



AGENDA ADDENDUM

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- December 4, 2018

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/ALF – Lorrie Alfieri** – Property described as Part of Lot 21, Concession 2, 4467 Sideroad 20 North, (Part 1, 61R-446) Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot area to be 0.35 hectares instead of 0.40 hectares as required.

4(b) **Minor Variance Application D13/VAN – Ken and Lynda Van Leeuwen** – Property described as Part of Lot 7, Concession 3, 6644 Wellington Road 34, (Part 1, 61R-4594) Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot area to be 0.35 hectares instead of 0.40 hectares as required.

- Comments from Dave Sloat received January 3, 2019 opposing application (attached).

4(d) **Minor Variance Application D13/PRI – Leslie Prier** – Property described as Part of Lot 20, Concession 4, 7000 Concession 4 (Part 1, 61R-8241), Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced MDS 1 setback from the barn at 4638 Sideroad 20 North to the severed parcel to be 345 metres instead of 420 metres as required.

4(d) **Minor Variance Application D13/SAI – Kamaljit Kaur Saini and Tarlochan Singh Saini c/o Gruinder Saini** – Property described as Part of Lot 11, Concession 10, 9 Hume Road (Part 3, 61R-9249), Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced MDS 1 setback from the livestock facility at 4726 Watson Road South to the severed parcel to be 260 metres instead of 392 metres, as required.

- Comments received from John and Ria Slood received January 4, 2019 regarding concerns (attached).
- Comments received from Dave Slood received January 2, 2019, opposing the minor variance (attached).

5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. OPENING REMARKS

7. DISCLOSURE OF PECUNIARY INTEREST

8. APPROVAL OF MINUTES

- December 4, 2018

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

11(a) Severance Application B123/18 (D10/PER) – Mario and Ana Percic, Part Lot 11, Concession 3, 4605 Sideroad 10.

Proposed severance is 61 metres frontage by 73 metres for a total of 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 73 metres frontage on Concession 4 by 73 metres on Sideroad 10 North for a total of 0.53 hectares, vacant land for proposed rural residential use.

11(b) Severance Application B128/18 (D10/DET) – Paula and Martin Deter, Part Lot 7, Concession 4, 6554 Concession 4, Puslinch.

Proposed severance is 0.49 hectares with 29 metres frontage, existing residential use with existing storage buildings for proposed residential use and proposed

dwelling.

Retained parcel is 0.44 hectares with 33 metres frontage, existing and proposed rural residential use with existing dwelling.

11(c) Severance Application B132/18(ALF) – Lorri Alfieri, Part Lot 21, Concession 2, 4467 Sideroad 20 North, Guelph.

Proposed severance is 43.4 metres frontage by 83.8 metres for a total of 0.36 hectares, vacant land for proposed rural residential use.

Retained parcel is 48 metres frontage by 83.8 metres for a total of 0.40 hectares, existing and proposed rural residential use with existing dwelling and pool.

11(d) Lot Line Adjustment Application B124/18 (D10/POW) – Daniel Power, Part Lot 11, Concession 10, 4776 Nassagaweya-Puslinch Townline, Moffat.

Proposed lot line adjustment is 1.6 hectares with no frontage, vacant land to be added to abutting rural residential parcel – Frank Basso & Caryl Durst.

Retained parcel is 1.3 hectares with 54 metre frontage existing and proposed rural and residential use with existing dwelling and garage.

11(e) Lot Line Adjustment Application B129/18 (D10/REE) - Joan Reeve, Part Lot 2, Concession Gore, 6526 Gore Road, RR#2, Puslinch.

Proposed lot line adjustment is 4.1 hectares with 42 metres frontage vacant land to be added to abutting rural residential parcel – William Reeve.

Retained parcel is 3.4 hectares with 95 metres frontage, existing and proposed rural residential use with existing dwelling and garage.

- Comments received December 20, 2018 from Kim Wozniak opposing severance (attached).

12. OTHER MATTERS

- None

13. CLOSED MEETING

- no matters

14. NEXT MEETING Tuesday, February 12, 2019 @ 7:00 p.m.

15. ADJOURNMENT

December 14, 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: December 05, 2018

FILE NO. B132-18

APPLICANT

Lorri Alfieri
4467 Sideroad 20 N
Guelph N1H 6J3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 21
Concession 2

Proposed severance is 43.4m fr x 83.8m = 0.36 hectares, vacant land for proposed rural residential use.

Retained parcel is 48m fr x 83.8m = 0.40 hectares, existing and proposed rural residential use with existing dwelling & pool.

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

January 23, 2019

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

1. Approval Authority:

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

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

Required Fee: \$ [redacted]
Fee Received: Dec 5/18
File No. B132/18
Accepted as Complete on: Dec 5/18

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

2. (a) Name of Registered Owner(s) Lorri Elaine ALFIERI

Address [redacted]

Phone No. [redacted]

Email: [redacted]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for residential purposes

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 2

Lot No. Part of Lot 21

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-446

Part No. 1

Civic Address 4467 Sideroad 20 North

(b) When was property acquired: June 2001

Registered Instrument No. [REDACTED]

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 43.4 ±

AREA

0.36 ha ±

Depth 83.8 ±

Existing Use(s)

Vacant Yard

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

- Right-of-way
- Private road
- Crown access road
- Water access
- Other

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 48.0 ±

AREA 0.40 ha ±

Depth 83.8 ±

Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling & Pool

Proposed Uses (s): No Change

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

A driveway currently exists but a new one is proposed slightly north.

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): Existing septic is to be decommissioned and a new septic is to be installed

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The subject property is within the Candidate Area and not within the Greenbelt Plan. There are no Natural Heritage Features on property.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

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

Amendment Number(s): _____ File Number(s): _____

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

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

28. What is the zoning of the subject lands? **Agricultural**

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

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

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

A Minor Variance will be applied for after severance approval

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

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

[REDACTED]

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands: **None**

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

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands** **None**

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



LAND SURVEYORS and ENGINEERS

December 5, 2018

26432-18

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

Re: Severance Application & Sketch
4467 Sideroad 20 North
Part of Lot 21, Concession 2
Part 1, 61R-446
PIN 71201-0049
Township of Puslinch

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, PIN Report and Map, the required deed, addresses of neighbouring properties, a cheque to the GRCA for \$400 and a cheque to Wellington County for \$1,100.

Proposal:

The proposal is to create a new rural residential parcel with frontage along Sideroad 20 North. The vacant parcel will have a width of 43.4m, depth of 83.8m for an area of 0.36ha. The retained parcel will have frontage along Sideroad 20 North and Wellington County Road 34 and will have an area of 0.40ha where the existing dwelling and pool will remain.

The proposed new limit will be about 5m south of the south wall of the existing house. This location allows the existing driveway to be used by the vacant parcel. A new driveway would be required on the retained parcel just north of the new property line. The proposed new driveway has been evaluated and supported by the Township Road Superintendent.

The existing septic is located on the proposed property line for the new parcels, and therefore will be decommissioned. A new septic is proposed each of the severed and retained parcels.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

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



LAND SURVEYORS and ENGINEERS

The zoning requirements for the retained parcel have been met. A Minor Variance for the reduced lot area of the severed parcel is required. The proposal is for an area of 0.36ha instead of 0.40ha as required in Section 5(3)(e)(iii).

We are expecting the requirement of a road widening along Wellington Road No. 34 similar to the road widening requirement for a severance on the west side of Sideroad 20. This would reduce the area of the retained parcel to 3,535m². The Zoning and Official Plan requirements are not clear if the minimum 0.40 ha requirement applies to this parcel before or after the road widening. There might be a requirement for a minor variance on the retained parcel as well.

The barn on the adjacent parcel to the south at #4453 Sideroad 20 North has been evaluated with MDS Guideline #12. There are 4 dwellings closer to the barn than the proposed severance, in which case, the MDS setback is reduced to the furthest of the 4 non-agricultural uses, which in this case is 179m to dwelling #4458. The proposed severance is 183m from the barn at #4453 and therefore the MDS requirement is met.

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 – Sight lines have been evaluated
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- MDS requirements are met
- In the Candidate Area for the GGHP.

In summary, this severance is a very practical and an efficient use of an open space.

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 Lorri Alfieri

www.vanharten.com

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

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

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

34. Are there any drainage systems on the retained and severed lands? YES NO

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

35. Source Water Protection Plan

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

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

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

YES NO

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

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

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.**
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Lorri Elaine ALFIERI the Registered Owners of
Part of Lot 21, Concession 2, Part 1, 61R-446 Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.


Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent


I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) _____
Part of Lot 21, Concession 2, Part 1, 61R-446 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the _____
City _____ Of _____ (Owner or Applicant)
Guelph In the
County/-Region of Wellington

This 4 day of December 20 18


Daths

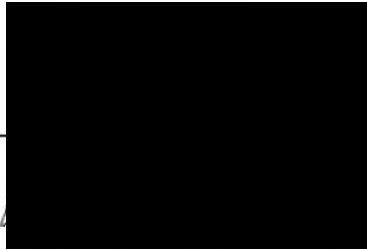
James Michael Laws, (Owner or Applicant)
a Commissioner, etc.,
Province of Ontario
for Van Harten Surveying Inc.
Expires May 11, 2021.

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner(s)



Date

Dec. 4, 2018

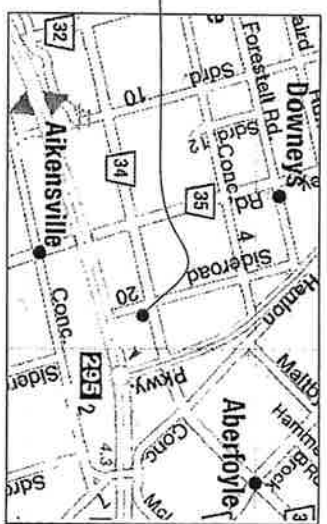
THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

SEVERANCE SKETCH
PART OF LOT 21, CONCESSION 2
TOWNSHIP OF PUSLINC
COUNTY OF WELLINGTON

KEYMAP



SCALE 1 : 1500
 0 15 30 60 90 metres
 VAN HARTEN SURVEYING INC.

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

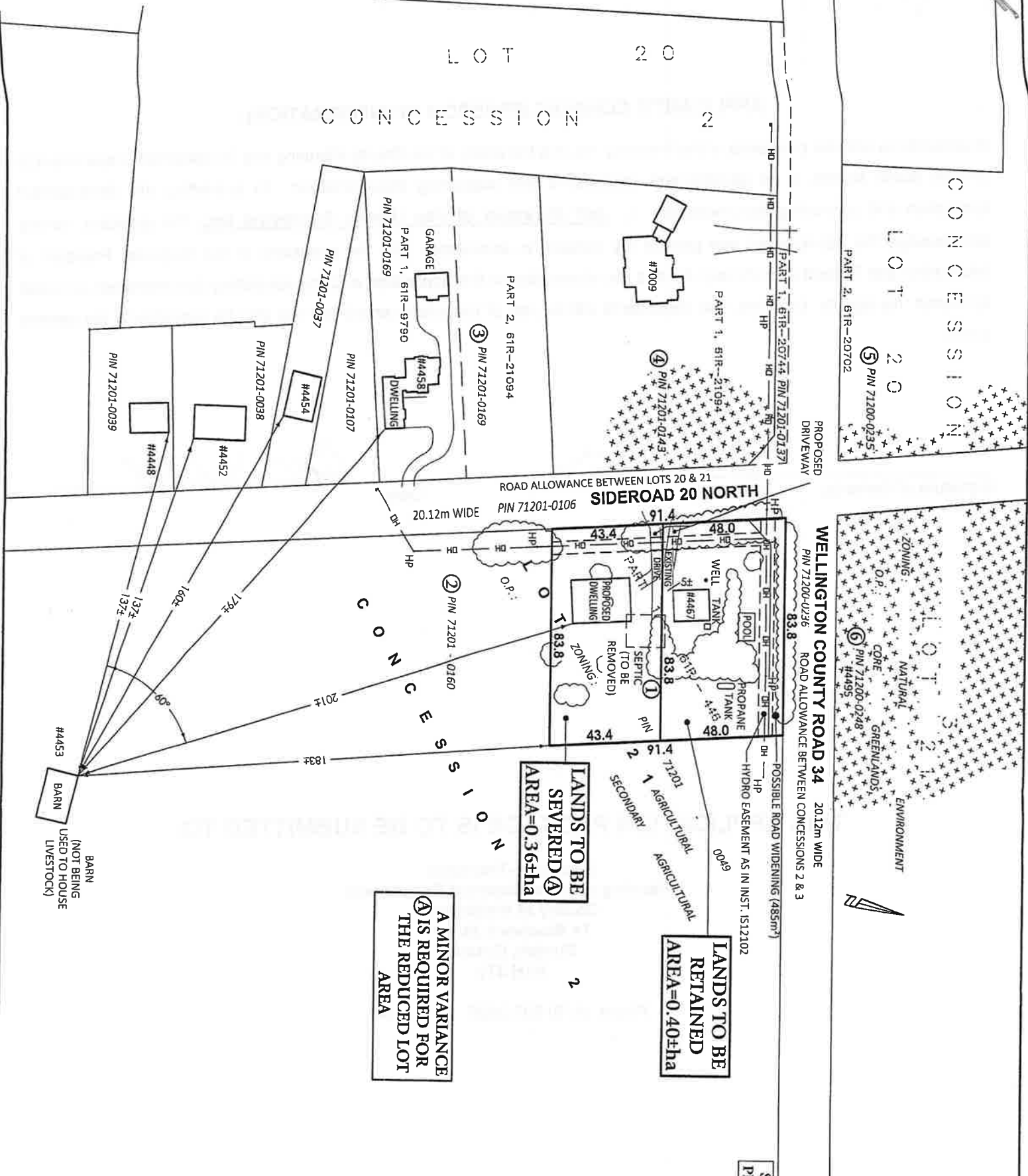
THIS SKETCH WAS PREPARED ON THE 4TH DAY OF DECEMBER 2018

Jeffrey E. Buismann
 JEFFREY E. BUISMANN
 ONTARIO LAND SURVEYOR



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Emira	Guelph	Orangeville
Ph: 519-669-5070	Ph: 519-821-2763	Ph: 519-940-4110
www.vanharten.com info@vanharten.com		
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 26432-18
Dec 04, 2018 12:10pm G:\PUSLINC\Comp2\Acad\SEV LOT 21 (ALFRER) UTM.dwg		



LANDS TO BE SEVERED
 AREA=0.36±ha

LANDS TO BE RETAINED
 AREA=0.40±ha

A MINOR VARIANCE
IS REQUIRED FOR
THE REDUCED LOT
AREA

BARN
 (NOT BEING USED TO HOUSE LIVESTOCK)

December 14, 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: December 05, 2018

FILE NO. B128-18

APPLICANT

Paula & Martin Deter
6554 Concession 4
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 7
Concession 4

Proposed severance is 0.49 hectares with 29m frontage, existing residential use with existing storage buildings for proposed residential use and proposed dwelling.

Retained parcel is 0.44 hectares with 33m 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**

January 23, 2019

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

1. Approval Authority:

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

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

Required Fee: \$ 1100

Fee Received: Dec 5/18

File No. B128/18

Accepted as Complete on: Dec 5/18

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

2. (a) Name of Registered Owner(s) Martin DETER & Paula DETER

Address [Redacted]

Phone No. [Redacted]

Email: [Redacted]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for rural residential purposes

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 7

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 6669 Laird Road West

(b) When was property acquired: June 2004

Registered Instrument No. [REDACTED]

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 29 / 43 ±

AREA

0.49 ha ±

Depth 141 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Storage Buildings

Proposed Uses (s): Rural Residential – Proposed Dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other _____

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify): _____

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

Frontage/Width 33 ± AREA 0.44 ha ±

Depth 136 ± Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change

Type of access (Check appropriate space) Existing Proposed

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. The old barn at the neighbouring parcel #8141 is not used for livestock and the parcel has been re-zoned to not permit animals or manure storage.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The subject property is within the Prime Agricultural area and not within the Greenbelt Plan. There are no Natural Heritage Features on property.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Prime Agricultural in the Official Plan.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

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

Amendment Number(s): _____ File Number(s): _____

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

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

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

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

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

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

A Minor Variance Application will be submitted pending severance approval

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

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

• [REDACTED]
[REDACTED]

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands: **None**

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

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

<u>Retained</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Severed</u>	Width <u>12±m</u>	Length <u>42±m</u>	Area <u>504±m²</u>	Use <u>Storage Building</u>
	Width <u>22±m</u>	Length <u>20±m</u>	Area <u>440±m²</u>	Use <u>Storage Building</u>



LAND SURVEYORS and ENGINEERS

December 5, 2018

23605-16

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
6669 Concession 4
Part of Lot 7, Concession 4
PIN 71210-0079
Township of Puslinch**

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, PIN Report and Map, the required deed, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$400 and a cheque to Wellington County for \$1,100.

Proposal:

The proposal is to sever the property at 6669 Laird Road West roughly in half with a frontage of 29m for the severed parcel and 33m for the retained parcel. The severed parcel will have an area of 0.49ha and the retained will have an area of 0.44ha. Both parcels will meet the minimum zoning requirements for area and frontage. The existing dwelling will remain on the retained parcel and two accessory buildings will remain on the severed parcel where a new dwelling is proposed.

We recognize that the subject property is in an area designated as Prime Agricultural in the County of Wellington Official Plan and that rural residential severance in Prime Agricultural areas are normally not approved. This severance being presented is very practical and an efficient use of land. Although not designated as Secondary Agricultural, it functions as a Secondary Agricultural or Rural Residential use.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

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



LAND SURVEYORS and ENGINEERS

Most recently, in May 2015, the Land Division Committee approved a similar application (B138/14) for the property immediately to the west (Shown as Parts 1 and 2, 61R-20784 on the sketch). The situation for the subject property is almost identical to that of the application approved in 2015 in that there are rural residential properties to the east and west of the subject property. There is an agricultural field to the rear of the subject property and across Laird Road the land is designated as Secondary Agricultural. A similar application (B126/07) was also approved by the Land Division Committee in August 2007 for the property shown as 6659 Laird.

Approval of the subject application will result in 7 abutting rural residential parcels on the south side of the road. This application presents the opportunity for rural intensification with no loss of agricultural land. A new dwelling will not hinder the existing or potential agricultural activity.

The parcel to the east is additional lands owned by the applicant. The parcel contains old veal barns and an old manure pit. These buildings used to be part of the farm to the rear, but this parcel was severed from the rest of the farm. A special zoning was issued (A-39) which prohibits animals from being housed in the buildings and prohibits manure storage.

We acknowledge the fact that the severed parcel will be created with two accessory buildings and without a main residential use. This situation conflicts with zoning and we propose to follow past Township procedure in this case to have the following:

- A Minor Variance to allow for this situation to exist for a limited timeframe until a dwelling is constructed.
- An Agreement with a deposit of \$20,000± to ensure a dwelling is constructed within a certain timeframe or else the Township will not return the deposit.

The proposed minor variance request will include a provision to permit the maximum lot coverage for accessory buildings to be 18% instead of 5%. The accessory buildings are in great condition and the owner would like these to remain with the parcel.

In conclusion, this is a great "in-fill" parcel in terms of using non-agricultural land in an effective manner.

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 Martin Deter

www.vanharten.com

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

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

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Martin DETER & Paula DETER the Registered Owners of
Part of Lot 7, Concession 4, as [REDACTED] [REDACTED] Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

[REDACTED SIGNATURE]

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) _____
Part of Lot 7, Concession 4, as [REDACTED] [REDACTED] Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the _____
City Of _____ (Owner or Applicant)
Guelph In the _____
County/Region of Wellington

This 4 day of December 20 18

[REDACTED SIGNATURE]
Commissioner of Oaths

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner(s)



Date

Dec 3, 2018

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, December 13, 2018 10:02 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: Screening Form - B128-18
Attachments: WHPA_Map_6669LairdW.PDF

Hi Jana,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA –D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: Thursday, December 6, 2018 10:25 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: Screening Form - B128-18

Hello.

Here is B128/18 for your review. For circulation December 14th.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca

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Disclaimer: This message is for the use of the intended recipient(s) only and may contain information that is privileged, proprietary, confidential, and/or exempt from disclosure under any relevant privacy legislation. If you are not the intended recipient or authorized agent thereof, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender by return e-mail and delete or destroy all copies of this message. Warning: Although the Township of Centre Wellington has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

LOT 7, CONCESSION 5

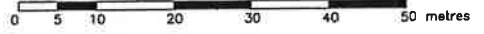
← LOT 8
CON. 5

PIN 71213 - 0029 (LT) ⑥

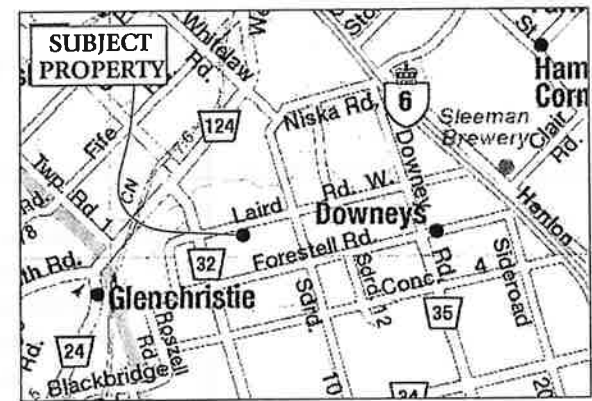
ZONING : AGRICULTURAL
O.P. : SECONDARY AGRICULTURAL

SEVERANCE SKETCH PART OF LOT 7, CONCESSION 4 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 750



VAN HARTEN SURVEYING INC.



KEYMAP

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
ON THE 4th DAY OF DECEMBER, 2018.

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A-39)
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. ZONING AGRICULTURAL A-39 PROHIBITS THE HOUSING OF LIVESTOCK & MANURE STORAGE.

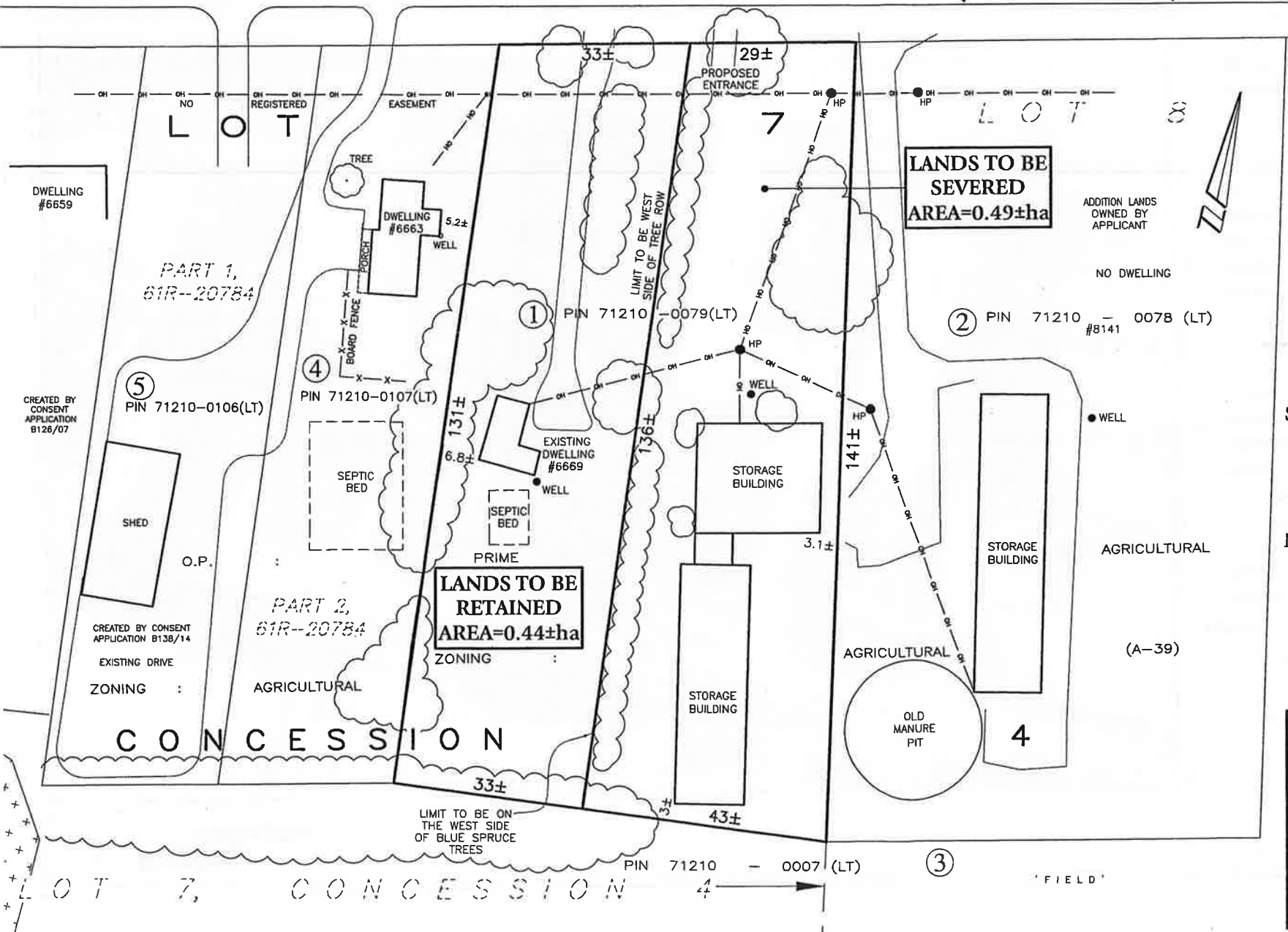


Van Harten

SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH, ONTARIO N1H 3X3 PHONE: 519-821-2763 FAX: 519-821-2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE, ONTARIO L9W 5G5 PHONE: 519-940-4110 FAX: 519-940-4113 www.vanharten.com
DRAWN BY: A.R.N.	CHECKED BY: J.E.B.
PROJECT No. 23605-16	
Dec 04, 2018-12:05pm G:\PUSLINCH\Con4\ACAD\SEVERANCES\SEVPTLOT7 (DFTER).dwg	

PIN 71213-0002(LT) ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 (LAIRD ROAD) 20.12m WIDE



CREATED BY
CONSENT
APPLICATION
B126/07

⑤
PIN 71210-0106(LT)

④
PIN 71210-0107(LT)

**LANDS TO BE
RETAINED
AREA=0.44±ha**
ZONING :
PRIME

**LANDS TO BE
SEVERED
AREA=0.49±ha**

②
PIN 71210 - 0078 (LT)
#B141

③

PIN 71210 - 0007 (LT)

LOT 7, CONCESSION 4

December 14, 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: December 04, 2018

FILE NO. B123-18

APPLICANT

Mario & Ana Percic
4605 Sideroad 10
Guelph N1H 6J3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 11
Concession 3

Proposed severance is 61m fr x 73m = 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 73m fr on Concession 4 x 73m on Sideroad 10 N = 0.53 hectares, vacant land for proposed rural residential use.

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

January 23, 2019

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

1. Approval Authority:

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

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

Required Fee: \$ 1100
Fee Received: Dec 4/18
File No. B123/18
Accepted as Complete on: Dec 4/18

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

2. (a) Name of Registered Owner(s) Mario PERCIC and Ana PERCIC

Address [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 3

Lot No. Part of Lot 11

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-8561

Part No. 1

Civic Address 4605 Sideroad 10 North

(b) When was property acquired: March 2001

Registered Instrument No. XXXXXXXXXX

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 61 ±

AREA

0.45 ha ±

Depth 73 ±

Existing Use(s)

Vacant Yard

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other _____

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify): _____

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

Frontage/Width	<u>73 ±</u>	AREA	<u>0.53 ha ±</u>
Depth	<u>73 ±</u>	Existing Use(s)	<u>Vacant Yard</u>

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The subject property is within the Candidate Area and not within the Greenbelt Plan. There are no Natural Heritage Features on property.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

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

Amendment Number(s): _____ File Number(s): _____

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

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

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

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

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

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

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

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

[REDACTED]

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. Type of Farm Operation conducted on these subject lands: None

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

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

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



LAND SURVEYORS and ENGINEERS

December 5, 2018

26235-18

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

Re: Severance Application & Sketch
4605 Sideroad 10
Part of Lot 11, Concession 3
Part 1, 61R-8561
PIN 71209-0029
Township of Puslinch

RECEIVED

DEC 04 2018

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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, PIN Report and Map, Source Water Protection Form, the required deed, addresses of neighbouring properties, a cheque to the GRCA for \$400.00 and a cheque to Wellington County for \$1,100.00.

Proposal:

The proposal is to create a new rural residential parcel with frontage along Concession 4. The parcel will have a width of 61 m, depth of 73 m for an area of 0.45 ha. The retained parcel will have frontage along Sideroad 10 North and Concession 4 and will have an area of 0.53 ha. The subject lands are vacant and kept as an open field.

The subject property was created by consent in April 2001 by Instrument LT49553. The title record shows this parcel as part of PIN (71209-0029) combined with the retained parcel of that previous severance. The parcels are, however separate due to legislation regarding Consents under *The Planning Act*.

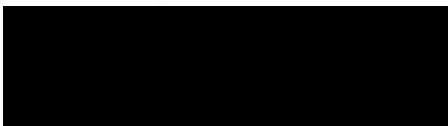
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

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

In summary, this severance is a very practical and an efficient use of an open space. The size and form of the new parcel conforms well to the character of the area. Both severed and retained parcels conform to the Agricultural Zoning By-law requirements.

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

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

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

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

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.**
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Mario PERCIC & Ana PERCIC the Registered Owners of
Part of Lot 11, Concession 3, Part 1, 61R-8561 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

 + 

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) _____
Part of Lot 11, Concession 3, Part 1, 61R-8561 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.



DECLARED before me at the _____
City Of _____ (Owner or Applicant)
Guelph In the _____
County/Region of Wellington

This 3 day of December 2018 _____ (Owner or Applicant)



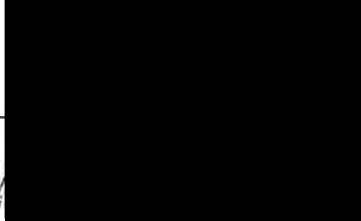
Commissioner of Oaths

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Printed Name, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner(s)



Date

Dec 3, 2018

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, December 13, 2018 10:12 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: Screening Form - B123-18
Attachments: WHPA_Map_4605Sideroad10N.PDF

Hi Jana,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA –D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: Wednesday, December 5, 2018 3:05 PM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: Screening Form - B123-18

Hello.

Please see the attached screening form for your review. We plan to circulate this batch of applications Friday December 14th if possible.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca

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This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.

Disclaimer: This message is for the use of the intended recipient(s) only and may contain information that is privileged, proprietary, confidential, and/or exempt from disclosure under any relevant privacy legislation. If you are not the intended recipient or authorized agent thereof, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender by return e-mail and delete or destroy all copies of this message. Warning: Although the Township of Centre Wellington has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

CONCESSION 4
LOT 10

⑦ PIN 71210 - 0022

CONCESSION 4
LOT 11

⑧ PIN 71209 - 0006 #6752
PART 1, 61R--5870

⑨ PIN 71209 - 0102 #6754
PART 1, 61R--8652

⑩ PIN 71209 - 0103 #6756
PART 2, 61R--5870

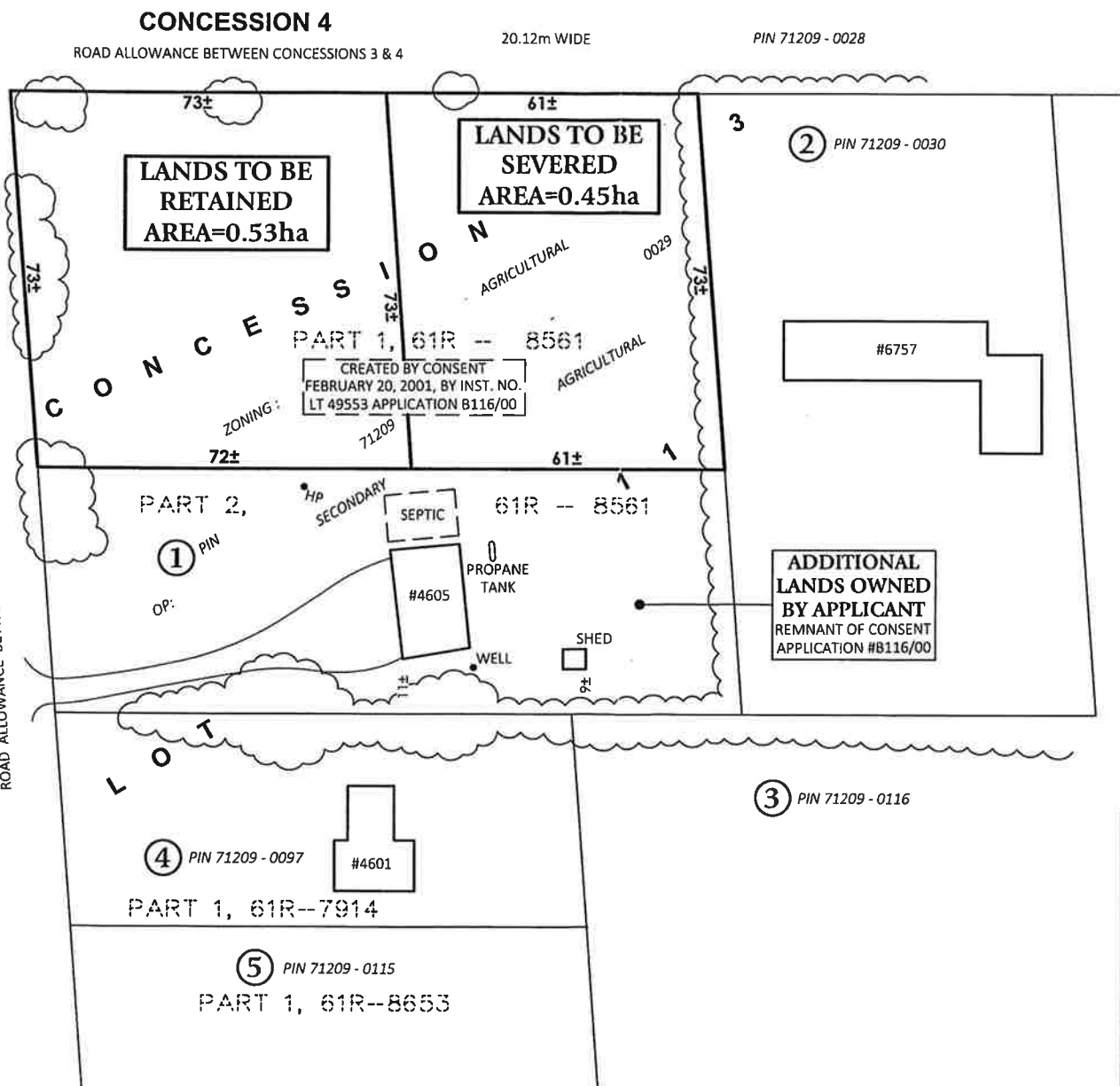
CONCESSION 3
LOT 10

⑥ PIN 71210 - 0092

#4610

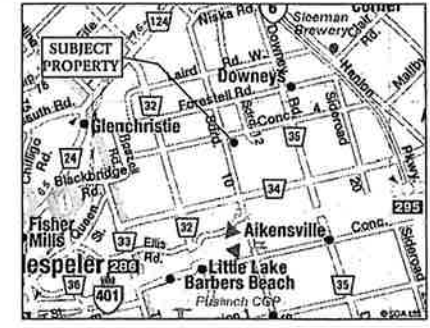
PART 1, 61R--9681

20.12m WIDE
SIDEROAD 10 N
ROAD ALLOWANCE BETWEEN LOTS 10 & 11



SEVERANCE SKETCH PART OF LOT 11, CONCESSION 3 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

KEYMAP



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

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. BELL EASEMENT AS IN INSTRUMENT NO. IS11115.

THIS SKETCH WAS PREPARED
ON THE 4th DAY OF DECEMBER 2018

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten

SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 26235-18
Dec 03, 2018-4:46pm G:\PUSLINCH\Con3\ACAD\SEV LOT 11 (PERCIC) UTM.dwg		

Lynne Banks

From: Dave S [REDACTED]
Sent: January-02-19 11:55 AM
To: Lynne Banks
Subject: part lot 11 concess 2

Good Day Lynne, I would like to submit my comments for this property. Coming home one day I noticed Van Harten surveying at this property and questioned the surveyor about it. I was informed at that time he thought it was a good application and if I had concerns to ask for a lot line adjustment. I did not feel the need to proceed for this as we are content with the amount of property we have. Being in the building industry I recognize the desire for people to sever and sell off property as part of their investment. I also understand the need for growth but believe this is not the right place. This property was granted a severance by previous owner and moved out shortly after. We bought here as we previously lived on Boreham dr in Arkell and desired more privacy coming with small acreage. This property has a natural .6 acre pond which was the big drawing factor us. The original owner had used railway ties to retain space for a driveway which I removed as it was leaching into the pond. There is an abundant natural wildlife supported by this pond and have concerns adding another home and removing the trees will highly affect this wildlife. There are numerous turtles which use this property to travel back and forth to two other nearby ponds. Reviewing the proposed layout with driveway facing Watson and the location of proposed building envelope I believe this will interrupt the migration route. Adding a residence here removes the natural buffer for and believe will change the future for this protected pond. Wildlife is disappearing and we need do what we can to protect it not diminish it. I also feel this proposed locations will have a negative impact on the natural spaces we have in Puslinch. Most homes in this area have a generous set back from the road which enhances the country naturally. With this layout the proposed home will be without this thus creating deterring look. Therefore I am against approving this proposal and against the minor variance. There is an active farm with working barn which we should adhere to rules in place for development not bend them. Most people move to Puslinch as it well known for its prestigious estate country living not row housing! On the layout there is a space with cut grass which I have been maintaining. The previous owner had cut path running parallel to Watson and had this area cut as well as a neighbour I cut this for him as a courteous neighbour. When he sold and moved the present tenant maintained this at beginning but stopped. Just as a habit I have been maintaining this sine we moved in and provides parking for people stopping to take pictures of the pond. Sincerely
Dave Sloom [REDACTED]

December 14, 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: December 04, 2018

FILE NO. B124-18

APPLICANT

Daniel Power
4776 Nassagaweya-Puslinch Townline
Moffat LOP 1J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 11
Concession 10

Proposed lot line adjustment is 1.6 hectares with no frontage, vacant land to be added to abutting rural residential parcel – Frank Basso & Caryl Durst.

Retained parcel is 1.3 hectares with 54m frontage, existing and proposed rural residential use with existing dwelling and garage.

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

January 23, 2019

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1100
Fee Received: Dec 4/18

File No. B124/18

Accepted as Complete on: Dec 4/18

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Daniel Winston POWER

Address [REDACTED]

Phone No. [REDACTED] Email: [REDACTED]

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

Phone No. _____ Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

[X] Conveyance to effect an addition to a lot

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

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

Part of Lot 10, Concession 11, Part 1, 61R-20378 (PIN 71188-0223)

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

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 11

Concession

Lot No. Part of Road Allowance b/w CONS 10 & 11

Registered Plan No.

Lot No.

Reference Plan No. 61R-797

Part No. Part 1

Reference Plan No. 61R-4869

Part No. Part 3

Civic Address 4776 Nassagaweya-Puslinch Townline

(b) When was property acquired: January 2018

Registered Instrument No. [REDACTED]

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 111 ±

AREA

1.6 ha ±

Depth 145 ±

Existing Use(s)

Vacant

Existing Buildings or structures: None

Proposed Uses (s): To be added to Part 1, 61R-20378 (PIN 71188-0223) as part of a rural residential parcel

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 Entrance exists on lands to be added to

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other (specify): Private well exists on lands to be added to

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

Municipally owned and operated sanitary sewers

Septic Tank individual communal

Pit Privy

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

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

Frontage/Width 54 / 49 ± AREA 1.3 ha ±

Depth 261 ± Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling and Garage

Proposed Uses (s): No Change

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

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other (specify): _____

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

Municipally owned and operated sanitary sewers

Septic Tank individual communal

Pit Privy

Other (specify): _____

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

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands?

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The application is consistent with the PPS. There are no MDS concerns as the structures already exist and a lot line adjustment is deemed not to create a new lot.

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The Natural Heritage System mapping indicates that there is a wetland area on the subject property, however no development is proposed within the wetland area and this application is for a boundary adjustment.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan. This proposal follows the guidelines set out in Section 10.4.6 that states lot line adjustments are permitted for boundary adjustments as long as there is no adverse effect on agriculture will occur.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

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

Amendment Number(s): _____ File Number(s): _____

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

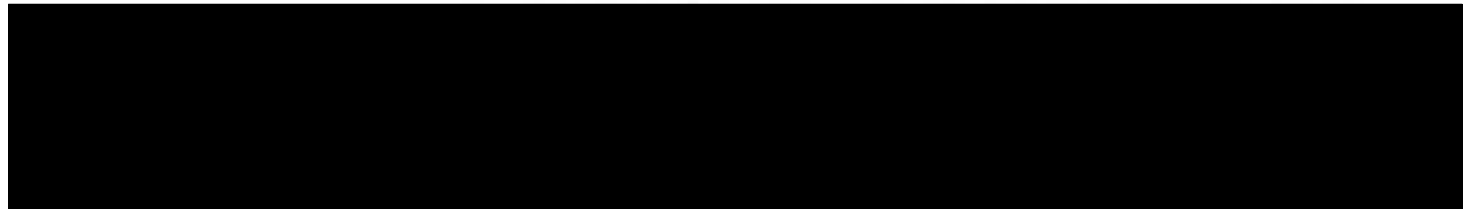
28. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

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

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

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

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



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

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

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

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

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width <u>7.5±m</u>	Length <u>7.5±m</u>	Area <u>56±m²</u>	Use <u>Garage</u>
	Width	Length	Area	Use



LAND SURVEYORS and ENGINEERS

November 21, 2018

26502-18

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application and Sketch
4776 Nass-Puslinch Townline
4774 Nass-Puslinch Townline
Part of Lot 10, Concession 11
PIN 71188-0222 & PIN 71188-0223
Township of Puslinch**

RECEIVED

DEC 04 2018

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance and Sketch on the above-mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, PIN report and map, the required deeds, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$400.00 and a cheque to Wellington County for \$1,100.00.

Proposal:

The proposal of this lot line adjustment is to sever a large portion of the vacant land from the rear of No. 4776 Nassagaweya-Puslinch Townline (PIN 71188-0222), owned by Daniel Power and merge it with the parcel known as No. 4774 Nassagaweya-Puslinch Townline (PIN 71188-0223), owned by Frank Basso & Caryl Durst. The purpose of the lot line adjustment is to have a more logical property line and allow the owner of 4774 to utilize the open space.

The Severed Parcel has an area of 1.6 ha and consists of vacant field and some bush along the rear. "The Land to Be Added to" contains a dwelling and residential area. The "merged" parcel will have a total area of 2.5 ha. The Retained Parcel will have an area of 1.3 ha where the existing dwelling and garage will remain.

The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted as long as there is no adverse effect on agricultural operations. This severance meets that requirement as no development is proposed and the land will continue to be used for agricultural purposes.

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 Frank Basso
cc Daniel Power

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

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

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

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

34. **Source Water Protection Plan**

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

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

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? YES NO

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

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

None

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

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Daniel Winston POWER the Registered Owners of
Part of Lot 10, Concession 11 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.




Signature(s) of Registered Owner(s) or Corporation's Officer

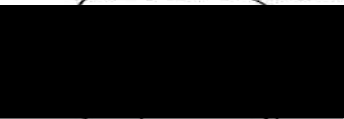
APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____
Part of Lot 10, Concession 11 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the 
_____ of _____ (Owner or Applicant)
Guelph In the
County/Region of Wellington

This 3 day of December 20 18 _____ (Owner or Applicant)


Commissioner of Oaths
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021
Printed Name of Commissioner, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner(s)

Dec. 3, 2018

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Dec 4/18

File No. B124/18

Accepted as Complete on: Dec 4/18

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) Frank BASSO & Caryl DURST

Address [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 11

Registered Plan No.

Lot No.

Reference Plan No. 61R-20378

Part No. Part 1

Civic Address 4774 Nassagaweya-Puslinch Townline

(b) When was property acquired: October 2015

Registered Instrument No. [REDACTED]

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, December 13, 2018 2:02 PM
To: Jana Poechman; Source Water
Subject: RE: Screening Form - B124-18
Attachments: WHPA_Map_4776NassagaweyaPuslinch.pdf

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: Thursday, December 13, 2018 10:44 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: RE: Screening Form - B124-18

Hi Emily.

I think the mapping for B132-18 has been attached to both B124-18 & B132-18.

Can you resend B124-18 with the correct map?

Thanks!

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, December 13, 2018 10:19 AM
To: Jana Poechman <janap@wellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: RE: Screening Form - B124-18

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: Wednesday, December 5, 2018 3:06 PM

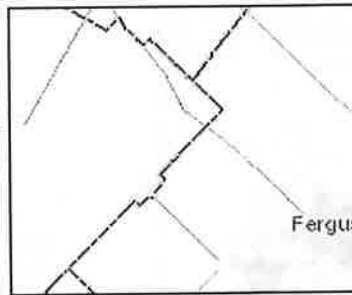


Explore Wellington

4776 Nassagaweya-Puslinch Townline, Puslinch



1: 4,000



Legend

- Parcels**
- Roads**
 - Local Road
 - County Road
 - Highway
- Waterbodies**
- Watercourses**
- Municipalities**
- Ontario - Roads**
 - Ontario Highway
 - Major Road
 - Local Road
- Ontario - Waterbodies**
- Ontario - Municipalities**
- Well Locations**
- Wellhead Protection Area Boundaries**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- Road network**



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

No. 13373
BARN

PART 1, 20R-11238 PIN 24988-0039 (10)

LOT 28, CON. 1, GEOGRAPHIC TOWNSHIP OF NASSAGAWEYA, TOWN OF MILTON

ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF PUSLINCH AND NASSAGAWEYA
PIN 71188-0099 KNOWN AS THE NASSAGAWEYA-PUSLINCH TOWNLINE 20.117m WIDE

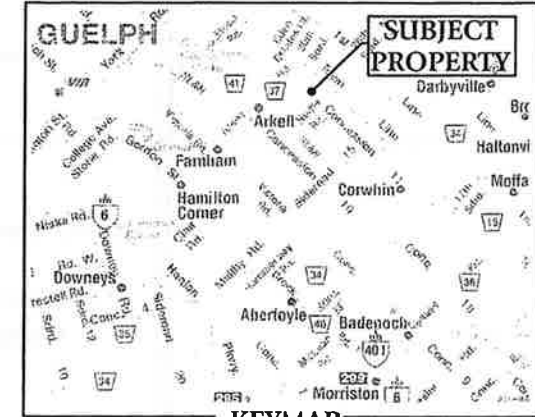
PIN 24988-0123

SEVERANCE SKETCH
PART OF LOT 10, CONCESSION 11 AND
PART OF THE ROAD ALLOWANCE BETWEEN
CONCESSIONS 10 AND 11
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.



KEYMAP

- O.P. : GREENLANDS
ZONING : NATURAL ENVIRONMENT
- O.P. : CORE GREENLANDS
ZONING : NATURAL ENVIRONMENT

NOTES:

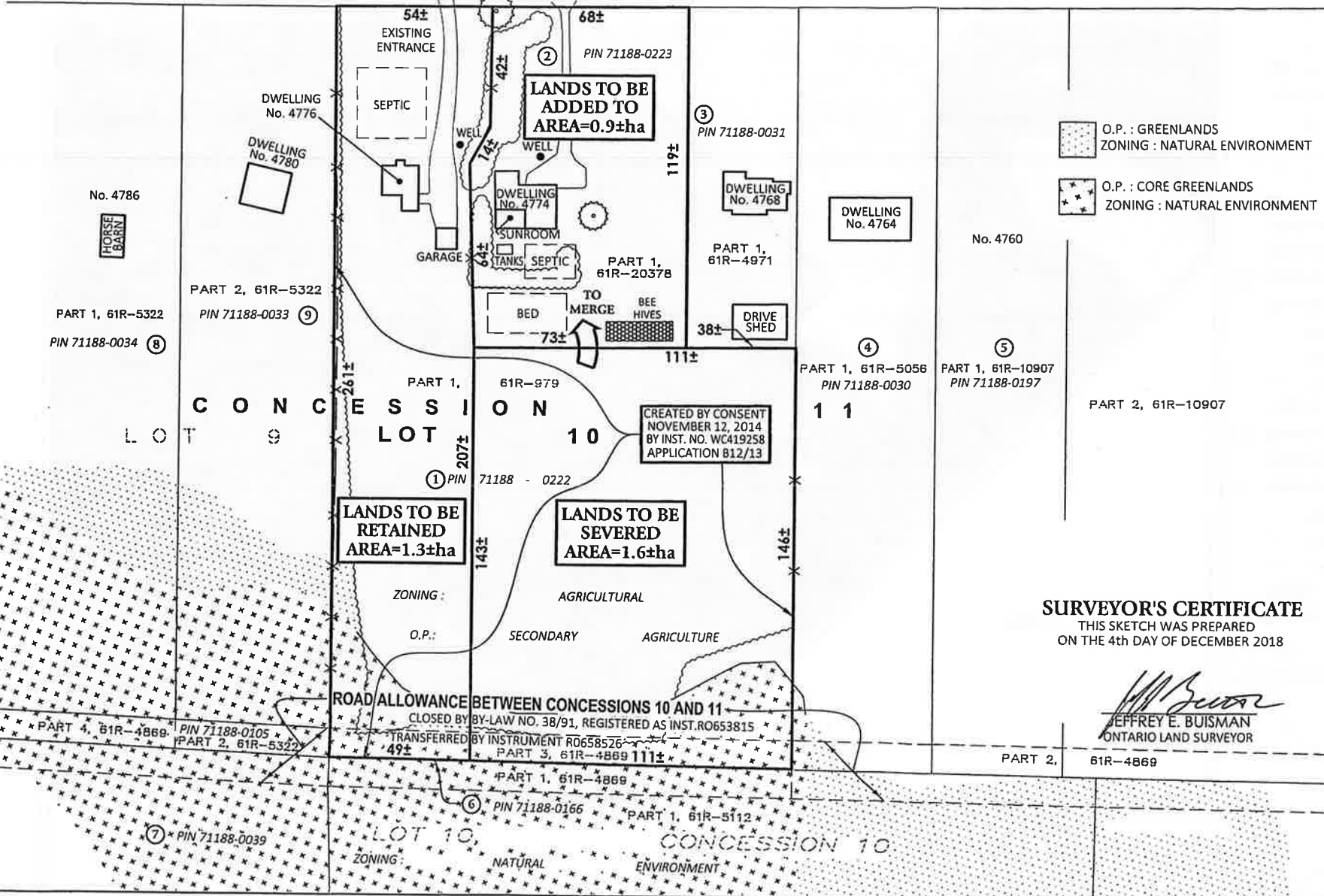
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
4. SUBJECT LANDS ARE WITHIN THE ARKELL WATER MANAGEMENT AREA.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

SURVEYOR'S CERTIFICATE
THIS SKETCH WAS PREPARED
ON THE 4th DAY OF DECEMBER 2018

Jeffrey E. Buisman
JEFFREY E. BUJSMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 26502-18
Dec 03, 2018 - 3:50pm G:\PUSLINCH\Con11\ACAD\SEV PT10(BASSO) UTM 2010.dwg		



2018

December 14, 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: December 05, 2018

FILE NO. B129-18

APPLICANT

Joan Reeve
6526 Gore Road
RR#2
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 2
Concession Gore

Proposed lot line adjustment is 4.1 hectares with 42m frontage vacant land to be added to abutting rural residential parcel – William Reeve.

Retained parcel is 3.4 hectares with 95m frontage, existing and proposed rural residential use with existing dwelling & garage.

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

January 23, 2019

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Neighbouring Municipality – North Dumfries

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

Required Fee: \$ 1100
Fee Received: Dec 5/18

File No. 3129/18

Accepted as Complete on: Dec 5/18

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Joan REEVE

Address [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. **519-821-2763 x225**

Email: **Jeff.Buisman@vanharten.com**

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

Conveyance to effect an addition to a lot

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

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

Part of Lot 2, Concession Gore, Part 1, 61R-9643 (PIN 71206-0085)

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

Local Municipality: Township of Puslinch

Concession Gore

Lot No. Part of Lot 2

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 6526 Gore Road

(b) When was property acquired: February 1979

Registered Instrument No. R

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 42 / 209 ±

AREA

4.1 ±

Depth 375 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): To be added to Part 1, 61R-9643 (PIN 71206-0085) as part of a rural residential property

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 Entrance exists on lands to be added to

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other (specify): Private well exists on lands to be added to

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

Municipally owned and operated sanitary sewers

Septic Tank individual communal

Pit Privy

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

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 95 / 85 ±

AREA

3.4 ha ±

Depth 375 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling and Garage

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO []
 Name of Rail Line Company: Active – Canadian Pacific Railway

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X]

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

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

YES [] NO [X]

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The application is consistent with the PPS. There are no MDS concerns as the dwellings already exist and a lot line adjustment is deemed not to create a new lot.

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The Natural Heritage System mapping indicates that there is a wetland and woodland area on the subject property, however no development is proposed within the wetland area as the dwellings exist.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural and Core Greenlands and in the Official Plan. This proposal follows the guidelines set out in Section 10.4.6 that states lot line adjustments are permitted for boundary adjustments as long as there is no adverse effect on agriculture will occur.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

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

Amendment Number(s): _____ File Number(s): _____

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

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

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

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

A minor variance application will be submitted after severance approval

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

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

[REDACTED]

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

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

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

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

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width 8m±	Length 13m±	Area 104m²±	Use Garage
	Width 3m±	Length 6m±	Area 18m²±	Use Shed

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

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

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

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



LAND SURVEYORS and ENGINEERS

December 5, 2018

23487-16

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application and Sketch
6522 Gore Road & 6526 Gore Road
Part of Lot 2, Concession GORE
PIN 71206-0085 & 71206-0086
Township of Puslinch**

Please find enclosed an application for a Lot Line Adjustment Severance and Sketch on the above-mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, PIN report and map, the required deeds, addresses of neighbouring properties, a cheque to the GRCA for \$400.00 and a cheque to Wellington County for \$1,100.00.

Proposal:

The proposal of this lot line adjustment is to sever a 4.1ha flag-shaped parcel from #6526 Gore Road (PIN 71206-0086) (owned by applicant's mother) and merge it with the adjacent parcel to the west at #6522 Gore Road (PIN 71206-0085) (applicant). The purpose of the lot line adjustment is to alter the configuration and to increase the living space around the house at #6522.

The Severed Parcel has an area of 4.1ha and consists of vacant land with large sections of bush as well as some open space currently used by #6522. The Land To Be Added To contains a dwelling and garage with an area of 1.3ha. The combined area of the merged parcel will be 5.4ha. The Retained Parcel will have an area of 3.3ha where the existing dwelling, garage and shed will remain.

This adjustment will allow for more privacy for the existing dwelling at #6522 which is located close to the existing eastern property line. The proposed limit along the eastern boundary of the severed parcel is to follow the stone fence in the bush and go through a large tree in the open area. This adjustment moves the property line midway between the houses on the respective parcels.

A few configurations were evaluated in hopes to meet all of the Zoning requirements; however, this was not possible. A minor variance is required for the frontage of the merged parcel to be 102m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law. The Zoning requirements will be met for the Retained Parcel.

The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted as long as there is no adverse effect on agricultural operations. This severance meets that requirement as no development is proposed and the use will not change.

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 Joan Reeve
cc Bill Reeve

34. Source Water Protection Plan

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

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

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

YES [X] NO []

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

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

None

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

Please see covering letter.

NOTES:

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

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Joan REEVE the Registered Owners of
Part of Lot 2, Concession GORE as in [REDACTED] Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

[REDACTED]
Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) _____
Part of Lot 2, Concession GORE as in INST ROS213367 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the
City Of
Guelph In the
County/-Region of Wellington

[REDACTED]
(Owner or Applicant)

This 3 day of October 20 16

(Owner or Applicant)

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Printed Commissioner's name
Expires May 11, 2021.

[REDACTED]
Commissioner of Oaths
County of Wellington

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner(s)



Date

Dec 3, 2018

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Dec 5/18
File No. B.129/18
Accepted as Complete on: Dec 5/18

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) William James REEVE

Address [REDACTED]

Phone No. [REDACTED] Email: [REDACTED]

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

Phone No. _____ Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession Gore

Lot No. Part of Lot 2

Registered Plan No.

Lot No.

Reference Plan No. 61R-9643

Part No. 1

Civic Address 6522 Gore Road

(b) When was property acquired: March 2003

Registered Instrument No. [REDACTED]

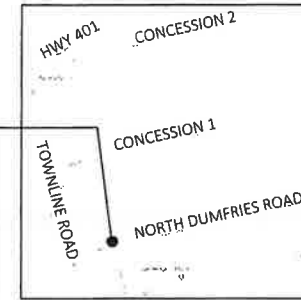
**SEVERANCE SKETCH
PART OF LOT 2, CONCESSION GORE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 2000



VAN HARTEN SURVEYING INC.

KEYMAP



**SUBJECT
PROPERTY**

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

O.P. : CORE GREENLANDS
 ZONING: NATURAL ENVIRONMENTAL

THIS SKETCH WAS PREPARED
ON THE 26th DAY OF NOVEMBER 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

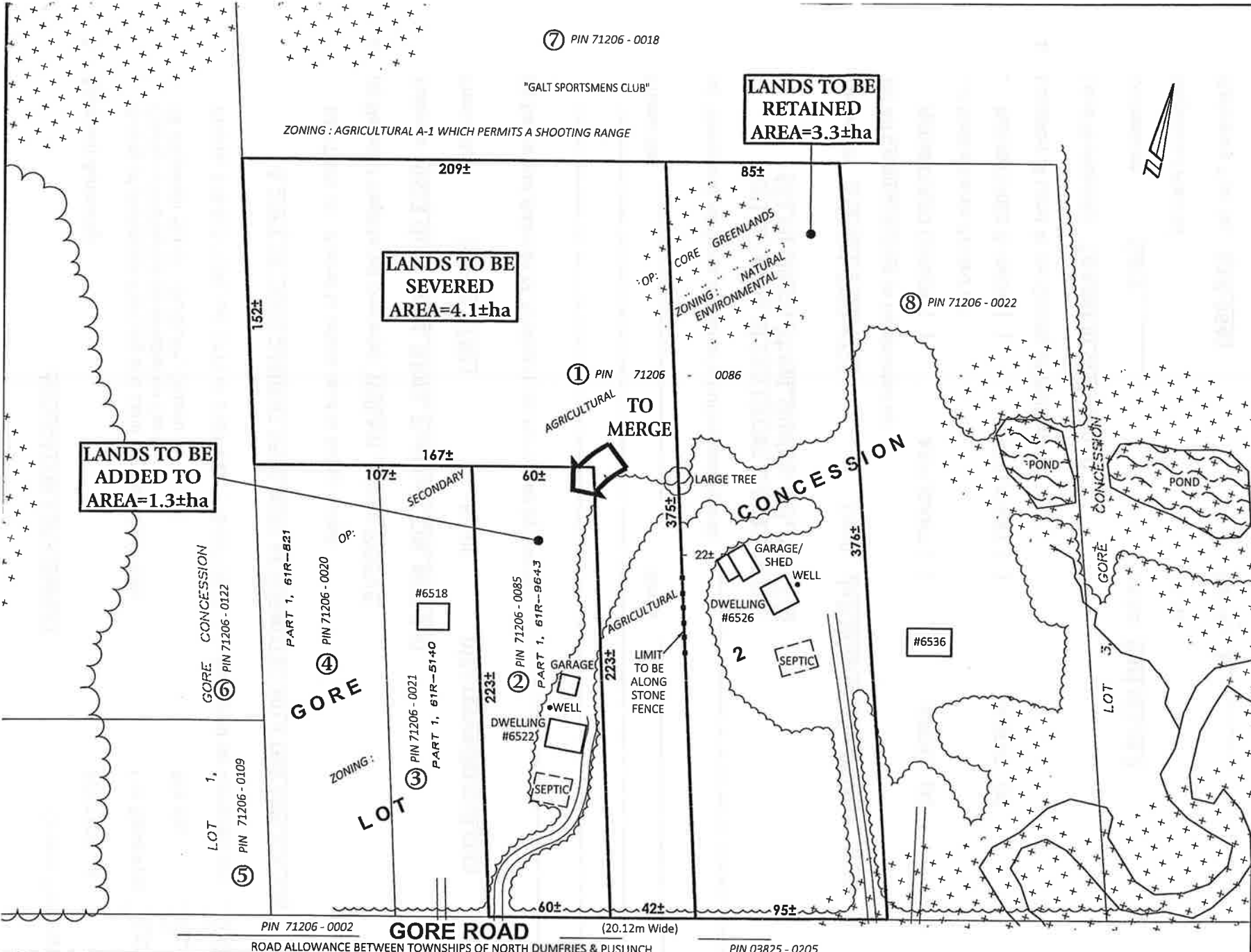
Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

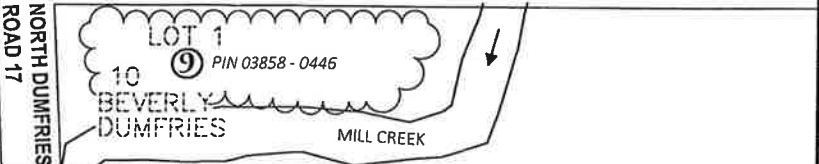
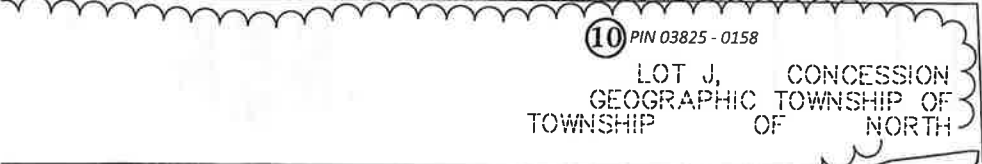
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 23487-16
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Dec 04, 2018-1:36pm
G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEV LOT 2 (REEVE) UTM.dwg

2120/18



PIN 71206 - 0002 **GORE ROAD** (20.12m Wide)
ROAD ALLOWANCE BETWEEN TOWNSHIPS OF NORTH DUMFRIES & PUSLINCH



Dear Ms. Deborah Turchet
County of Wellington Planning and Land Division Committee
Cc Ms. Lynn Banks – Township of Puslinch

Re: Application for consent FILE NO. B129-18

Dec.18th 2018

Thank you for providing me notice of what has been dubbed as a “lot line adjustment”.
With the reasons cited below, it would appear that this request is not a lot line adjustment but a strategic first step in a plan for severance and development behind the existing three lots that have already been severed. If this was just to merge the back rectangle to William Reeves lot maintaining his existing east side boundary lot line then there would be no objection. However, the L shape of this severance generates a 42m frontage parcel that could become road and service access to the property behind the existing three lots.

History :

- 1- The property owner has made 3 severances - the Hunt property , Pimental (now Wozniak) and her son’s property
- 2- The most resent severance being for her son – at that time everyone was happy with the size and there was no discussion on increasing the size of that lot
- 3- Over 25 yrs ago Pimental identified that the original owner (the applicant) intended on multiple severances but was unable to do so
- 4- Over the years we hear the slam of dump trucks and heavy machinery and have seen City of Cambridge trucks in and out of our neighbour’s driveway. One of the drivers has defined this as fill material from the City of Cambridge being deposited. We are concerned that this will continue or increase and the impact it will have on the wet lands and the drinking water protection area

Van Harten Severance Sketch

- 1- The sketch is inaccurate – I have attached a copy of Google Earth for the correct lay out of the properties and roads
- 2- The proposed new property line is not at the North Dumfries Road 17 crossing at Gore Road
- 3- Ms. Reeves existing drive way is at the North Dumfries Road 17 crossing at Gore Road
- 4- The Map defines ‘lands to be severed’ and ‘lands to be retained’- though it does state with arrow to merge – it appears that this is far more than just a lot line adjustment and is a proposed future severance.

Wet lands

- 1- The proposed severed 42m frontage at Gore Rd traverses a wet land that it not demarcated in the map
- 2- The new 95m frontage of retained lands has wet land defined at Gore Rd as defined on the map however part of it has been filled in in the last few years – as this is at a lower grade the flow of water from the new 42m ‘to be severed’ can be held back by the encumbrance
- 3- This area is in a designated drinking water protection area

Severance limits

From the information I have been able to obtain the applicant has reached the maximum number of severances permitted. The Lot Line Adjustment being an 'L' shape carries with it a 42m road frontage. Allocation of this Property would bypass the severance limit restriction. As Mr. Reeve has no history of severances this appears to be the first step through which an additional severance could occur at a later date.

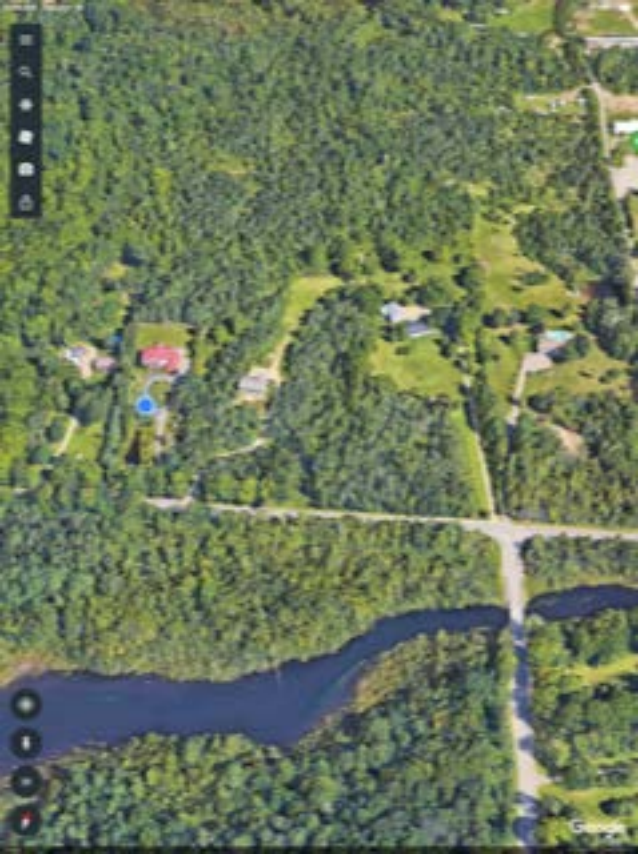
Back parcel severances and the Current Cambridge media reports

In the news in the last few weeks Cambridge council has been dealing with back parcels and serious issues of road access and access to provide services. These issues could possibly occur in this scenario in providing services to the back parcel of land.

In conclusion, I am opposed to giving consent for the proposed lot line adjustment as it clearly appears as a strategic first step in circumventing the limits set on severances. The Van Harten map has several errors and omissions. The map does, however, define and use the term severance eg 'lands to be severed area =4.1+/-ha' and does not state or use the term 'lands to be adjusted'. There are wet land issues in relation to any road access to this 'L' shaped parcel and this parcel is located in a drinking water protection and well head area. For all of these reasons I am not in favour and oppose this Application for Consent.

Kim Wozniak



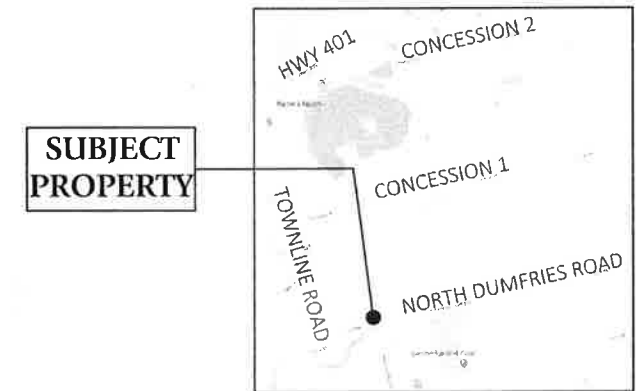


**SEVERANCE SKETCH
PART OF LOT 2, CONCESSION GORE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 2000
0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.

KEYMAP



SUBJECT PROPERTY

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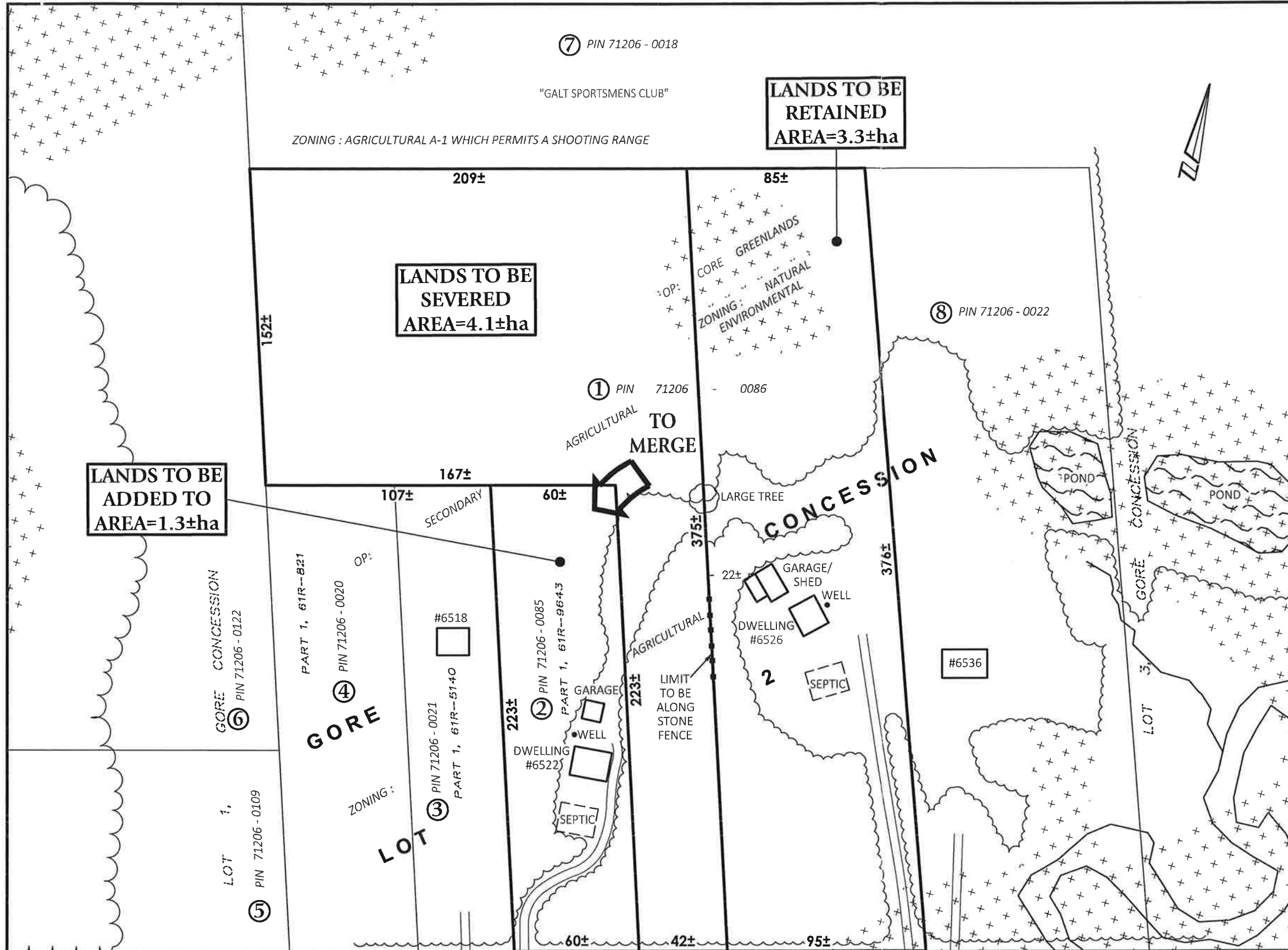
O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENTAL

THIS SKETCH WAS PREPARED
ON THE 26th DAY OF NOVEMBER 2018

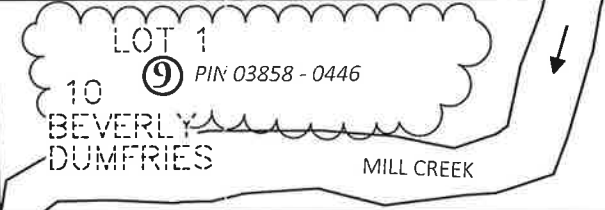
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 23487-16
Dec 04, 2018-1:36pm G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEV LOT 2 (REEVE) UTM.dwg		



GORE ROAD (20.12m Wide)
ROAD ALLOWANCE BETWEEN TOWNSHIPS OF NORTH DUMFRIES & PUSLINCH



⑦ PIN 71206 - 0018
"GALT SPORTSMENS CLUB"

LANDS TO BE
RETAINED
AREA=3.3±ha

LANDS TO BE
SEVERED
AREA=4.1±ha

LANDS TO BE
ADDED TO
AREA=1.3±ha

Lynne Banks

From: Dave S [REDACTED]
Sent: January-02-19 12:16 PM
To: Lynne Banks
Subject: d13/van

Good day Lynne, I would like to submit my comments and oppose this minor variance application. As a resident in Puslinch with a small acreage I disagree with allowing the bending of rules set forth. People who reside here buy for the natural feel of country living in specific areas. Financial investors buy Puslinch property to cut up make profit and leave. Let's protect the residents whom love their country space. A 0.40 ha is required and is well known for people who buy here and the reason we buy.

Sincerely Dave Sloom [REDACTED]

Lynne Banks

From: Dave S [REDACTED]
Sent: January-02-19 11:55 AM
To: Lynne Banks
Subject: part lot 11 concess 2

Good Day Lynne, I would like to submit my comments for this property. Coming home one day I noticed Van Harten surveying at this property and questioned the surveyor about it. I was informed at that time he thought it was a good application and if I had concerns to ask for a lot line adjustment. I did not feel the need to proceed for this as we are content with the amount of property we have. Being in the building industry I recognize the desire for people to sever and sell off property as part of their investment. I also understand the need for growth but believe this is not the right place. This property was granted a severance by previous owner and moved out shortly after. We bought here as we previously lived on Boreham dr in Arkell and desired more privacy coming with small acreage. This property has a natural .6 acre pond which was the big drawing factor us. The original owner had used railway ties to retain space for a driveway which I removed as it was leaching into the pond. There is an abundant natural wildlife supported by this pond and have concerns adding another home and removing the trees will highly affect this wildlife. There are numerous turtles which use this property to travel back and forth to two other nearby ponds. Reviewing the proposed layout with driveway facing Watson and the location of proposed building envelope I believe this will interrupt the migration route. Adding a residence here removes the natural buffer for and believe will change the future for this protected pond. Wildlife is disappearing and we need do what we can to protect it not diminish it. I also feel this proposed locations will have a negative impact on the natural spaces we have in Puslinch. Most homes in this area have a generous set back from the road which enhances the country naturally. With this layout the proposed home will be without this thus creating deterring look. Therefore I am against approving this proposal and against the minor variance. There is an active farm with working barn which we should adhere to rules in place for development not bend them. Most people move to Puslinch as it well known for its prestigious estate country living not row housing! On the layout there is a space with cut grass which I have been maintaining. The previous owner had cut path running parallel to Watson and had this area cut as well as a neighbour I cut this for him as a courteous neighbour. When he sold and moved the present tenant maintained this at beginning but stopped. Just as a habit I have been maintaining this sine we moved in and provides parking for people stopping to take pictures of the pond. Sincerely
Dave Sloom [REDACTED]