill within 500 metres [1640 feet]? a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries parcel? YES [] NO [-] If answer to 9b) is YES, these must be shown on the list there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retain within 120 metres [394 feet]? Is there any portion of the land to be severed or to be retained located within a floodplain? Is there a provincial park or are there Crown Lands within 500 metres [1640']?	YES YES S of the e seven ned or YES YES YES	[[[[[TICE I poposition of the second seco	NO NO sed se sketce evere NO NO	evered ch
8. 9. 10. 11. 12. 13.	Septic Tank (specify whether individual or communal): [] Pit Privy [] Other (Specify): Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or smetres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM. Is there a landfill within 500 metres [1640 feet]? a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries parcel? YES [] NO [\(\frac{1}{2}\)] If answer to 9b) is YES, these must be shown on the list there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retain within 120 metres [394 feet]? Is there any portion of the land to be severed or to be retained located within a floodplain? Is there a provincial park or are there Crown Lands within 500 metres [1640']? Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?	YES YES S of the e seven Hed or YES YES YES YES YES	[[[[[TICE I poposition of the control of	NO NO Sed Se sketce evere NO NO NO NO	evered ch

16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO
77	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 [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 🖂 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 [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?
	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 MUNKNOWN []
	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?
25.	Is the subject land within an area of land designated under any provincial plan or plans?
	Greenbelt Plan [j Places to Grow [] Other []
	If YES, does the application conform with the applicable Provincial Plan(s) YES [] NO !

LAND DIVISION FORM - SEVERANCE

Revised September 2015

County of Wellington

26. Is the s	ubject land a proposed s	urplus farm dwelling?*			YES [] NO	\bowtie
*If y	es, an application to sev	er a surplus farm dwelli	ng must be acc	companied by a FAR	M INFORMATION F	FORM.
27. a) Wha	at is the existing Local O	fficial Plan designation	(s) of the subje	ect land? (severed ar	nd retained)	
	Wellington	Courty -	- SEC	CONDRY	AGRICUL	TRAL
b) Wh	at is the existing County	Official Plan designati	on(s) of the su	biect land? (severed	and retained)	
	Schodule	α	slinch	Tourshil	\	- 0
-	JCHEAUC					
c) If the	is consent relates directly ase indicate the Amendn	y to an Official Plan Am nent Number and the a	endment(s) cu oplicable file nu	rrently under review and imber(s).	by an approval auth	ority,
Am	endment Number(s):		Fi	le Number(s):		
28. What is	the zoning of the subjec	tlands? AGRICA	CTRAL		- Ry-law	No. 19/85
. 29. Does th	ne proposal for the subject	t lands conform to the	existing zoning	?	YES [X] NO	[]
If NO,	a) has an applicati	on been made for re-zo	nina?			
,		[] NO []	File Numb	oer		
	b) has an applicati	on been made for a mir	nor variance?	3		
	YES		File Numb	oer		
30. Are the	lands subject to any mor	tgages, easements, rig	ht-of-ways or o	ther charges?	YES [] NO	M
			-		120 [] 110	
n ne ai	nswer is YES, please pro For mortgages just pr	vide a copy of the relev ovide complete name a				
Ouestiens						
this is not a	31 – 34 must be answer applicable to your appli	ed for Applications fo cation, please state "r	r severance ir not Applicable	n the Rural/Agricuit "	urai Area - Other	wise, if
31 Type o	Farm Operation condu	icted on these subject l	ande:			
			anus.			
Ty	/pe: Dairy []	Beef Cattle []	Swine []	Poultry []	Other 🔀	
				0	-	
22 Dimor	sions of Parn/c\/Out	huildings/Chads /th		ain) Causand 9 Da	taluad Lauda	
JZ. Dilliei	sions of Barn(s)/Out	buildings/Sneds (thi	at are to rem	ain) Severed & Re	tained Lands	
Severed	Width	_ Length	_ Area	Use		
	Width	_ Length	_ Area	Use		
Retained		Length <u>54</u>				
Retained	vviatn <u>36</u>	Length 34	_ Area	24_ Use _ VA	CANT	
	Width	Length	_ Area	Use		
33. Manur	e Storage Facilities on	these lands:				
	DRY	SEN	II-SOLID		LIQUID	
Open Pile		Open Pile	[_]	Covered T	ank	[]
Covered Pile	€ []	Storage with Bucl	(Walls []		and Uncovered Tank	
					ind Uncovered Tank	
				∪pen ⊨aπ	h-sided Pit	

Type Drain Name & Area		Drain Name & Area	Outlet Location
Municipal Drai	in []		Owner's Lands [X]
Field Drain	[X]	weeding tiles, field	Neighbours Lands []
		. J	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?

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:

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 SEVERENCE CONDER

NOTES:

- One original completed application and two original sketches must be filed with the County of Wellington
 Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus
 one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours.
 Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised September 2015



covered liquid runoff storage

FARM DATA SHEET Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

Liquid, outside, roof, but with open sides

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.

Ow	ner(s) of Livestock Facility / ANTIT S	MGH	ARK			
Ema	11,2	nicipalitu	90.			
Lot	Concession Concession		— Division			
	Ci-/- / I	<u> </u>	Division			
LOU	Size (where livestock facility is located) 3./5 hec	tares	acres			
Sign	nature of Livestock Facility Owner	hely	Date Date	18 Jan 2018		
BAR	Please provide the size of the barns located on the livestock capacity.	property. ft²/m²		ify maximum ft²/m²		
Manu	re Storage Types Solid manure: 18% dry matter, or more	Liquid r	manure: <18% dry matter			
V1	Solid, inside, bedded pack	L1	Solid, outside, no cover, 18%-	<30% day matter with		
V2 Solid, outside, covered			uncovered liquid runoff storage			
V3 Solid, outside, no cover, ≥30% dry matter		L2	Liquid, outside, with a permanent floating cover			
V4 Solid, outside, no cover, 18% - <30% dry matter, with		M1	Liquid, outside, no cover, strai			

M2

V6 Liquid, o		utside, no cover, sloped-sided storage	
Animal Type of Material	Description	Housing Manu Capacity Storage (maximum) (select from	Туре
Beef Cattle	Cows, including calves to weaning (all breeds)		Hilles)
	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)	ng	
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing brincluding unweaned offspring)	reeds	
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

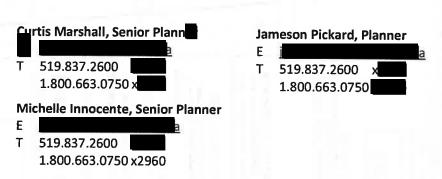
Animal Type of Material	Description	Housing Capacity	Manure Storage Type
Swine	Sows with litter, dry sows or boars	(maximum)	(select from list)
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes 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.*	UNOCCUMED	25 + Jun
Jaille	*NOTE: This should calculate weed when a basis is for all for all for	10 ATTLE	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).

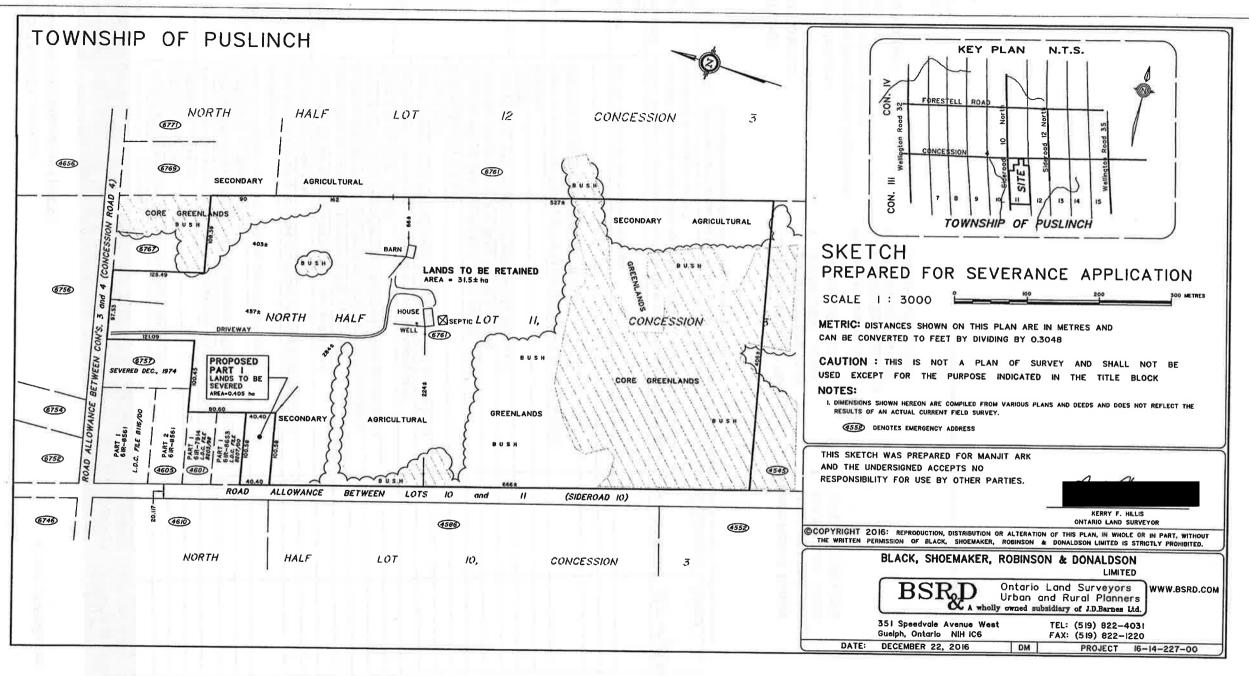
QUESTIONS? PLEASE CONTACT

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

Page 2 of 2 Jun.5/17 VER



f:\development review\mds1\2017 mds form\mds1 farm data sheet jun5-17 ver.docx



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

<u>APPLICANT</u>

LOCATION OF SUBJECT LANDS

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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 Cou

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: \$_\\\OC Fee Received:

File No.

Accepted as Complete on: .

	IT DEED MUST BE SUBMITTED WITH THIS APPLICATION
me of Registered Owner(s)	GELO VENERUS & MARCELLA VENERU
	0 N, RR # 6, Guelph, ON N1H 6J3
	PER III
	Email:
me and Address of Applicant (as :	authorized by Owner) na
and Addition of Approant (act	
e No	Email:
ame and Address of Owner's Auth	orized Agent:
aine and Address of Owner's Addit	Olized Agent.
	THE RESIDENCE THE RESIDENCE OF THE PERSON OF
	to be a series of the series o
e No.	Email:
	MINITELL MARINE
	APPLICANT [] AGENT []
	APPLICANT [] AGENT []
EGISTERED OWNER [V]	APPLICANT [] AGENT []
and Durnose of Proposed Transac	ction: (Check off appropriate box & provide short explanation)
	TURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[] an we wish to split the property in two.
ASEMENT[] RIGHT OF WA	AY[] CORRECTION OF TITLE[] LEASE[]
) If known, the name of person to wh	nom the land or an interest in the land is to be transferred, charged or leased.
ellington L4	AND DIVISION FORM — SEVERANCE Revised May 2017
	ame of Registered Owner(s) ANO ass 4508 Side Rd. 2 ame and Address of Applicant (as a ame and Address of Owner's Author and No. I Communication to be directed to EGISTERED OWNER [otice Cards Posted by: EGISTERED OWNER [and Purpose of Proposed Transact JRAL RESIDENTIAL[AGRICU ASEMENT [] RIGHT OF W. other of Interest

. (a) Location of Land in the County of Wellington	
Local Municipality: Puslinch Townsh	ip
Concession 3	Lot No. S 1/2 Lot 20
Registered Plan No.	Lot No.
	Part No
	0 N, RR#6, Guelph, ON N1H 6J3
(b) When was property acquired:	6/1983 M=11390 Registered Instrument No.
5. Description of <u>Land</u> intended to be <u>SEVERED</u> : Frontage/Width <u>243.8 m</u>	Metric [/] Imperial [] AREA 7.61 Hectares
Depth 468.5/428.74 m	Existing Use(s) Rural Residential
Proposed Uses (s):	
County Road Municipal road, maintained year round Municipal road, seasonally maintained	[] Right-of-way [] Private road [] Crown access road
Type of water supply - Existing [v] Proposed [] Municipally owned and operated piped water sy [] Well [] individual [] communal [] Lake [] Other	
Type of sewage disposal - Existing [V] Propo	osed [] (check appropriate space)
[] Municipally owned and operated sanitary sewer [X] Septic Tank (specify whether individual or comm [] Pit Privy [] Other (Specify):	nunal):

3)		Imperi	ial []	l	
	Frontage/Width 47 meters AREA 0.48 ha	ti a l	/D.	ırol	<u> </u>
	Depth 102 meters Existing Use(s) Resider	illai	(HL	ıraı	<u>) </u>
	Existing Buildings or structures: single residence				
	Proposed Uses (s): residential				
	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				-
	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 smetres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM.	YES	[]	nin 500 NO	M
8.	Is there a landfill within 500 metres [1640 feet]?	YES	[]	NO	M
9.	a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?	YES	[]	NO	
10.	Is there a Provincially <u>Significant</u> Wetland (e.g. swamp, bog) located on the lands to be retain within 120 metres [394 feet]?	ned or t	o be s		or
11)	Is there any portion of the land to be severed or to be retained located within a floodplain?	YES	[]	NO	M
12.	. Is there a provincial park or are there Crown Lands within 500 metres [1640']?	YES	[]	NO	M
13.	. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?	YES	[]	NO	W
	. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?	YES	[]	NO	M
	. Is there a noxious industrial use within 500 meteres [1640']?	YES	[]	NO	[4]

LAND DIVISION FORM - SEVERANCE

County of Wellington

16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES [] NO [N
	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 o within 750 metres of the proposed subject lands?	vutlet/container refill centre YES [] NO [//
19.	PREVIOUS USE INFORMATION:	
	a) Has there been an industrial use(s) on the site? YES [] NO [J 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 sy landscaping?)	
	YES [] NO [UNKNOWN []
	d) Has there been sommercial petroleum or other fuel storage on the site, underground been used for a gas station at any time, or railway siding? YES [] NO [fuel storage, or has the site UNKNOWN []
	If YES, specify the use and type of fuel(s)	
20.	Is this a resubmission of a previous application?	YES [V] NO []
	Is this a resubmission of a previous application? If YES, is it identical [] or changed [] Provide previous File Number eb. 9, 19	990 (not available
21.	a) Has any severance activity occurred on the land from the holding which existed as or registered in the Land Registry/Land Titles Office?	f March 1, 2005 and as YES [] NO [
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	sketch and provide:
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application other Consent or approval under the Planning Act or its predecessors? YES [] N	n for a plan of subdivision or O [UNKNOWN []
22	Under a separate application, is the Owner, applicant, or agent applying for additional con	
23.	simultaneously with this application?	YES [] NO [V]
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?	0 1
	Greenbelt Plan [] Places to Grow [V] Other [] PARIS GALT MORRA	
	If YES, does the application conform with the applicable Provincial Plan(s)	YES [NO []
Cou	unty of Wellington LAND DIVISION FORM - SEVERANCE	Revised May 2017

26. IS	the subject land a p	roposed surplus farm dwell	ing?*	YES [] NO [
	*If yes, an applicat	tion to sever a surplus farm	dwelling must be acco	mpanied by a FARM INFORMATION FORM.
27. a)	What is the existing	g Local Official Plan desig	nation(s) of the subject	land? (severed and retained)
	-	Not Appliable		
b)	What is the existin	g County Official Plan de	signation(s) of the subje	ect land? (severed and retained)
		Agricultural + Core		
		J	× ×	
c)	If this consent rela please indicate th	ites directly to an Official Pla e Amendment Number and	an Amendment(s) curre the applicable file num	ently under review by an approval authority, ber(s).
	Amendment Num	nber(s):	File	Number(s):
28. W	hat is the zoning of t	the subject lands? Retain	ed Agricultaral	A ; General Agricultural A * Natural Envi
29. Do	es the proposal for	the subject lands conform t	o the existing zoning?	VES I NO LI (N
				IES [V] NO []
lf	NO, a) has a	n application been made fo YES [] NO [
	b) has a	n application been made fo	r a minor vorience?	·
	b) Has a	YES [] NO [
30. Ar	e the lands subject t	to any mortgages, easemer	nts right-of-ways or oth	er charges? YES [√] NO []
				er charges?
ITT	ne answer is YES, p	please provide a copy of the ges just provide complete n	e relevant instrument. ame and address of Mo	ortgagee
Questi	ons 31 - 34 must b	oe answered for Application our application our application, please st	ons for severance in t	he Rural/Agricultural Area Otherwise, if
			/	110
31. <u>Ty</u>	pe of Farm Operati	ion conducted on these su	bject lands:	lot APPHICABLE"
	Type: Da	airy [] Beef Cattle	[] Swine []	Poultry [] Other []
	-			
32. <u>D</u>	imensions of Bar	n(s)/Outbuildings/Shed	ls (that are to remai	n) Severed & Retained Lands
Severe	d Width	Length	Area	Use
		Length		Use
Datain				
Retaine	ea vviatn	Length	Area	Use
	Width	Length	Area	Use
33. <u>M</u>	anure Storage Fac	ilities on these lands:		
	DRY		SEMI-SOLID	LIQUID
				LIQUID
Open F		Open Pile		Covered Tank []
Open F	Pile []		[] h Buck Walls []	Covered Tank [] Aboveground Uncovered Tank []
	Pile []			Covered Tank []
	Pile []			Covered Tank []

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

(35)	Source	Water	Protection	Plan
1,				

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 [V] NO []

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

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.

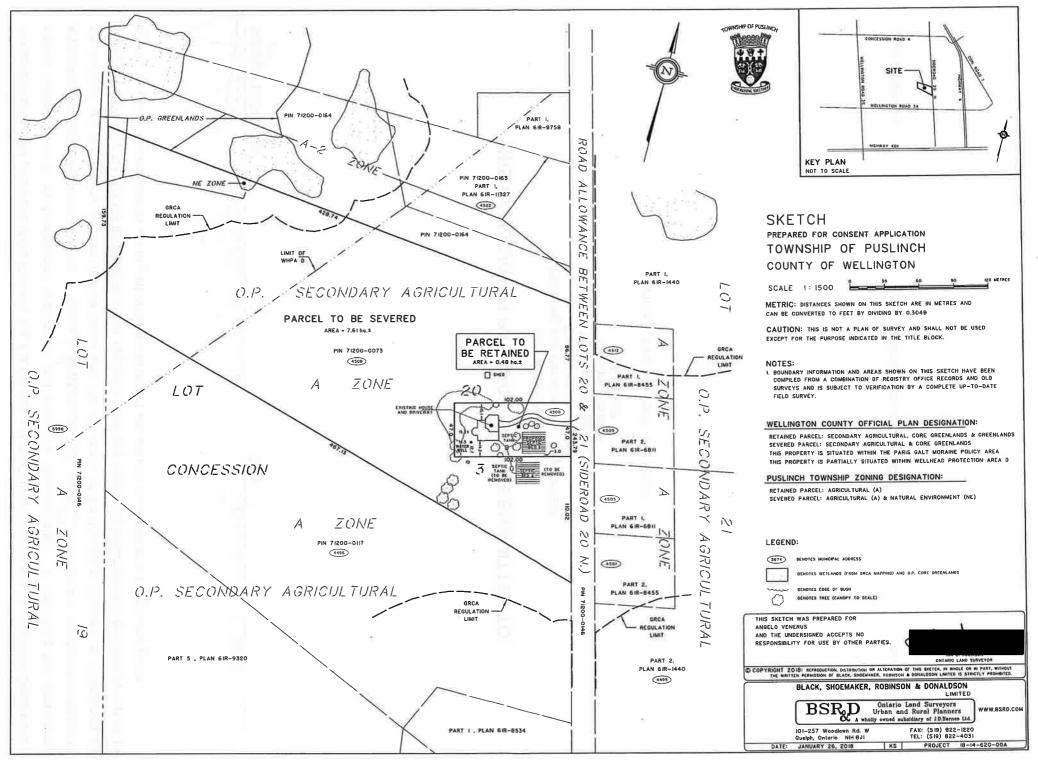
The sevendance is part of our ESTATE PLANNING!

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.
- 12. 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE



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

<u>APPLICANT</u>

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

<u>INFORMATION REGARDING THE APPLICATION</u> 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

Approval Authority: County of Wellington Planning and Land Division Committee Fee Received: County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on: 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. 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** Email: (d) All Communication to be directed to: REGISTERED OWNER [] APPLICANT [] AGENT [X] (e) Notice Cards Posted by: REGISTERED OWNER [] APPLICANT [] AGENT [X] Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation) RURAL RESIDENTIAL[] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[] <u>OR</u> 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

County of Wellington

LAND DIVISION FORM - SEVERANCE

(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

Local Municipality: Township of Pus	linch		
Concession <u>1</u>		Lot No. Part of	Lots 3 & 4
Registered Plan No.			
Reference Plan No.		Part No.	
Civic Address 6 McCormick Lane			
(b) When was property acquired: Augu	ust 1966 Registe	red Instrument N	o. <u>MS57966</u>
Description of <u>Land</u> intended to be <u>SEVE</u>	RED:	Metric [X]	Imperial []
Frontage/Width 6 ±	AREA	<u>1,548 ±</u>	
Depth <u>250 ±</u>	Existing Use(s)	Agricul	tural / Residentia
Existing Buildings or structures: None Proposed Uses (s): Easement	_	g dwelling on I	proposed severe
• •	Existing [] [] Right-of-wa [] Private road	Proposed y I ess road	

6.	Description of <u>Land</u> inf	ended to be <u>RETAINED</u> :	Metric [X] Imperial []					
	Frontage/Width	<u>776 ±</u>	AREA	<u>52 ha</u>	±			
	Depth	<u>589-827 ±</u>	Existing Use(s)	Bush	Lar	ıds		
	Existing Buildings o	r structures: Shed						
	Proposed Uses (s):	No Chang	<u>le</u>					
	Type of access (Chec	k appropriate space)	Existing []	Proposed [X]				
	[] Provincial Highway [] County Road [X] Municipal road, ma [] Municipal road, sea [] Easement	intained year round	[] Right-of-way [] Private road [] Crown access road [] Water access [] Other					
	Type of water supply -	Existing [] Propos	ed [] (check appropriate	e space)				
	[] Well [] individ [] Lake	and operated piped water lual [] communal DEVELEOPMENT I	r system S PLANNED ON RETA	LINED				
	Type of sewage dispo			opriate space)				
	Septic Tank (specifPit Privy	and operated sanitary seving whether individual or co	wers ommunal): IS PLANNED ON RET	AINED				-
7.	Is there an agricultural of metres of the Subject la	peration, (either a barn, n nds (severed and retained quirements and the applic	nanure storage, abattoir, live	estock area or s	YES	r 1	NO	00 [X]
8.	Is there a landfill within	500 metres [1640 feet]?			YES	[]	NO	[X]
9.	a) Is there a sewage tre	eatment plant or waste sta	abilization plant within 500 m	netres [1640']?	YES	[]	NO	[X]
10.	Is there a Provincially Si within 120 metres [394	gnificant Wetland (e.g. sw feet]?	vamp, bog) located on the la	nds to be retain	ed or YES			ed or
11.	Is there any portion of th	e land to be severed or to	be retained located within a	a floodplain?	YES	[X]	NO	[]
12.	Is there a provincial park	or are there Crown Land	s within 500 metres [1640']?	?	YES	[]	NO	[X]
13.	ls any portion of the land	I to be severed or retained	d within a rehabilitated mine	/pit site?	YES	[]	NO	[X]
14.	Is there an active or aba	ndoned mine, quarry or g	ravel pit within 500 metres [1640']?	YES	[]	NO	[X]
15.	Is there a noxious indust	rial use within 500 metere	es [1640']?		YES	[]	NO	[X]
Coun	ty of Wellington	LAND DIVIS	SION FORM - SEVERANCE			Revi	ised Mav	2017

LAND DIVISION FORM - SEVERANCE

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)
ñ	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 []
	. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [X] NO [] everance Application B175/17 was previously submitted and this easement is a requirement of the
	everance
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 []
Co	unty of Wellington LAND DIVISION FORM - SEVERANCE Revised May 2017

20. 15	the subject land						YES []	NO [X]
	*If yes, an app	plication to seve	er a surplus farm dw	elling must be	accom	panied by a FAF	RM INFORM/	ATION FORM
27. a)			ficial Plan designat					
	06 11	Uni	J		-5,551	and: (Severed a)	nd retained)	
b)	What is the ex	xisting County	Official Plan design	nation(s) of the	subjec	t land? (severed	and retained	1)
			Greenlands, Core					
c)	If this consent	relates directly te the Amendm	to an Official Plan A ent Number and the	Amendment(s) applicable file	curren	tly under review er(s).	by an approv	/al authority,
	Amendment					lumber(s):		
28. WI	hat is the zoning	g of the subject	lands? Agricultur	ral (A) and N			Zone	
			lands conform to th				YES [X]	1 ON
		as an applicatio	on been made for re-	-zoning?				
	b) h	as an applicatio	on been made for a r		?		_	
0. Are	e the lands subj	ect to any morte	gages, easements,			charges?	— YES [X]	NO F 1
	•	, , , , , , , ,	3-3,,	ingine of mayor	71 Ott 161	Charges:		NO []
	ct to and Tog							
ubje	ne answer is YE	ether with an	Easement as in	Instrument I	MS579	<u>66</u>		
lf th	ne answer is YE For mor ons 31 – 34 mu	ether with an ES, please prov rtgages just pro	Easement as in lide a copy of the relevide complete name	Instrument I evant instrume and address	MS579 ent. of Mort	66 gagee.	ural Area	Otherwise,
If the	ne answer is YE For mor ons 31 – 34 mu not applicable	ether with an ES, please prov rtgages just pro ust be answere to your applic	Easement as in lide a copy of the relevide complete name	Instrument I evant instrume e and address for severanc "not Applica	MS579 ent. of Mort e in the ble"	66 gagee.	ural Area	Otherwise,
lf th	ne answer is YE For mor ons 31 – 34 mu not applicable	ether with an ES, please prov rtgages just pro ust be answere to your applic	Easement as in ide a copy of the relevide complete name of for Applications ation, please state	Instrument I evant instrume e and address for severanc "not Applica	MS579 ent. of Mort e in the ble"	66 gagee.	ural Area Other [
If the suestion is is in Type	ne answer is YE For more ons 31 – 34 mu not applicable pe of Farm Ope Type:	ether with an ES, please prov rtgages just pro ust be answere to your applic eration conduct Dairy []	ide a copy of the relevide complete name ed for Applications ation, please state eted on these subjections. Beef Cattle []	evant instrume e and address for severanc "not Applica et lands: No	ent. of Mort e in the ble" ne	gagee. Rural/Agricult	Other [1
ubjection of the state of the s	ne answer is YE For more ons 31 – 34 mu not applicable pe of Farm Ope Type: mensions of	ether with an ES, please prov rtgages just pro ust be answere to your applic eration conduct Dairy []	Easement as in ide a copy of the relevide complete name ed for Applications ation, please state cted on these subject	evant instrume e and address for severanc "not Applica et lands: No	ent. of Mort e in the ble" ne	gagee. Rural/Agricult	Other [1
If the suestice is is is in Type 2. Di	ne answer is YE For more ons 31 – 34 mu not applicable pe of Farm Ope Type: mensions of	ether with an ES, please prov rtgages just pro ust be answere to your applic eration conduct Dairy []	ide a copy of the relevide complete name ed for Applications ation, please state eted on these subjected Seef Cattle []	evant instrume e and address for severance "not Applica et lands: No Swine [ent. of Mort e in the ble" ne	gagee. Rural/Agricult Poultry [] Severed & Re	Other [1
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26. Is the subject land a proposed surplus farm dwelling?*

<u>Type</u>	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 <u>Source Water Protection Form</u> 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.
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- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

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.

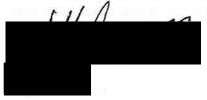
Proposal:

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 and 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 $6\pm m$, depth of $250\pm m$ and area of $1,548\pm m^2$.

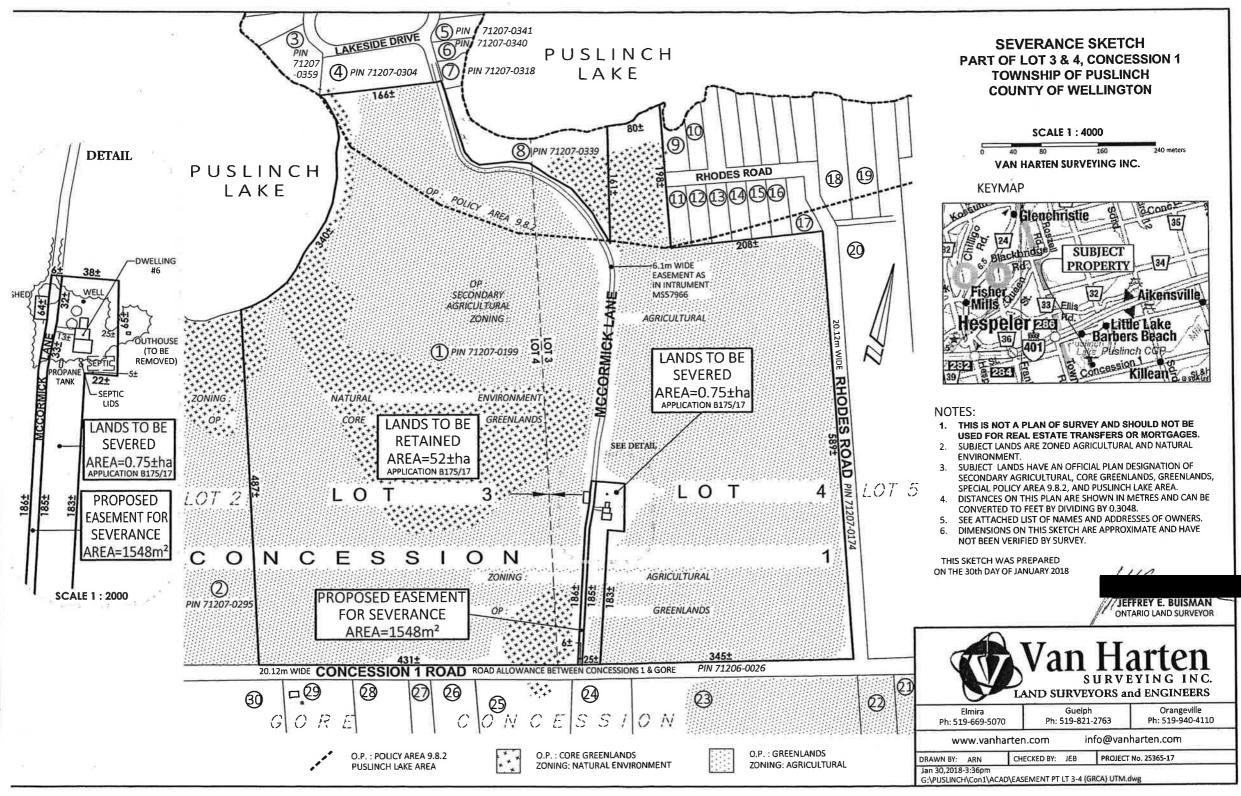
Please call me if you or the Planning Staff have any questions.

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

APPLICATION FOR CONSENT

Ontario Planning Act

Required Fee: \$___OO

1. Approval Authority:

2.

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

File No.

Fee Received: Jan?

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

Accepted as Complete on:

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. Email: Email:
	(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. Email: Email: 1
	(d) All <u>Communication</u> 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
<u>OR</u>	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

County of Wellington

LAND DIVISION FORM - SEVERANCE

	Local Municipality: Township of Puslinch			
	Concession 10	Lo	t No. Part of Lo	ot 35
	Registered Plan No.	Lo	t No	
	Reference Plan No. 61R-8399	Pa	art No. 2	
	Civic Address 4106 Concession Road	<u>11</u>		
	(b) When was property acquired: December	2002 Registere	d Instrument No.	WC15371
5.	Description of <u>Land</u> intended to be <u>SEVERED</u> :	Me	etric [X]	Imperial []
	Frontage/Width 92 ±	AREA	<u>0.45 ha ±</u>	
	Depth <u>131 ±</u>	Existing Use(s)	Vacant Fig	eld / Bush
	Existing Buildings or structures: None			
	Proposed Uses (s): A new rur	al residential dwe	lling	
T.	no of access (Check appropriate space)	Existing (Y1	Proposed [,
ıy	pe of access (Check appropriate space)	Existing [X]	Proposed [
	[] Provincial Highway [] County Road	[] Right-of-way [] Private road		
	[X] Municipal road, maintained year round	[] Crown access	road	
	[] Municipal road, seasonally maintained[] Easement	[] Water access [] Other		
	Tune of water supply Existing [] Propos	sed [X] (check appr	ropriate space)	
	,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		opriate space)	
	[] Municipally owned and operated piped water [X] Well [X] individual [] communal	rsystem		
	[] Lake			
	[] Other			
	The state of the s	roposed [X] (check	cappropriate space	∋)
	Type of sewage disposal - Existing [] P			
	[] Municipally owned and operated sanitary set	wers		
	2.	wers	1	

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

6.	Description of <u>Land</u> intende	d to be RETAINED :	Metric	[X]	Imperia	al []	
	Frontage/Width	73 / 118 ±	AREA	<u>1.1 ha ±</u>				
	Depth	<u> 186 ±</u>	Existing Use(s)	Rural	Reside	<u>entia</u>	<u>al</u>	
	Existing Buildings or stru	ctures: Dwelling ,	shed and pool					
	Proposed Uses (s):	No Chang	<u>e</u>					
	Type of access (Check app	ropriate space)	Existing [X]	Proposed []				
	 Provincial Highway County Road Municipal road, maintain Municipal road, seasona Easement 		[] Right-of-way [] Private road [] Crown access road [] Water access [] Other					
	Type of water supply - Exi	sting [X] Propos	ed [] (check appropriat	e space)				
	[] Municipally owned and c [X] Well [X] individual [] Lake [] Other		r system					
	Type of sewage disposal [] Municipally owned and of [X] Septic Tank (specify who is possible of the privy is possible of the content of the	operated sanitary seventher individual or co	wers mmunal): <u>Individual</u>	iopriate space)			25	
7.	Is there an agricultural opera metres of the Subject lands (*If yes, see sketch require SEPARATION FORM.	severed and retained			YES [X]		
8.	Is there a landfill within 500	metres [1640 feet]?			YES [1	NO	[X]
9.	a) Is there a sewage treatm	ent plant or waste st	abilization plant within 500 ı	metres [1640']?	YES [1	NO	[X]
10.	Is there a Provincially Signification within 120 metres [394 feet]		wamp, bog) located on the l	ands to be retair	ned or to		evere NO	
11.	Is there any portion of the la	nd to be severed or to	o be retained located within	a floodplain?	YES [1	NO	[X]
12.	Is there a provincial park or a	are there Crown Land	ds within 500 metres [1640"]?	YES [1	NO	[X]
13.	. Is any portion of the land to I	oe severed or retaine	ed within a rehabilitated min	e/pit site?	YES []	NO	[X]
14.	. Is there an active or abando	ned mine, quarry or g	gravel pit within 500 metres	[1640']?	YES []	NO	[X]
15.	. Is there a noxious industrial	use within 500 meter	res [1640']?		YES [1	NO	[X]

LAND DIVISION FORM - SEVERANCE

County of Wellington

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]	UN	KNOV	NN []							
	If YES, what was the nature and type of industrial use(s)?											
3	b) Has there been a commercial use(s) on the site? YES [] NO [X]	UNI	KNOW	/N []							
	If YES, what was the nature and type of the commercial use(s)											
8.	c) Has fill been brought to and used on the site (other than fill to accommodate septic system landscaping?)	ms or	reside	ntial								
	YES [] NO [X]	UNI	KNOW	/N []							
	d) Has there been commercial petroleum or other fuel storage on the site, underground fuel been used for a gas station at any time, or railway siding? YES [] NO [X]		-	has the								
	If YES, specify the use and type of fuel(s)				5 8							
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 Maregistered in the Land Registry/Land Titles Office?	arch 1. YES			s [X]							
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	etch ar	nd prov	vide:								
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? YES [] NO			ubdivis								
23.	. Under a separate application, is the Owner, applicant, or agent applying for additional consensimultaneously with this application?	nts on YES	this ho		[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	[]							
Cou	unty of Wellington LAND DIVISION FORM – SEVERANCE		Revi	ised May	2017							

26. Is	. Is the subject land a proposed surplus farm dwelling?*					YES []	NO [X]				
	*If yes, an app	lication to sever	a surplus farm dwellir	ng must be acco	ompanied by a FARM	INFORMAT	ION FORM.				
27. a)	What is the exis	t land? (severed and	retained)								
b)	What is the ex	isting County O	fficial Plan designation	on(s) of the subj	ect land? (severed a	nd retained)					
c)	c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval au please indicate the Amendment Number and the applicable file number(s).										
	Amendment N	Number(s):	File Number(s):								
28. W	hat is the zoning	of the subject I	ands? Agricultural	<u>(A)</u>							
29. Do	oes the proposal	for the subject	lands conform to the	xisting zoning?		YES [X]	NO []				
lf	NO, a) ha	as an application YES	been made for re-zo	•	er						
	b) ha	as an application	n been made for a min	or variance? File Numbe	er	_					
30. Ar	e the lands subj	ect to any mortg	ages, easements, righ	nt-of-ways or oth	ner charges?	YES [X]	NO []				
lf t	the answer is YE For mor	S, please provi	de a copy of the releva	ant instrument. nd address of M	ortgagee.						
			1								
Quest this is	ions 31 – 34 mu not applicable	st be answered to your applica	d for Applications fo ation, please state "n	r severance in ot Applicable"	the Rural/Agricultu	ral Area (Otherwise, if				
31. <u>Ty</u>	pe of Farm Ope	eration conduc	ted on these subject la	ands: None							
	Туре:	Dairy []	Beef Cattle []	Swine []	Poultry []	Other []					
32. <u>D</u>	imensions of	Barn(s)/Outb	uildings/Sheds (tha	at are to rema	in) Severed & Ret	ained Land	s				
Severe	ed Width		Length	Area	Use						
	Width		Length	Area	Use						
Retain	<u>ed</u> Width	<u>7±m²</u>	Length <u>9±m²</u>	Area <u>63</u>	<u>±m²</u> Use	Shed					
	Width		Length	Area	Use						
33. <u>M</u>	lanure Storage	Facilities on t	hese lands: None								
	DRY			II-SOLID		LIQUID					
Open I			Open Pile		Covered Ta		[_]				
Covere	ed Pile []		Storage with Buck	: vvalls []		d Uncovered					
					Open Earth	d Uncovered	1 1				
					T Open Laitin	Jidou I II					



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:

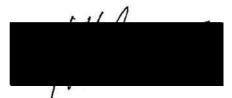
- The severed lands are designated Secondary Agricultural
- Ownership is longer than 5 years
- No severance since March 2005
- Safe entrance is available an entrance already exists
- Adequate space for new dwelling and septic
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements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



<u>Type</u>	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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County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised May 2017



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 i

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 m²

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

Design Capacity (NU):

Potential Design Capacity (NU):

14.0

Factor E

Building Base Distance F

Factor B (Odour Potential) (Size)

Factor D

(Manure Type) (Encroaching Land Use) (minimum distance from livestock barn)

(actual distance from livestock barn)

X 0.7

X

180

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

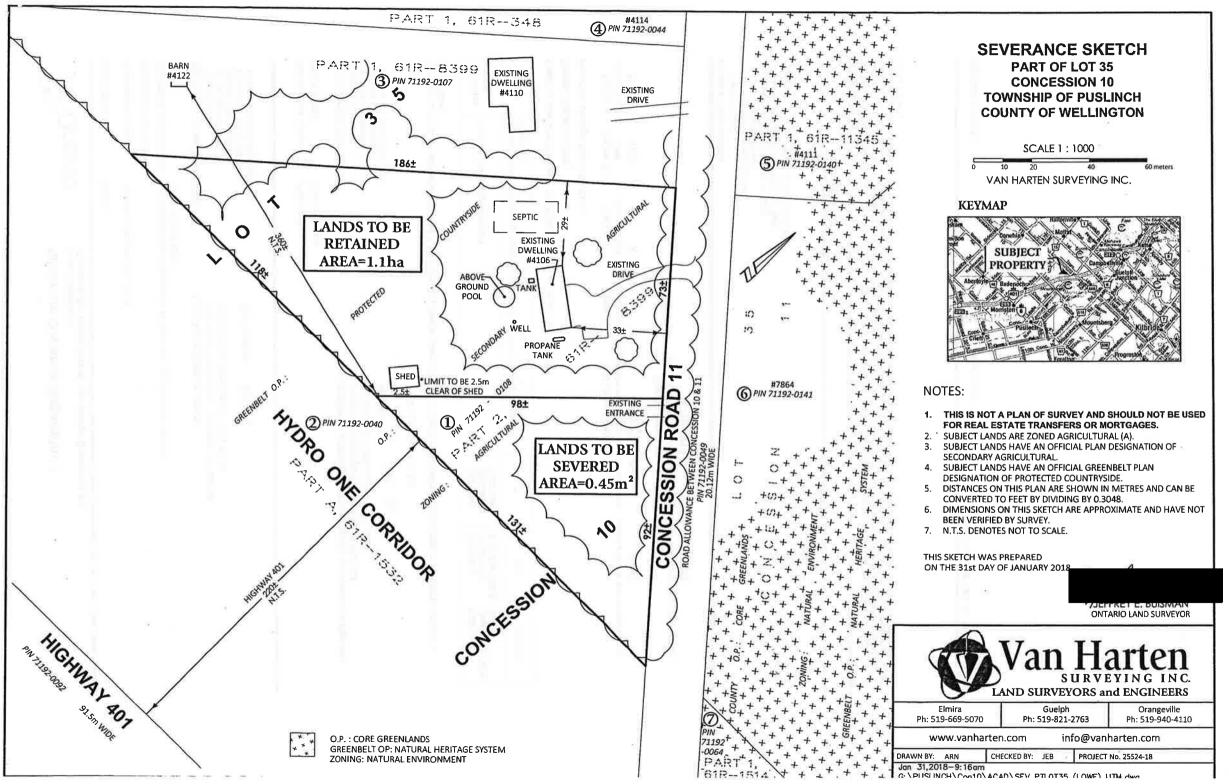
Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3

Olgridio o i roparo.	Signature of Preparer:
----------------------	------------------------

Hailey Keast

Date:

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



ATTACHMENT D(e)

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

LOCATION OF SUBJECT LANDS:

Ruthann Hall 568 Watson Road South Guelph ON N1L 0N9 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

<u>Please note</u> 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.

<u>Please also be advised</u> 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

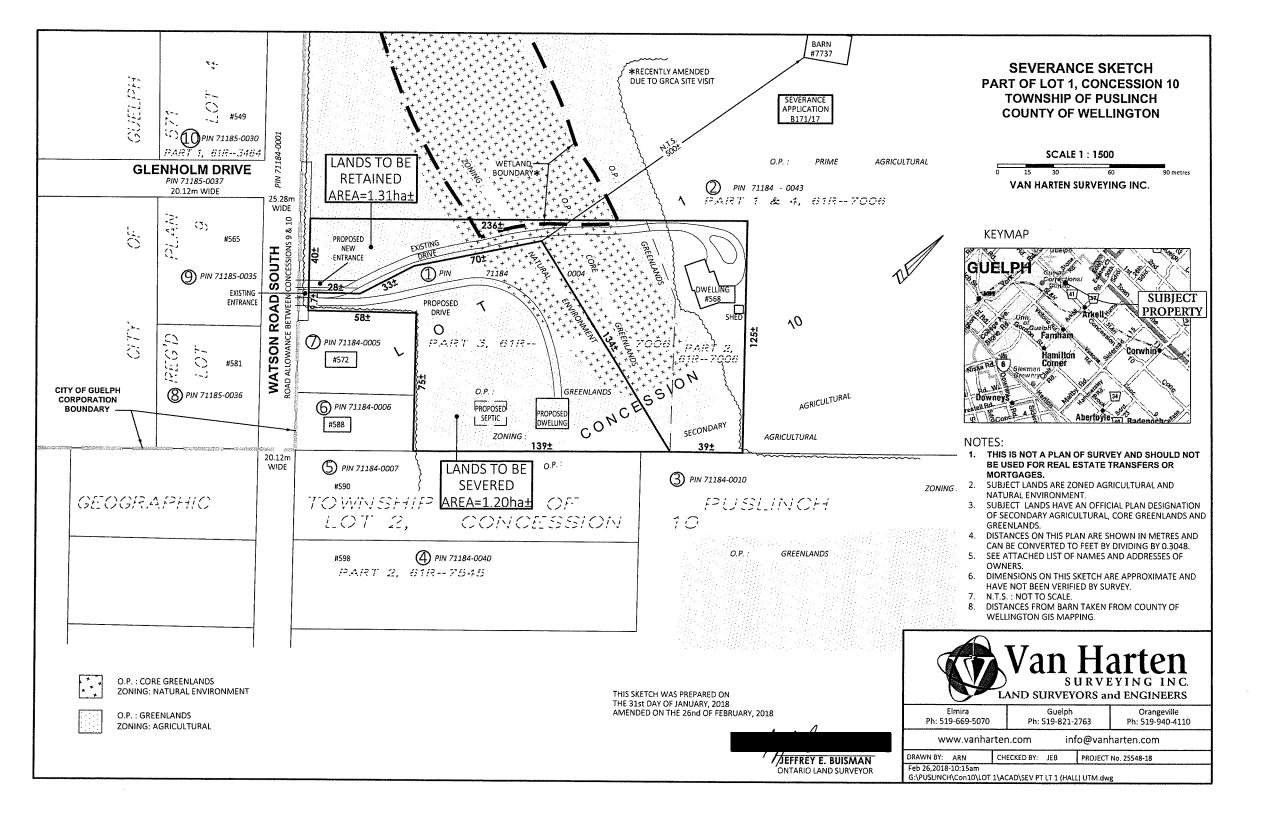
MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection 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



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. 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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

<u>INFORMATION REGARDING THE APPLICATION</u> 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

Neighbouring Municipality - City of Guelph

Bell Canada Co

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 Approval Authority: Required Fee: \$_\\O County of Wellington Planning and Land Division Committee Fee Received: County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on: A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION (a) Name of Registered Owner(s) Ruthann HALL Address 568 Watson Road South, Guelph, ON, N1L 0N9 Phone No. Email: (b) Name and Address of Applicant (as authorized by Owner) Phone No. Email: (c) Name and Address of Owner's Authorized Agent: Jeff Buisman of VanHarten Surveying Inc. 423 Woolwich Street, Guelph, ON, N1H 3X3 Phone No. Email: (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

<u>OR</u>

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

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised May 2017

Lo						
	ocal Municipality	: Township	of Puslinch	_		
C	oncession	10		Lo	ot No. Part of	Lot 1
R	egistered Plan N	No		Lo	ot No.	
R	eference Plan N	lo. <u>61R-700</u>	<u>6</u>	P	art No. 2 & 3	
C	ivic Address	568 Watson	n Road South			
(b)	When was pro	perty acquire	ed: April 1996	(estate transfer)	Registered I	nstrument No. <u>RO74798</u>
. C	Description of <u>La</u>	ınd intended to	be <u>SEVERED</u> :	N	letric [X]	Imperial []
	Frontage/Wid	th <u>9.7</u>	/ 83 ±	AREA).47 ha ±
	Depth	<u>108</u>	<u>3 ±</u>	Existing U	Jse(s)	<u>Bush</u>
	Existing Build	ings or structui	res: None			8
	Proposed Use	es (s):	A new rura	al residential dw	elling	
	·					
Гуре	of access (Ch	eck appropriat	e space)	Existing []	Propose	ed [X]
				[] Right-of-way		
] Provincial Hi					
Ī	Provincial Hi County Road Municipal road	Ė	year round	[] Private road [] Crown access	s road	
Ī	County Road X] Municipal roa] Municipal roa	Ė		[] Private road [] Crown access [] Water access		
Ī	County Road X] Municipal roa	d ad, maintained		[] Private road [] Crown access		
I D I I	County Road Municipal road Municipal road Easement Type of water su Municipally of	d ad, maintained ad, seasonally upply - Existin	maintained ng [] Propose erated piped water	[] Private road [] Crown access [] Water access [] Other		
[D] [] [D] [County Road Municipal road Municipal road Easement Type of water su Municipally of Well [X] i	ad, maintained ad, seasonally upply - Existing the bound and open dividual [maintained ng [] Propose erated piped water] communal	[] Private road [] Crown access [] Water access [] Other ed [X] (check app system		

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

ъ.	Description of Land in	ended to be RETAL	<u>INED</u> :	Metric [X]		lmpe	rial	[]	
	Frontage/Width	<u>40 / 125 ±</u>	AREA	2.0	04 ha ±				
	Depth	<u>236 ±</u>	Existing Use(s)	Rural Re	<u>sidential</u>				
	Existing Buildings o	r structures: Dwel	ling & Shed						
	Proposed Uses (s):	No C	hange						
	Type of access (Chec	k appropriate space	e) Existing [X]	Pro	pposed []				
	[] Provincial Highway [] County Road [X] Municipal road, ma [] Municipal road, sea [] Easement		[] Right-of-v [] Private ro [] Crown ac [] Water acc [] Other	ad cess road					
	Type of water supply	· Existing [] P	Proposed [X] (check	appropriate s	pace)				
	[] Municipally owned [X] Well [X] individ [] Lake [] Other	and operated piped ual [] communa			W)				
	Type of sewage dispo [] Municipally owned [X] Septic Tank (specif [] Pit Privy [] Other (Specify):	and operated sanitary whether individua	ary sewers I or communal): Indiv	ridual	ate space)				
7.	Is there an agricultural of metres of the Subject la *If yes, see sketch re SEPARATION FORM	inds (severed and re equirements and the	barn, manure storage, a etained parcels)? e application must be ac		}	/ES	1	l N	500 O [X]
8.	Is there a landfill within	500 metres [1640 fe	eet]? Guelph Waste	Resource C	entre Y	ΈS	[X]	NC	[]
9. ;	a) Is there a sewage tr	eatment plant or wa	aste stabilization plant w	rithin 500 metr	es [1640']? \	ES.	[]	N	o [X]
10.	Is there a Provincially S within 120 metres [394	ignificant Wetland (e feet]?	e.g. swamp, bog) locate	ed on the lands		d or t			red or
11.	Is there any portion of the	ne land to be severe	ed or to be retained loca	ited within a flo	oodplain? Y	ES.	[]	N	[х] с
12.	Is there a provincial part	k or are there Crowi	n Lands within 500 met	res [1640']?	`	'ES	[]	NO	[X] c
13.	Is any portion of the land	d to be severed or r	etained within a rehabil	tated mine/pit	site?	'ES	[]	NO) [X]
14.	Is there an active or aba	andoned mine, quar	ry or gravel pit within 50	00 metres [164	0']? Y	'ES	[]	NO	[X]
15.	Is there a noxious indus	trial use within 500	meteres [1640']?		Y	ΈS	[]	NO) [X]
Coun	ty of Wellington	LAN	ND DIVISION FORM - SEVE	RANCE			Re	vised Ma	ay 2017

16.	Is there an act	ive or abandoı	ned principal	or seconda	ıry railway v	vithin 500 r	netres	s [1640)']?	YES	[]	NO	[X]
	Name of	Rail Line Cor	npany:							-			
17.	Is there an airp	oort or aircraft	landing strip	nearby?	Guelph A	irport				YES	[X]	NO	[]
18.	Is there a prop within 750 met				cardlock/key	lock or pri	vate p	ropan	e outle	et/conta YES		fill cer NO	
19.	PREVIOUS U	SE INFORMA	TION:										
	a) Has there	been an indus	trial use(s) o	n the site?		YES	[]	NO	[X]	UNI	KNOW) N]
	If YES, what w	as the nature	and type of i	ndustrial us	se(s)?								
0.	b) Has there	been a comm	ercial use(s)	on the site	?	YES	[]	NO	[X]	UNK	NOW	1 [
	If YES, what w	as the nature	and type of	the commer	cial use(s)								
19	c) Has fill bee landscapin		and used on	the site (oth	ner than fill t			septio			esiden]
	been used	been commer I for a gas sta	ion at any tir	ne, or railwa	ay siding?	YES	[]	NO	[X]	UNI	je, or h KNOW		
	If YES, specify	the use and	ype of fuel(s)									
20.	Is this a resul	omission of a	previous app	olication?						YES	[]	NO	[X]
	If YES, is it ide	entical[]ord	hanged[]	Provide pr	evious File	Number				_			
21.	a) Has any s	severance acti	vity occurred tegistry/Land	I on the land I Titles Offic	d from the h	olding whi	ch exi	sted a	s of M	arch 1, YES	2005 a	and as	[X]
	b) If the answ Transfere	ver in (a) is YE e's Name, Da	S, please in te of the Tr	dicate the p	revious sev Use of Par	erance(s) cel Transf	on the	e requi I.	red sk	etch an	d provi	ide:	
22.	. Has the parce other Consent	l intended to b or approval u	e severed ev	er been, or nning Act or	is it now, the its predece	essors?	of an a			or a pla [X]			
23	. Under a separ simultaneously			er, applican	nt, or agent	applying fo	or addi	itional	conse	nts on t	this hol	ding NO	[X]
24	. Is the applica	tion consisten	with the Pro	vincial Poli	cy Stateme	nt?				YES	[X]	NO	[]
25	. Is the subject	land within ar	area of land	I designated	d under any	provincial	plan	or plan	ıs?				
	Greenbelt Pl	an []	Places t	o Grow [X] Other	[]							
	If YES, does	the applicatio	n conform w	th the applic	cable Provi	ncial Plan(s)			YES	[X]	NO	[]
Co	unty of Wellington			LAND DIVISION	ON FORM - S	EVERANCE					Revis	ed May	2017

o. Is the subje			welling must be acc	some suited by a FADI) D &
*If yes,	an application to	sever a surplus farm di	weiling must be acc	companied by a FARI	M INFORMATION FO	JKIV
7. a) What is	the existing Loca	I Official Plan designa	ation(s) of the subje	ct land? (severed and	d retained)	
	>	nomic				
b) What is	the existing Cou	nty Official Plan desig	gnation(s) of the sub	oject land? (severed a	and retained)	
Secon	dary Agricultui	ral, Core Greenland	l, Greenlands			
c) If this co	onsent relates dire	ectly to an Official Plan ndment Number and th	a Amendment(s) cur ne applicable file nu	rently under review bumber(s).	oy an approval author	ity,
Amend	ment Number(s)		Fil	le Number(s):		
3. What is the	zoning of the sub	oject lands? Agricult	ural (A) and Natu	ıral Environment (NE)	
Minor \	Variance applic	bject lands conform to cation to be submit cation been made for r	ted after severar	? nce approval	YES [] NO	[X]
		YES [] NO []	File Numb	oer	_	
		cation been made for a	a minor variance? File Numb	per		
. Are the land						
If the answe	er is YES, please	mortgages, easements provide a copy of the r t provide complete nar	elevant instrument.		YES [X] NO []
If the answer	er is YES, please For mortgages jus	provide a copy of the r t provide complete nar	relevant instrument. me and address of N	Mortgagee.		
If the answer	er is YES, please For mortgages jus 34 must be ansi icable to your ap	provide a copy of the return to provide complete nare to provide complete nare to provide complete nare to provide a complete state state state to provide a complete state	relevant instrument. me and address of N me and strument. me and address of N	Mortgagee.		
If the answer	er is YES, please for mortgages just 34 must be ansicable to your apmortance of the control of t	provide a copy of the return to provide complete nare provide complete nare provide for Application population, please states and acted on these subjects to the complete subject subjects to the complete subjects to the co	relevant instrument. me and address of N me and strument. me and address of N	Mortgagee.		
If the answer For Formula III the answer For Formula III the answer For For For For For For For For For Fo	er is YES, please for mortgages just 34 must be answicable to your approximation condition of the properties of the prop	provide a copy of the return to provide complete nare provide complete nare provide for Application population, please states and acted on these subjects to the complete subject subjects to the complete subjects to the co	relevant instrument. me and address of N ms for severance in te "not Applicable ect lands: None] Swine []	Mortgagee. The Rural/Agricultum Poultry []	Other []	
If the answer For Formula III the answer For Formula III the answer For For III the II	er is YES, please for mortgages just 34 must be answicable to your approximation condition of the properties of the prop	provide a copy of the return to provide complete nare wered for Application please state and ucted on these subjection. Beef Cattle [relevant instrument. me and address of N ms for severance in te "not Applicable ect lands: None] Swine []	Mortgagee. The Rural/Agricultum Poultry []	Other []	
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uestions 31 – nis is not appli 1. Type of Far Type: 2. Dimensio evered etained 3. Manure Sto	er is YES, please for mortgages just a second process of the secon	provide a copy of the rest provide complete narrowide complete narrowide complete narrowide for Application oplication, please state and acted on these subject of the complete inducted on these lands: Not the complete inducted on these lands: Not the complete inducted inducted inducted on the complete inducted induct	relevant instrument. The and address of None and address of None are to remark to the area area area area area area area ar	Poultry [] ain) Severed & Re Use Use Use Use Use	Other [] tained Lands Shed	
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<u>Type</u>	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:

- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised May 2017



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

www.vanharten.com



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:

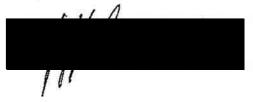
R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

- The 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



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 Murray & Ruthann Hall

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

<u>Please note</u> 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.

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

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

MAILED TO:

Local Municipality - Puslinch

County Planning

Conservation Authority – Hamilton 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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

File No.

Required Fee: \$_

Fee Received: Toy

Accepted as Complete on: $\stackrel{\frown}{\sim}$

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

	4000 I lieb C 5	Dualinala Ontania NOD 01	10
Address —	4062 Highway 6, I	Puslinch Ontario, N0B 2J	
·			
Phone No		Em	ail:
(b) Name and A	Address of Applicant (a 4058 Highway 6, Puslir	as authorized by Owner) ach Ontario, N0B 2J0	Ken Lillycrop (Bryan's Farm & Industrial Supply Ltd
Phone No		Em	ail:
(c) Name and	Address of Owner's Au	uthorized Agent:	Neal DeRuyter, MHBC Planning
	540 Bingemans C	Centre Dr., #200, Kitchen	er, ON, N2B 3X9
-	Historia His		UST STATE LEVEL BY
	nication to be directed	to:	ail:n
(d) All Commu	inication to be directed		ail:n
(d) All Commu REGISTER (e) Notice Car	inication to be directed ED OWNER [] ds Posted by:	to:	
(d) All Commu REGISTER (e) Notice Car REGISTER	ED OWNER [] ds Posted by: ED OWNER []	APPLICANT [X]	AGENT [X]
(d) All Commu REGISTER (e) Notice Car REGISTER 3 (a) Type and Pu	ED OWNER [] ds Posted by: ED OWNER []	APPLICANT [] APPLICANT [X] nsaction: (Check off application)	AGENT [X]
(d) All Commu REGISTER (e) Notice Car REGISTER 3 (a) Type and Pu [X] Conve	enication to be directed ED OWNER [] ds Posted by: ED OWNER [] rpose of Proposed Transeyance to effect an add	APPLICANT [] APPLICANT [X] nsaction: (Check off application to a lot	AGENT [X]

(a) Location of La	and in the County of Wellingto	on:
Local Municipality:	Puslinch	
Concession	Gore	
Registered Plan N	0.	Lot No.
Reference Plan No	o. 61r9405	Part No. Puslinch Pt 1
Civic Address	4058 Highway #6,	
(b) When was pro	perty acquired:2007	Registered Instrument No. ROS154061
	nd intended to be SEVERED:	Metric [X] Imperial []
Frontage/Wid	b 51.7m (southend)	AREA15,150 square meters
	53.8m (north end) 1m Exist	ting Use(s)Agriculture
·		e
	es (s): Agriculture Comme	ercial
[] Municipal ro [] Easement Type of water s [] Municipally [X] Well [X] in [] Lake [] Other (spectors) Type of sewage [] Municipally [X] Septic Tanl	d ad, maintained year round ad, seasonally maintained upply - Existing [¾ Propose owned and operated piped wate dividual [] communal	Proposed [] (check appropriate space) sewers
a. Description of	Land intended to be RETAINED	D: Metric [X] Imperial []
		AREA72,000 Sq m
Frontage/W	/idth <u>220.5m</u>	
	AEA Om (annroy)	
	454.9m (approx) Ex	e, barn, two storage buildings
	illdings or structures: House	e, barn, two storage buildings

	Type of access (Check appropriate space) Existing [] Proposed []			
	[X] 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 (specify)				
	Type of water supply - Existing [] Proposed [] (check appropriate space)				
	[] Municipally owned and operated piped water system [X] Well [X] individual [] communal [] Lake [] Other (specify):				
	Type of sewage disposal - Existing [] Proposed [] (check appropriate space)				
	[] Municipally owned and operated sanitary sewers [X] Septic Tank [X] individual [] communal [] Pit Privy [] Other (specify):				
7.	Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or smetres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a: MINIMUM DISTANCE SEPARATION FORM.	stockya YES	ard) w [X]	ithin 50 NO	00 []
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 retain within 120 metres [394 feet]?	ned or YES	to be [X]		ed or
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 meteres [1640']?	YES	[]	NO	[_k]
6.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES	[x]	NO	[]
	Name of Rail Line Company:Canadian Pacific				
7.	Is there an airport or aircraft landing strip nearby?	YES	[]	NO	[x]
8.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet within 750 metres of the proposed subject lands?	t/conta		efill cer NO	

19.	PRE	EVIOUS USE INFORMATIO	N:									
	a)	Has there been an industrial	use(s) on the site?	YES	[]	1	NO	[X]	U	NKNO	WN	1
	If Y	ES, what was the nature and	type of industrial use(s)?									
9	b)	Has there been a commerci	al use(s) on the site?	YES	[] !	NO	[X]	Į	JNKNO	OWN	[]
	If Y	ES, what was the nature and	type of the commercial use(s)									
8	c)	Has fill been brought to and	used on the site (other than fill	to accommo	odate	e sept	ic sy	stem	ns or	resider	ntial	
		landscaping?)			3 [-		[X]		UNKN		_
		been used for a gas station	petroleum or other fuel storage at any time, or railway siding?	16	o [1	NO	[\]	storaç	ge, or h UNKN	nas the	site []
	If Y	ES, specify the use and type	e of fuel(s)					_				
20.	ls t	his a resubmission of a pre	vious application?						YES	[]	NO	[x]
			nged [] Provide previous File	Number_								
21.	. a)	registered in the Land Regi							LO	[/]		s O [
	b)	If the answer in (a) is YES, Transferee's Name, Date	please indicate the previous se of the Transfer and Use of Pa	verance(s) or rcel Transf	on th	e req d.	uired	l ske	tch a	nd prov	vide:	
		2005, Residential (Parts 1	& 2, Plan 61R-9971)									
22	. Has	s the parcel intended to be se er Consent or approval unde	evered ever been, or is it now, the Planning Act or its predec	the subject of essors? YES			catio			an of si		ion o
23	. Un	der a separate application, is nultaneously with this applica	the Owner, applicant, or agention?	t applying fo	r add	ditiona	ai co	nsen	ts on YES	this ho	olding N O	[X]
24	l. Is	the application consistent wi	th the Provincial Policy Stateme	ent?					YES		NC	-[]
25	i. Is	the subject land within an are	ea of land designated under an	y provincial	plan	or pla	ans?					
		ireenbelt Plan [X]	Places to Grow [] Other									
	If	YES, does the application of	onform with the applicable Prov	/incial Plan(s	s)				YES	[X]	NO	[]
26		What is the existing County	y Official Plan designation of t evered and retained			(seve	ered	and	retair	ned)		
	b)	What is the existing Local N/A	Official Plan (if any) designati	on of the su	bject	t land	? (se	evere	ed and	d retain	ned)	
	c)	If this consent relates directly please indicate the Amen	ctly to an Official Plan Amendm dment Number and the applica	nent(s) curre able file num	ntly ber(s	under s).	revi	ew b	y an	approv	al auth	nority,
		Amendment Number(s):	N/A F	ile Number(s):	<u>N//</u>	\			_		
C	ountv	of Wellington	LAND DIVISION FORM - LOT LINE	ADJUSTMENT						Revise	ed May 2	017

County of Wellington

27. What is the	e zoning	of the s	ubject l	lands?	Agricultu	ıral						
28. Does the p	oroposal f	or the s	ubject l	ands confo	orm to the e	existing zo	ning?		•	ES [] N] 0
If NO,			YES olication	[] NO	de for a min	File Nor variance	ce?	Subject land C3 as part of Zoning By-I	ds proposed of T ownship law Update	to be r Compr	ezone ehensi	d to ive
					[]		lumbe <u>r</u>		-			
	answer is	YES, pl	ease pr	rovide a co	py of the re	elevant ins	strument.			[X]		i]
						•						
4058	3 Highway	<u>/ 6: BMC</u>	2		4062 H	ighway 6:	Farm C	redit Canada	1	_		
Questions 30 if this is not a 30. Type of Fa	pplicable	to you	r appli	cation, ple	ease state	"not App	ice in the	e Rural/Agr	icultural Ar	ea C	therw	ise,
Туре	:	Dairy	[]	Beef Ca	ttie []	Swine	[]	Poultry [•	er [X] ash cro	ps	
31. <u>Dimensi</u>	ons of E	Barn(s)	/Outbu	uildings/S	Sheds (tha	at are to	remain'	Severed 8	& Retained	Lands	S	
Severed								Use				_
	Width _			Length		_Area		Use				
Retained	Width _			Length		Area		Use				_
	Width _	111		Length		Area		Use				_
32. <u>Manure S</u>	torage F	acilities	on th	nese lands:								
	DRY				SEMI-	SOLID			LIQ	UID	_	
Open Pile				Open Pi		1	1	Covered			Ţ	1
Covered Pile				Storage	with Buck	Walls [round Unco			
									round Uncov arth-sided P		ank [+
33. Are there a	any <u>draina</u>	age syst	t <u>ems</u> or	n the retain	ed and sev	ered land	s?	1 0 0 0 1	YES		NO [1
	Туре			<u>Drain</u>	Name & Ar	ea			Outlet Loca	tion		
Municipal Drair	n []							r's Lands				
Field Drain								bours Lands Stream				
34. Source V Is the subj	ject land v	within a		ead Protect	ion Area, Is	sue Cont	ributing A	Area, or Intal	ke Protection		of a So	
If YES, p	olease co	mplete t	he <u>Sou</u>	rce Water	Protection	Form and	submit v	with your app	olication.			
County of Wellingt	on		1 / 1		ORM - LOT I	INE AD ILIG	STMENT			Revised N	lav 2017	

35.	Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? YES [x] NO [
	If yes, please indicate the person you have met/spoken to: Sarah Wilhelm and 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.

1



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



Neal DeRuyter, BES

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

SECTION A

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

File No.

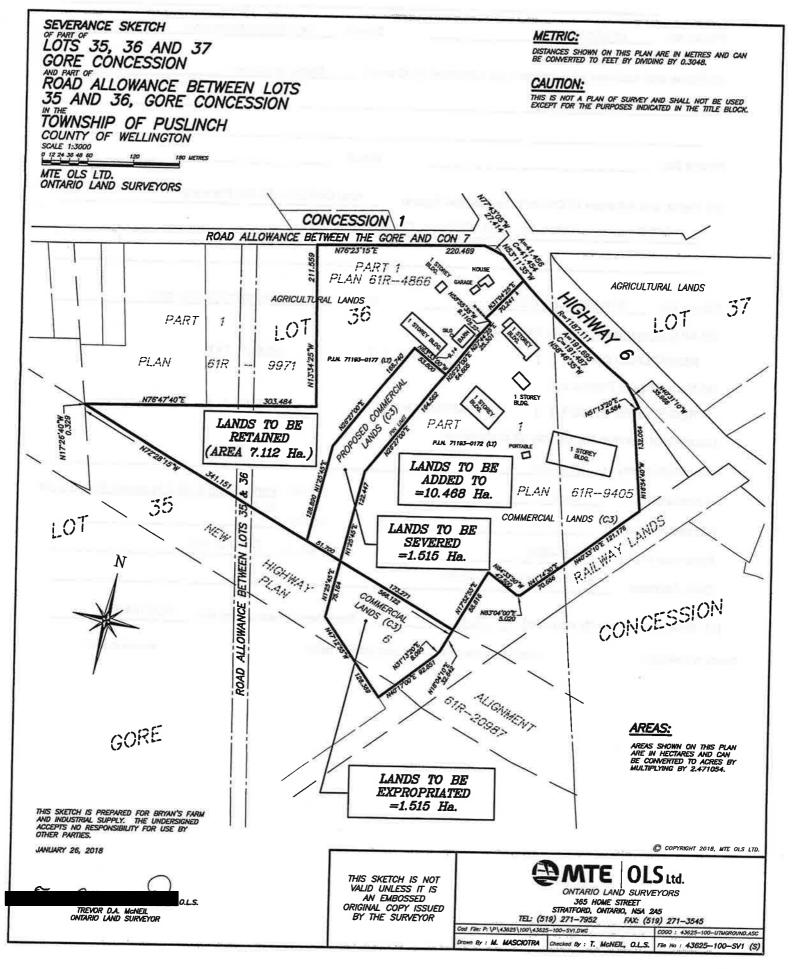
Fee Received: Jan31/18

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

Accepted as Complete on: Jan 31/

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

,	Address 4058	Highway 6, Puslinch, ON, N0B 2J0	an's Farm & Industrial Supply Ltd.)	_
F	Phone No.	Emai	ail:	-
- (b) Name and Addres	s of Applicant (as authorized by Owner)	Same as owner	
				_
1	Phone No	Ema	ail:	_
-	(c) Name and Addre	ss of Owner's Authorized Agent:	Neal DeRuyter, MHBC Planning	
		ans Centre Dr., #200, Kitchener, ON, N2B 3	3X9	
		Ema	ail:	
	(d) All Communicati		AGENT [X]	
	(d) All <u>Communication</u> REGISTERED O	on to be directed to: WNER [] APPLICANT [] sted by:		
3.	(d) All <u>Communication</u> REGISTERED ON (e) Notice Cards Po	on to be directed to: WNER [] APPLICANT [] sted by:	AGENT [X]	
	(d) All Communication REGISTERED ON (e) Notice Cards Portion REGISTERED ON Location of Land in	on to be directed to: WNER [] APPLICANT [] sted by: WNER [] APPLICANT [X] the County of Wellington:	AGENT [X]	
	(d) All Communication REGISTERED ON (e) Notice Cards Portion REGISTERED ON Location of Land in	on to be directed to: WNER [] APPLICANT [] sted by: WNER [] APPLICANT [X]	AGENT [X] AGENT [] Lot No. Part Lots 35 & 36 & Pt closed Rdal 35 & 36	Btn L
	(d) All Communication REGISTERED ON (e) Notice Cards Portion REGISTERED ON Location of Land in Local Municipality: Concession	on to be directed to: WNER [] APPLICANT [] sted by: WNER [] APPLICANT [X] the County of Wellington: Puslinch	AGENT [X] AGENT [] Lot No. Part Lots 35 & 36 & Pt closed Rdal 35 & 36 Lot No.	Btn L
	(d) All Communication REGISTERED ON (e) Notice Cards Portion REGISTERED ON Location of Land in Local Municipality: Concession Registered Plan No.	on to be directed to: WNER [] APPLICANT [] sted by: WNER [] APPLICANT [X] the County of Wellington: Puslinch Gore	AGENT [X] AGENT [] Lot No. Part Lots 35 & 36 & Pt closed Rdal 35 & 36	Btn L
	(d) All Communication REGISTERED ON (e) Notice Cards Portion REGISTERED ON Location of Land in Local Municipality: Concession	on to be directed to: WNER [] APPLICANT [] sted by: WNER [] APPLICANT [X] the County of Wellington: Puslinch Gore	AGENT [X] AGENT [] Lot No. Part Lots 35 & 36 & Pt closed Rdal 35 & 36 Lot No.	Btn L





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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

<u>INFORMATION REGARDING THE APPLICATION</u> 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

Revised May 2017

1. Approval Authority:	
County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9	Required Fee: \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
	cepted as Complete on:
A COPY OF YOUR CURRENT DEED MUST BE SUBMITTE	D WITH THIS APPLICATION
2. (a) Name of Registered Owner (S) GINA F. MARTINELL	
Address 135 SEVERN DRIVE, GUELPH	
Email:	
(b) Name and Address of Applicant (as authorized by Owner) BLACE DONALDSON LIMITES (ATT.: IAN D. ROBINSON	SHOEMAKER, ROBINSON
ROAD WEST, UNIT 101, GUELPH NI	4 8J1
519 633 4454	
Phone No. 519-822-403 (Email:	
(c) Name and Address of Owner's Authorized Agent:	
(c) Name and Address of Owner's Authorized Agent: Phone No Email:	
(c) Name and Address of Owner's Authorized Agent: Phone No Email: (d) All Communication to be directed to:	AGENT []
(c) Name and Address of Owner's Authorized Agent: Phone No Email:	AGENT []
(c) Name and Address of Owner's Authorized Agent: Phone No Email: (d) All Communication to be directed to: REGISTERED OWNER APPLICANT	AGENT []
(c) Name and Address of Owner's Authorized Agent: Phone No Email: (d) All Communication to be directed to: REGISTERED OWNER APPLICANT (e) Notice Cards Posted by:	AGENT []
(c) Name and Address of Owner's Authorized Agent: Phone No Email: (d) All Communication to be directed to: REGISTERED OWNER APPLICANT (e) Notice Cards Posted by: REGISTERED OWNER [] APPLICANT []	AGENT [] x & provide short explanation)

LAND DIVISION FORM - SEVERANCE

County of Wellington

4.	(a) Location of Land in the County of Wellington:
	Local Municipality: TOWNSHIP OF PUSLINCH
	Concession 4 Lot No. 51/2 Lot 10
	Registered Plan No Lot No
	Reference Plan No. 61R-9488 Part No
	Civic Address None ASSIGNED YET - LIES BETWEEN #4658 SIDEROAD LO NORTH AND #6745 FORESTELL ROAD
	b) When was property acquired: SEPT. 26/2003 Registered Instrument No. WC 40374
5.	Description of <u>Land</u> intended to be <u>SEVERED</u> : Metric Metric []
	Frontage/Width 55.00 AREA 0.67 ha
	Depth 121.92 Existing Use(s) VACANT, UNUSED (GRASS : WES
	Existing Buildings or structures: None
	Proposed Uses (s): SINGLE FAMILY RESIDENCE
Ту	pe of access (Check appropriate space) [] Provincial Highway [] County Road [] Municipal road, maintained year round [] Municipal road, seasonally maintained [] Easement [] 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 M 183.83 ON 5/R ION. 1 Frontage/Mach 168.81 ON FORESTELL AREA 15.02 ha	Imperial []
	Depth VARIABLE: 408 - 533 Existing Use(s) VACANT UN Existing Buildings or structures: NONE	LUSED (GA ED FORMI	PASS WE
	Proposed Uses (s): SAME AS EXISTING		
	Type of access (Check appropriate space) Existing [] Proposed [1	
	[] Provincial Highway		
	Type of water supply - Existing [] Proposed [] (check appropriate space)		
	Municipally owned and operated piped water system Well [] individual [] communal		
	[] Lake [] Other NONE EXISTING OR P.	ROPOSEO	
	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 smetres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUS SEPARATION FORM.	YES []	in 500 NO 🙀
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.	1. 10.1.2. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10		
	Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retai within 120 metres [394 feet]? (SEE SEUERANCE SKETCH)	ined or to be se	evered or NO []
11.	within 120 metres [394 feet]? (SEE SEVERANCE SIGETCH) Is there any portion of the land to be severed or to be retained located within a floodplain?		
	within 120 metres [394 feet]? (SEE SEVERANCE SKETCH)	YES 🔀	NO []
12. 13.	within 120 metres [394 feet]? (SEE SEVERANCE SKETCH) Is there any portion of the land to be severed or to be retained located within a floodplain? Is there a provincial park or are there Crown Lands within 500 metres [1640']? Is any portion of the land to be severed or retained within a rehabilitated propriet site? SITE IS A REHABILITATED, FORMER GRAVEL PIT	YES []	NO []
12. 13.	within 120 metres [394 feet]? (SEE SEVERANCE SKETCH) Is there any portion of the land to be severed or to be retained located within a floodplain? Is there a provincial park or are there Crown Lands within 500 metres [1640]?	YES [] YES []	NO ⋈ NO []

	Name of Rail Line Company:	-	
17.	Is there an airport or aircraft landing strip nearby?	YES []	10 M
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outle within 750 metres of the proposed subject lands?		l centre
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 REHABILITY	(ATE)	
	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 systellandscaping?) TO REHABILITATE THE FORMER YES M NO []	ms or residentia	
	d) Has there been commercial petroleum or other fuel storage on the site, underground fuel been used for a gas station at any time, or railway siding? YES [] NO [X	storage, or has UNKNOWN	the site
	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 Maregistered in the Land Registry/Land Titles Office? b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske 	YES []	NO 🕅
	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 other Consent or approval under the Planning Act or its predecessors? YES [] NO		division or
23	. Under a separate application, is the Owner, applicant, or agent applying for additional conseins imultaneously with this application?	nts on this holdi YES []	ng 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 []
Co	ounty of Wellington LAND DIVISION FORM – SEVERANCE	Revise	d May 2017

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES []

Is the subject land a propos	sed surplus farm dwelling	?*		YES [] NO 🔀
*If yes, an application to	o sever a surplus farm dw	elling must be accor	mpanied by a FARM	
7. a) What is the existing Loc				
N/A			2	Totalilouy
b) What is the existing Co	unty Official Plan design	nation(s) of the subje	ect land? (severed a	nd retained)
				RE GIREENLAND
c) If this consent relates di	irectly to an Official Plan A endment Number and the	Amendment(s) curre	ntly under review by	
Amendment Number(s	s): <u></u>	File	Number(s):	
8. What is the zoning of the su	ubject lands? AGRIC			
9. Does the proposal for the s	ubject lands conform to th	ne existing zoning?		YES M NO []
If NO, a) has an app	olication been made for re-	File Number		APPEARS EXI-16'S SHOULD HAVE BEE - REMOVED WHEN
b) has an app	Dication been made for a record YES [] NO []	LBE FILED IF N minor variance? File Number	7 7	- REMOVED WHEN "EXI" ZONE WAS REMOVED - STILL - WORKING ON RESOL
0. Are the lands subject to any	/ mortgages, easements,	right-of-ways or other	er charges?	YES [] NO M
•			_	
If the answer is YES, please		levant instrument. e and address of Mo		Coc
If the answer is YES, please For mortgages ju	e provide a copy of the rel ast provide complete name	e and address of Mo	ntgagee.	Coc
If the answer is YES, please For mortgages ju guestions 31 – 34 must be an	e provide a copy of the rel st provide complete name swered for Applications	e and address of Mo	ntgagee. he Rural/Agricultur	ral Area Otherwise, if
If the answer is YES, please For mortgages ju guestions 31 – 34 must be an his is not applicable to your a	e provide a copy of the rel ust provide complete name swered for Applications application, please state	e and address of Mo	ntgagee. he Rural/Agricultui (N/A)	ral Area Otherwise, if
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If the answer is YES, please For mortgages judgestions 31 – 34 must be and an is is not applicable to your and an applicable to your and applicable to your applicable to your and applicable to your ap	e provide a copy of the rel ust provide complete name swered for Applications application, please state conducted on these subject	e and address of Mo	ntgagee. he Rural/Agricultui (N/A)	Tal Area Otherwise, if Other []
If the answer is YES, please For mortgages judgestions 31 – 34 must be an is is not applicable to your at 1. Type of Farm Operation of Type: Dairy	e provide a copy of the relast provide complete name swered for Applications application, please state conducted on these subjections. Beef Cattle []	for severance in the "not Applicable" (ct lands Swine []	ntgagee. he Rural/Agricultur (N/A) Vowz Poultry []	Other []
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If the answer is YES, please For mortgages july Ruestions 31 – 34 must be annis is not applicable to your a 1. Type of Farm Operation Type: Dairy 2. Dimensions of Barn(s) evered Width	e provide a copy of the relast provide complete name swered for Applications application, please state conducted on these subject [] Beef Cattle []	e and address of Months for severance in the "not Applicable" (ct lands NA) Swine []	ntgagee. ne Rural/Agricultur (N/A) Poultry [] n) Severed & Reta	Other []
If the answer is YES, please For mortgages ju Questions 31 – 34 must be and is is not applicable to your at a second sec	e provide a copy of the relast provide complete name swered for Applications application, please state conducted on these subject [] Beef Cattle []/Outbuildings/Sheds (for severance in the "not Applicable" (ct lands	ritgagee. he Rural/Agricultur (N/A) Poultry [] n) Severed & Reta	Other [] ained Lands NONE N/A
If the answer is YES, please For mortgages july Ruestions 31 – 34 must be annis is not applicable to your a 1. Type of Farm Operation of Type: Dairy 2. Dimensions of Barn(s) evered Width Width	e provide a copy of the relast provide complete name swered for Applications application, please state conducted on these subject [] Beef Cattle []/Outbuildings/Sheds (Length	that are to remain Area Area Area	nrtgagee. ne Rural/Agricultur (N/A) Vouz Poultry [] n) Severed & Reta Use Use Use	Other [] ained Lands NONE N/A
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If the answer is YES, please For mortgages ju Questions 31 – 34 must be and its is not applicable to your at a second se	e provide a copy of the relast provide complete name swered for Applications application, please state conducted on these subject of the conducted on the conducted on these subject of the conducted on the condu	that are to remain Area Area Area Area Area Area Area Area Area	Poultry [] Use Use Use Covered Tall	Other [] ained Lands None N/A LIQUID
If the answer is YES, please For mortgages ju Questions 31 – 34 must be an his is not applicable to your a 11. Type of Farm Operation Type: Dairy 22. Dimensions of Barn(s) Questions 31 – 34 must be an his is not applicable to your a Type of Farm Operation Type: Dairy Questions of Barn(s) Width Width Width Width Width Open Pile DRY Open Pile Day Day DRY	e provide a copy of the relast provide complete name swered for Applications application, please state conducted on these subject [] Beef Cattle [] //Outbuildings/Sheds (LengthLengthLengthLengthLengthS on these lands:	that are to remain Area Area Area Area Area Area Area Area Area	Poultry [] Dise Use Use Covered Tal Abovegroun	Other [] ained Lands NONE N/A LIQUID nk [] d Uncovered Tank []
If the answer is YES, please For mortgages ju Questions 31 – 34 must be and this is not applicable to your at a second s	e provide a copy of the relast provide complete name swered for Applications application, please state conducted on these subject of the conducted on the conducted on these subject of the conducted on the condu	that are to remain Area Area Area Area Area Area Area Area Area	Poultry [] Dise Use Use Covered Tal Abovegroun	Other [] ained Lands NONE N/A LIQUID nk [] d Uncovered Tank [] d Uncovered Tank []



January 31, 2018

Project 17-14-423-00

The Corporation of the County of Wellington – Land Division 74 Woolwich Street Administration Centre, 3rd 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



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 subsidiaky of J. D. Rarnes 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

<u>Type</u>	Drain Name & Area	Outlet Location	
Municipal Drain []		Owner's Lands []	
Field Drain []		Neighbours Lands []	
<u> </u>		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

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

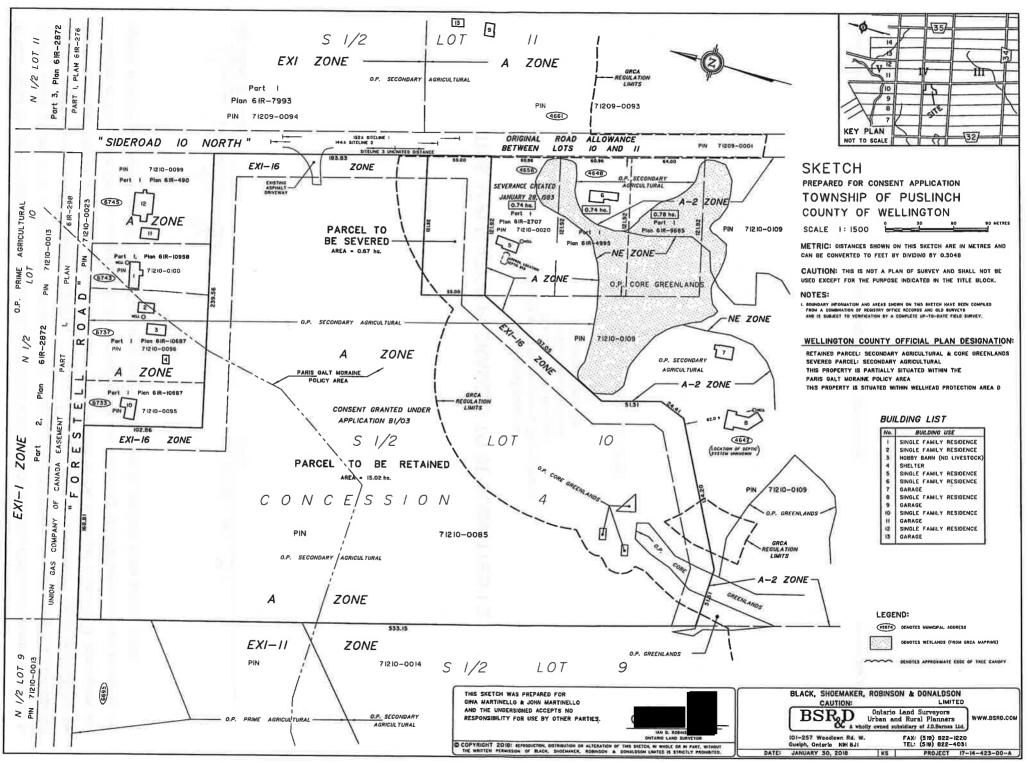
NOTES:

- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised May 2017



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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

<u>INFORMATION REGARDING THE APPLICATION</u> 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:

2.

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

Required Fee: \$_\(\frac{100}{\text{Feb}\)}

File No.

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

Accepted as Complete on:

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. Email: remail: r
	(b) Name and Address of Applicant (as authorized by Owner)
	(b) Name and Address of Applicant (as additionized 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. Email: J
	(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
<u>OR</u>	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
Cou	inty of Wellington LAND DIVISION FORM – SEVERANCE Revised May 2017

Local Municipality: I	ownship of Pusli	<u>nch</u>		
Concession <u>3</u>			Lot No. Part of	Lot 12
Registered Plan No.			Lot No.	
Reference Plan No.	61R-7899		Part No. 1	
Civic Address 460	04 Sideroad 12 No	<u>orth</u>		
(b) When was proper	ty acquired: <u>Janua</u>	ry 1999	Registered Instr	rument No. <u>LT11620</u>
Description of Land i	ntended to be SEVER	ED:	Metric [X]	Imperial []
Frontage/Width	<u>33 ±</u>	AREA	0.42 ha	ı±
Depth	<u>130 ±</u>	Existing Use	(s) Agricul	<u>Itural</u>
Existing Buildings	or structures:	<u>None</u>		
Proposed Uses (s): <u>Rural</u>	Residential		
Type of access (Check a	appropriate space)	Existing [] Propose	d [X]
[] Provincial Highwa [] County Road [X] Municipal road, m [] Municipal road, s [] Easement		[] Right-of- [] Private ro [] Crown and [] Water and [] Other	oad ccess road	
[] Municipally owne	y - Existing [] Pred and operated piped dual [] communal	water system	k appropriate space)	
Type of sewage disp	oosal - Existing []	Proposed [X]	(check appropriate s	pace)
[X] Septic Tank (spec	ed and operated sanital cify whether individual	or communal): Indi		· ·

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

6.	Description of <u>Land</u> int	ended to be RETAINED :	Metric	[X]	Impe	rial		!	
	Frontage/Width	894 ±	AREA	34.4 ha ±					
	Depth	<u>405 ±</u>	Existing Use(s)	<u>Agricultural</u>	& Ru	ıral	Re	side	ntial
	Existing Buildings o	r structures: Dwelling ,	shop, driveshed and	<u>barn</u>					
	Proposed Uses (s):	No Chang	<u>1e</u>						
	Type of access (Chec	k appropriate space)	Existing [X]	Proposed []					
		intained year round asonally maintained	[] Right-of-way [] Private road [] Crown access road [] Water access [] Other						
	Type of water supply	- Existing [X] Propos	sed [] (check appropria	ite space)					
		and operated piped wate ual [] communal	er system	1057					<u>.</u>
	[] Municipally owned [X] Septic Tank (specif	and operated sanitary se y whether individual or co	Proposed [] (check appewers ommunal): Individual						
7.	metres of the Subject la	ands (severed and retained equirements and the appl	manure storage, abattoir, lived parcels)? lication must be accompanie		YES	[X]	nin 50 NO	
8.	Is there a landfill within	500 metres [1640 feet]?			YES	[]	NO	[X]
9.	a) Is there a sewage to	reatment plant or waste s	tabilization plant within 500	metres [1640']?	YES	1	1	NO	[X]
10.	Is there a Provincially S within 120 metres [394	•	wamp, bog) located on the	lands to be retail	ned or YES			evere NO	
11.	Is there any portion of t	he land to be severed or	to be retained located within	a floodplain?	YES	[X]	NO	[]
12.	Is there a provincial par	rk or are there Crown Lar	nds within 500 metres [1640]]?	YES	Ţ	1	NO	[X]
13.	Is any portion of the lar	nd to be severed or retain	ed within a rehabilitated min	e/pit site?	YES	[]	NO	[X]
14.	Is there an active or ab	andoned mine, quarry or	gravel pit within 500 metres	[1640']?	YES	[1	NO	[X]
15.	Is there a noxious indu	strial use within 500 mete	eres [1640']?		YES	[]	NO	[X]
Cou	nty of Wellington	LAND DI	VISION FORM - SEVERANCE			F	Revise	ed May	2017

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 sit been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []	:e
	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 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 [1
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 []	l
Cou	Inty of Wellington LAND DIVISION FORM — SEVERANCE Revised May 2017	•

6. Is the s	abject land t	i proposca sai	pius iaitii ui					YES []	NO	12.7
*If y	es, an appli	cation to sever	a surplus fa	arm dwelling	must be a	accompanie	d by a FARM	I INFORMA	TION F	ORM.
7. a) Wha	at is the exist	ting Local Off i	i cial Plan de	esignation(s)) of the sul	bject land? (severed and	retained)		
b) Wh	at is the exis	sting County C	Official Plan	designation	(s) of the	subject land	? (severed a	nd retained)	
Se	condary A	gricultural, C	ore Greer	lands & C	ore Gree	nlands				
c) If th	nis consent r	elates directly the Amendme	to an Officia	I Plan Amen	ndment(s)	currently un	der review b	y an approv	al autho	ority,
Am	endment N	umber(s): _				File Numb	er(s):			
. What is	the zoning	of the subject	lands? Agr	icultural (A	A) and Na	atural Env	ironment (NE)		
		for the subject				ing?		YES [X]	NO	[]
If NO,		s an applicatio	n been mad	e for re-zoni	ing?	mbor				
		TES	[] NO	[]	riie Nu	mber		\Rightarrow		
	b) ha	s an applicatio	n been mad	e for a mino	r variance	?				
		YES	[] NO	[]	File Nu	mber		=		
. Are the	lands subje	ect to any mort	gages, ease	ments right	of-wave o	or other char	ges?	YES [X]	NO	[]
					-UI-WAVS C					
		•			•					
If the a	nswer is YE	S, please prov	ide a copy o	of the relevar	nt instrume	ent.				
	For mort	gages just pro	ide a copy o vide comple	of the relevar	nt instrume d address	ent. of Mortgage	ee.	n Limited	ocate	d at 20
lortgage	For more	gages just pro ument No. V	ide a copy o vide comple VC182820	of the relevant te name and & WC4409	nt instrume d address 005 with I	ent. of Mortgage	ee.	n Limited	ocate	d at 20
ortgage	For more	gages just pro	ide a copy o vide comple VC182820	of the relevant te name and & WC4409	nt instrume d address 005 with I	ent. of Mortgage	ee.	n Limited	ocate	d at 20
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lortgage peedvaluestions nis is not	For more as in Instr e Ave. Wes 31 – 34 mu applicable to	gages just pro rument No. V et, 2 nd Floor, st be answere to your applic	ide a copy ovide comple VC182820 Guelph, O ed for Appli ation, please	of the relevante name and & WC4409 N, N1H 1C cations for se state "no	nt instrumed address 105 with 133 severance of Applica	ent. of Mortgage Meridian C Meridian C Meridian C Meridian C	ee. redit Union ral/Agricultu	ural Area	Othe	
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ortgage peedval uestions is is not	For more as in Instruction as i	gages just pro rument No. V st, 2 nd Floor, st be answere to your applice ration conduct Dairy []	ide a copy ovide comple VC182820 Guelph, O ed for Appli ation, please cted on thes	of the relevante name and WC4409 N, N1H 1C cations for se state "note subject lar	nt instrumed address 105 with 1 3 severance Applica nds: Swine	ent. of Mortgage Meridian C e in the Ru ble"	ee. redit Union ral/Agricultu	Other	Other	
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lortgage peedval uestions is is not 1. Type of 2. Dime	For more as in Instruction as i	gages just pro rument No. V st, 2 nd Floor, st be answere to your application conduct Dairy [] Barn(s)/Outb	ide a copy of vide complet VC182820 Guelph, Of Guelph,	of the relevante name and <u>& WC4409</u> N, N1H 1C cations for se state "not e subject land ttle [X] Sheds (that and the state) 37±m 18±m	severance of Applications Area Area	ent. of Mortgage Meridian C e in the Ru ble" Poemain) Se	ee. redit Union ral/Agricultu oultry [] vered & Re Use Use	Other	Other	
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LAND SURVEYORS and ENGINEERS

January 31, 2018 25572-18 Jeff.Buisman@vanharten.com

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

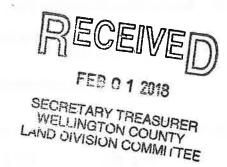
Attention: Ms. Deborah Turchet

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**



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.

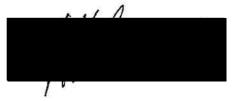
A Farm Data Sheet for the barn across the road at #4601 has been sent to the property owner and it will be forwarded to the County as soon as it is received. We obtained farm data information verbally and this has been used in the preliminary MDS calculations.

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

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:

- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised May 2017



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.

s) of Livestock Facility <u>Ro</u>	lf Deter			
t Information			5	
4604 Sideroad	12 North	Municipality	Puslinch	
12	Concession	3	Division_	
(where livestock facility is lo	ocated) 34ha	hectares	acres	۸
re of Livestock Facility Own	er		Date	Jan: 29/18
S) SIZE Please provide the size livestock capacity.	ze of the barns locat	ed on the property ft²/m²	. This information is used to	verify maximum ft²/m²
Storage Types Solid manur	e: 18% dry matter, o	or more Liquid	manure: <18% dry matter	
Solid, inside, bedded pack		L1	Solid, outside, no cover, 1	18%- <30% dry matter, with
Solid, outside, covered			uncovered liquid runoff st	torage
Solid, outside, no cover, ≥30%	dry matter	L2	Liquid, outside, with a per	rmanent floatingcover
Solid, outside, no cover, 18% -	<30% dry matter, w	ith M1	Liquid, outside, no cover,	straight-walled storage
covered liquid runoff storage		M2	Liquid, outside, roof, but	with open sides
Liquid, inside, underneath slat	ted floor	H1	Liquid, outside, no cover,	sloped-sided storage
Liquid, outside, with a permar	ent, tight-fittingcov	er		
	4604 Sideroad : 12 (where livestock facility is love of Livestock Facility Own livestock capacity. Storage Types Solid manure Solid, inside, bedded pack Solid, outside, covered Solid, outside, no cover, ≥30% Solid, outside, no cover, 18% -covered liquid runoff storage Liquid, inside, underneath slat	4604 Sideroad 12 North 12	### Afo4 Sideroad 12 North Municipality 12 Concession 3 Where livestock facility is located) 34ha hectares Free of Livestock Facility Owner Size Please provide the size of the barns located on the property livestock capacity. 3 + 4 ft²/m² ft²/m² Storage Types Solid manure: 18% dry matter, or more Liquid Solid, inside, bedded pack L1 Solid, outside, covered Solid, outside, no cover, ≥30% dry matter L2 Solid, outside, no cover, 18% - <30% dry matter, with M1 covered liquid runoff storage M2	### A604 Sideroad 12 North Municipality Puslinch 12

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)		A.
	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)		- E
	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)	-	

Page 1 of 2 Jan.20/17 VER



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

i

Calculation Name:

Farm 1

Description:

Deter Barn

Farm Contact Information

Rolf Deter 4604 Sideroad 12 North

PUSLINCH, Concession: 3, Lot: 12

2301 i.

County of Wellington, Township of Puslinch

Location of existing livestock facility or anaerobic digester

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 m²

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

Design Capacity (NU):

Factor A

(Odour Potential)

30.0

Potential Design Capacity (NU):

Factor B

90.0

Factor D

Factor E

Building Base Distance F' (minimum distance from livestock barn)

(actual distance from livestock barn)

0.7 X 306.81 X

(Manure Type) (Encroaching Land Use) 0.7

Hailey Keast

X 1.1

165 m (543 ft)

TBD

Storage Base Distance 'S' nimum 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. 2

Signature of Preparer:

Date:

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



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 i

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

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/Bam	30	30.0	139 m²

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

0.7

Design Capacity (NU):

30.0

Potential Design Capacity (NU):

Factor E

Building Base Distance F' (minimum distance from livestock barn)

Factor A Factor B (Odour Potential) 0.7

(Size) X 306.81 X

Factor D

(Manure Type) (Encroaching Land Use)

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

Hailey Keast

Date:

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mista 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



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

Small-framed; 125 - 364 kg (e.g. Jerseys)

Large-framed; 45 – 182 kg (e.g. Holsteins)

Medium-framed; 39 – 148 kg (e.g. Guernseys)

Small-framed; 30 – 125 kg (e.g. Jerseys)

Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including

Small-framed, mature; <227 kg (e.g. ponies and miniatures including

Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds

Calves (0 - 5 months)

unweaned offspring)

unweaned offspring)

including unweaned offspring)

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.

Contact Infor	mation	Telephor	ne .				
Civic Address	4601 Sideroad 12 North		nicipality Pusling		h.		
			iiity		Division		
Lot	13 Concession_	3			JIVISIOII		
Lot Size (whei	re livestock facility is located) 41ha	hectares		acr			
					Date Fee	1.6/18	
		-//					
BARN(S) SIZE		ted on the pr	operty.	This information	is used to verify m	aximum	
	livestock capacity.	f	t^2/m^2		ft²/r	n°	
	T Calid manuscript 100/ december		Liquid	manure: <18% dr	vmatter		
Manure Storag	Types Solid manure: 18% dry matter,	ormore	·				
•	inside, bedded pack		L1		o cover, 18%- <30	% dry matter, with	
·	outside, covered			uncovered liquid runoff storage			
	Solid, outside, no cover, ≥30% dry matter		L2	Liquid, outside, with a permanent floating cover			
V4 Solid, outside, no cover, 18% - <30% dry matter, w		vith	M1	Liquid, outside, no cover, straight-walled stora			
covered liquid runoff storage			M2	Liquid, outside, roof, but with open sides Liquid, outside, no cover, sloped-sided storage			
•	, inside, underneath slatted floor		H1	Liquia, outside,	no cover, siopea-	sided storage	
V6 Liquid	, outside, with a permanent, tight-fitting co	ver					
Animal Type	Description				Housing	Manure	
of Material	医伊尔克氏 化多次次次多类的多种类型				Capacity	Storage Type	
			nied at		(maximum)	iselect from list	
Beef Cattle	Cows, including calves to weaning (all bre	eds)			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)	W. e.					
,	Large-framed; 545 – 658 kg (e.g. Hol	Isteins)					
	Medium-framed; 455 – 545 kg (e.g.						
	Small-framed; 364 – 455 kg (e.g. Jer						
	Hiefers (5 months to freshening)						
	Large-framed; 182 – 545 kg (e.g. Ho	Isteins)				4	
	A Liver from adv 140 AFE kg log	C					

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Horses

Animal Type of Material	Description	Housing Capacity	Manure Storage Type
	Cover with litter day on a sub-series	(maximum)	(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 layerbarn)		
	Broiler breeder layers (males/females transferred in from growerbarn)	34	
	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 growerbarn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		. (5.2
	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 istypical)		3 1141
	Turkeys at any other weights, or if unknown (by floorarea)		4
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		
luan ant a d	Use the volume of the manure storages	, , , , ,	
Imported manure			
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

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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 Barr Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	35	35.0	163 m²

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

Design Capacity (NU):

35.0

Potential Design Capacity (NU):

Factor A Factor B (Odour Potential) (Size) Factor B 105.0

Factor D Factor E

Building Base Distance F (minimum distance from livestock barn)

(actual distance from livestock barn)

0.7 X 321.19 X

(Manure Type) (Encroaching Land Use) 0.7 X 1.1

173 m (568 ft)

TBD

Storage Base Distance 'S' nimum distance from manure storage) (actual distance from manure storage)

173 m (568 ft)

TBD

Preparer Information
Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
Phone #1: 519-821-2763 ext. 2-

Signature o	f Preparer:
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Hailey Keast

Date:

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mista 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.



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

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 i

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

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 m²

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

Design Capacity (NU):

(Odour Potential) (Size)

35.0 105.0

Potential Design Capacity (NU):

Factor B

Factor D

Factor E

Building Base Distance F'
(minimum distance from livestock barn) (actual distance from livestock barn)

Factor A

X 321.19 X

0.7

X 2.2

(Manure Type) (Encroaching Land Use)

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 F	Preparer:
----------------	-----------

Hailey Keast

Date:

NOTE TO THE USER:
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