

#### **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 Sloot 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 Sloot received January 4, 2019 regarding concerns (attached).
- Comments received from Dave Sloot 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) <u>Severance Application B123/18 (D10/PER) Mario and Ana Percic, Part Lot 11, Concession 3, 4605 Sideroad 10.</u>

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

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

<u>Proposed severance is 0.49 hectares with 29 metres frontage, existing residential</u> 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.

<u>Proposed severance is 43.4 metres frontage by 83.8 metres for a total of 0.36</u> 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) <u>Lot Line Adjustment Application B124/18 (D10/POW)</u> – Daniel Power, Part Lot 11, Concession 10, 4776 Nassagaweya-Puslinch Townline, Moffat.

<u>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.</u>

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.

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

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

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

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

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

Concession 2

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

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

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

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

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

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

# MAILED TO:

Local Municipality - Puslinch

County Planning

Conservation Authority - GRCA

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

## **APPLICATION FOR CONSENT**

1. Approval Authority:

County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 Required Fee: \$ \_\_\_\_\_\_\_ Fee Received: \_\_\_\_\_\_\_

File No.

BB2/18

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

Accepted as Complete on:

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

2.	(a) Name of Registered Owner(s) Lorri Elaine ALFIERI
	Address de la company de la co
	Phone No. Email: gastigues
	(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 <u>Communication</u> to be directed to:
	REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]
	(e) Notice Cards Posted by:
	REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]
3.	Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
	RURAL RESIDENTIAL[X] AGRICULTURAL[ ] URBAN RESIDENTIAL[ ] COMMERCIAL/INDUSTRIAL[ ]
	To create a new lot for residential purposes
<u>OR</u>	EASEMENT[] RIGHT OF WAY[] CORRECTION OF TITLE[] LEASE[]
	(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.
	Future owner is not known
Cou	Inty of Wellington LAND DIVISION FORM – SEVERANCE Revised April 2018

	Local Municipality: Township of Puslinch		
	Concession <u>2</u>	Lot No. Part of	Lot 21
	Registered Plan No.	Lot No.	
	Reference Plan No. 61R-446	Part No. <u>1</u>	
	Civic Address 4467 Sideroad 20 North		
	(b) When was property acquired: <u>June 2001</u>	Registered Instr	ument No.
5.	Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [ ]	Imperial [ ]
	Frontage/Width 43.4 ±	REA <u>0</u>	.36 ha ±
	Depth <u>83.8 ±</u>	existing Use(s)	/acant Yard
	Existing Buildings or structures: None		
	Proposed Uses (s): A new rural resident	tial dwelling	
Ту	Type of access (Check appropriate space) Existing	[X] Propose	d [ ]
	[ ] Provincial Highway	te road n access road r access	
	Type of water supply - Existing [ ] Proposed [X] (c. [ ] Municipally owned and operated piped water system [X] Well [X] individual [ ] communal [ ] Lake [ ] Other	heck appropriate space)	
	Type of sewage disposal - Existing [X] Proposed [X]	(check appropriate sp	ace)
	[ ] Municipally owned and operated sanitary sewers [X] Septic Tank (specify whether individual or communal):  [ ] Pit Privy [ ] Other (Specify):	ndividual	

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

6.	Description of <u>Land</u> intended to be <u>F</u>	RETAINED:	Metric [X]		Impe	rial	[]		
	Frontage/Width 48.0 ±		AREA	<u>0.40 h</u>	<u>a ±</u>				
	Depth <u>83.8 ±</u>		Existing Use(s)	Rural	Res	ide	ntial		
	Existing Buildings or structures:	Dwelling & Poo	<u>oi</u>						
	Proposed Uses (s):	No Change							
	Type of access (Check appropriate	space) Exi	sting [ ] Pro	oposed [X]					
	<ul> <li>Provincial Highway</li> <li>County Road</li> <li>Municipal road, maintained year</li> <li>Municipal road, seasonally maint</li> <li>Easement</li> </ul>	round [ ] rained [ ]	Right-of-way Private road Crown access road Water access Other						
	A driveway currently exists I	out a new one is	proposed slightly n	orth.					
	Type of water supply - Existing [X	] Proposed [ ]	(check appropriate s	pace)					
	[ ] Municipally owned and operated [X] Well [X] individual [ ] com [ ] Lake [ ] Other	piped water systen imunal							_
	Type of sewage disposal - Existing	g [X] Proposed	I [X] (check appropri	ate space)					
	<ul> <li>[ ] Municipally owned and operated</li> <li>[X] Septic Tank (specify whether indi</li> <li>[ ] Pit Privy</li> <li>[ ] Other (Specify): <u>Existing septems</u></li> </ul>	vidual or communa		ew septic is	s to b	e ii	nstall	ed	
7.	Is there an agricultural operation, (eith metres of the Subject lands (severed *If yes, see sketch requirements an SEPARATION FORM.	and retained parcel	s)?		YES	[X]	1 N	500 <b>10</b>	
8.	Is there a landfill within 500 metres [1	640 feet]?			YES	[	] N	10	[X]
9.	a) Is there a sewage treatment plant	or waste stabilization	on plant within 500 metr	es [1640']?	YES	[	] 1	NO I	[X]
10.	Is there a Provincially Significant Wetl within 120 metres [394 feet]?	and (e.g. swamp, b	og) located on the land		ed or YES			-	or ]
11.	Is there any portion of the land to be s	evered or to be reta	ained located within a fl	oodplain?	YES	1	] N	10	[X]
12.	Is there a provincial park or are there	Crown Lands withir	500 metres [1640']?		YES	[	] N	10	[X]
13.	Is any portion of the land to be severe	d or retained within	a rehabilitated mine/pit	site?	YES	[	] N	10	[X]
14.	Is there an active or abandoned mine,	quarry or gravel pi	t within 500 metres [164	10']?	YES	ſ	] N	10	[X]
15.	Is there a noxious industrial use within	1 500 meteres [164	?['C		YES	[	] N	10	[X]
16.	Is there an active or abandoned princi	pal or secondary ra	ilway within 500 metres	[1640']?	YES	1	] N	10	[X]
	Name of Rail Line Company:								
Cou	nty of Wellington	LAND DIVISION FO	RM - SEVERANCE			R	evised A	April 2	018

17.	Is there an airport or aircraft landing strip nearby?					YES	[]	NO	[X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keyloo within 750 metres of the proposed subject lands?	ck or pri	vate <sub>l</sub>	oropan	e outle	et/conta		fill ce	
19.	PREVIOUS USE INFORMATION:								
	a) Has there been an industrial use(s) on the site?	YES	[ ]	NO	[X]	UNI	KNOW	N [	1
	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]	UNK	NOW	۱ [	l
	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 a landscaping?)		odate		-		esiden (NOW)		l
	d) Has there been commercial petroleum or other fuel storage on been used for a gas station at any time, or railway siding?		e, und		nd fue		e, or h		
	If YES, specify the use and type of fuel(s)								
20.	Is this a <b>resubmission</b> of a previous application?					YES	[ ]	NO	[X]
	If YES, is it identical [ ] or changed [ ] Provide previous File Nu	ımber .							
21.	a) Has any severance activity occurred on the land from the hold registered in the Land Registry/Land Titles Office?	ding whi	ch exi	sted a	s of M	arch 1, YES		and as	
	b) If the answer in (a) is YES, please indicate the previous severa Transferee's Name, Date of the Transfer and Use of Parcel				red sk	etch an	d provi	de:	
22.	Has the parcel intended to be severed ever been, or is it now, the sother Consent or approval under the Planning Act or its predecessed	ors? -	of an a				of sub		
23.	Under a separate application, is the Owner, applicant, or agent application?	olying fo	r addi	tional	conse	nts on t	his hold		[X]
24.	Provide explanation of how the application is consistent with the P	rovincia	ıl Poli	cy Stat	emen	t.			
	This application is consistent with the PPS as per Section including the creation of lots shall comply with the minimum.	on 2.3.3 mum d	3.3 w istan	here i ce se	t stat parat	es tha	t new mula.	land	uses
25	In addition to Places to Grow (Provincial Growth Plan), is the subject Greenbelt Plan? Provide explanation of how the application confo plans.	t land wi	thin a does r	n area not con	of lan flict w	d desig ith the <b>l</b>	nated Provinc	under ial pla	the an or
	The subject property is within the Candidate Area and n Natural Heritage Features on property.	ot with	in th	e Gre	enbe	t Plan	. Ther	e are	no
Car	unty of Wellington LAND DIVISION FORM – SEVI	ERANCE					Revis	ed Apri	I 2018
COI	and of troilingion							•	

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. 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 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. has an application been made for re-zoning? YES [ ] NO [ ] File Number 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] If the answer is YES, please provide a copy of the relevant instrument. For mortgages just provide complete name and address of Mortgagee. Questions 31 - 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if 31. Type of Farm Operation conducted on these subject lands: None Poultry Type: Dairy [ ] Beef Cattle [ ] Other [ ] Swine [ ] [

this is not applicable to your application, please state "not Applicable"

32. <u>Dimer</u>	nsions of Barn(s	s)/Outbuildings/Sheds	(that are to remain)	Severed & Retained Lands	<u>None</u>
Severed	Width	Length	Area	Use	
	Width	Length	Area	Use	
Retained	Width	Length	Area	Use	

County of Wellington

Width

LAND DIVISION FORM - SEVERANCE

Area

Length

Revised April 2018

Use



LAND SHRVEYORS 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

519-821-2763

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

Collingwood, ON: 249-499-8359

www.vanharten.com



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  $3,535\text{m}^2$ . 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

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]

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

#### 35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect?

YES [ ] NO [X]

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

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

YES [X]

NO [ ]

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

Michelle Innocente

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

#### Please see covering letter.

### **NOTES:**

- 1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17". 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- 2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

# 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 section of the application form or by a	n #2 of this applicat letter of authorizati	tion, then all owners must sign t	his authorization
	If the Owner is a corporation, the author to bind the corporation.			ho has authority
I, (we),	Lorri Elaine ALFIERI		_ the Registered Owners of	
Part of L	ot 21, Concession 2, Part 1, 61R-4	<b>46</b> Of the	Township of Puslinch	in the
County/-Regio	n of Wellington		severally and jointly, solemi	nly declare that
	Jeffrey E. Buisman, OLS	, of Van Harten	Surveying Inc.	
Is authorized to	o submit an application for consent on m			
	Signature(s) of Register	red Owner(s) or C	orporation's Officer	
	APPLICATION This must be completed by	ANT'S DECLARA the Applicant for		
I, (we)	Jeffrey E. Buisman, OLS, of Van	Harten Surveyin	g Inc.	of the
	City of Guelph		In the Cou	unty/ <del>-Region</del> of
			Solemnly	
the statement	s contained in this application for con			decidie that an
	1, Concession 2, Part 1, 61R-446			h
And all the su	pporting documents are true, and I, (wo complete, and knowing that it is of the s	re). make this sole	emn declaration consciention	sly helieving it to
DECLARED be	efore me at the			
City	Of		(Owner or Applicant)	
Guelr	oh In the			
County/ <del>Region</del>	of Wellington			
This da	ay of <u>December</u> 20 18	a Con	Michael Laws, Applicant) amissioner, etc., ace of Ontario	
		for Va	n Harton Surveying Inc.	
	Daths		es May 11, 2021. commissioner's, etc. Name	
	LAND DIVISION	ON FORM - SEVERAN		Revised April 2018

# 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, <u>Jeff Buisman of Van Harten Surveying Inc.</u>, 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

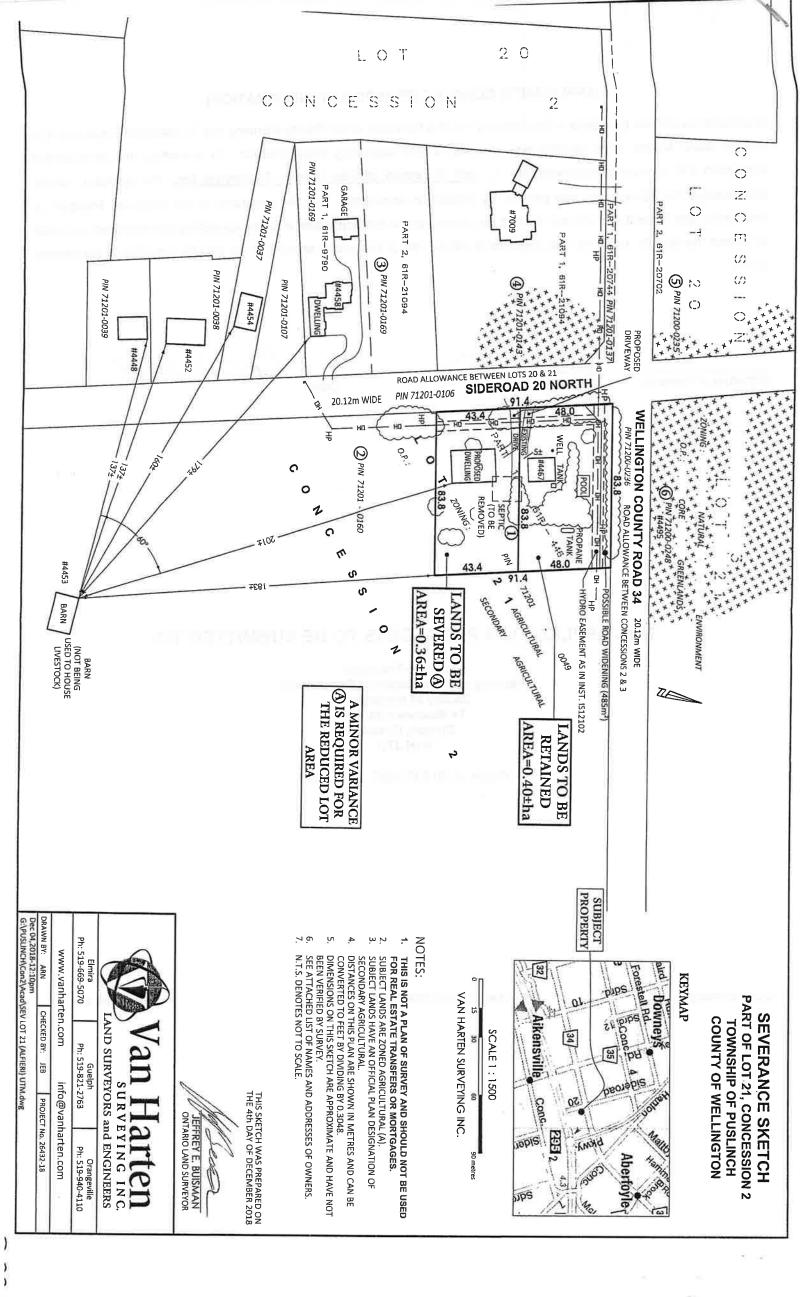
# THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

County of Wellington

LAND DIVISION FORM - SEVERANCE



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

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**

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

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

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

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

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

#### MAILED TO:

Local Municipality - Puslinch

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 Required Fee: \$ 1100
Fee Received: \$ 18

File No.

B128/18

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

Accepted as Complete on: \_

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

2.	(a) Name of Registered Owner(s) Martin DETER & Paula DETER
	Address
	Phone No. Email:
	(b) Name and Address of Applicant (as authorized by Owner)
	Phone No Email:
	(c) Name and Address of Owner's Authorized Agent:
	Jeff Buisman of Van Harten Surveying Inc.
	423 Woolwich Street, Guelph, ON, N1H 3X3
	Phone No. 519-821-2763 x225  (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[ ]
OΒ	To create a new lot for rural residential purposes
<u>OR</u>	EASEMENT[] RIGHT OF WAY[] CORRECTION OF TITLE[] LEASE[]
	(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.
	Future owner is not known

County of Wellington

LAND DIVISION FORM - SEVERANCE

4.	(a) Location of Land in the County of Wellington:		
	Local Municipality: Township of Puslinch		
	Concession 4	Lot No. Par	t 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 Instrume	ent No.
5.	Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [ ]	Imperial [ ]
	Frontage/Width 29 / 43 ±	AREA	<u>0.49 ha ±</u>
	Depth <u>141 ±</u>	Existing Use(s)	Rural Residential
	Existing Buildings or structures: Storage Building	<u>ıs</u>	
	Proposed Uses (s): Rural Residentia	I - Proposed Dwelli	ng
Ту	pe of access (Check appropriate space) Exist	ing [ ] Propo	osed [X]
	[ ] County Road [ ] P [X] Municipal road, maintained year round [ ] C	Right-of-way Private road Prown access road Vater access Other	
	Type of water supply - Existing [X] Proposed [ ]  [ ] Municipally owned and operated piped water system	(check appropriate spa	ce)
	[X] Well [X] individual [ ] communal [ ] Lake [ ] Other		
	Type of sewage disposal - Existing [ ] Proposed	[X] (check appropriate	e space)
	<ul> <li>Municipally owned and operated sanitary sewers</li> <li>Septic Tank (specify whether individual or communal):</li> <li>Pit Privy</li> <li>Other (Specify):</li> </ul>	·	

0.	Description of <u>Land</u> intended to be	KETAINED.	Wetric	M	ımpe	eriai [	1	
	Frontage/Width 33 ±		AREA	<u>0.44 ha ±</u>				
	Depth <u>136 ±</u>		Existing Use(s)	Rural Resi	denti	al		
	Existing Buildings or structures:	<u>Dwelling</u>						
	Proposed Uses (s):	No Change						
	Type of access (Check appropriate	e space)	Existing [X]	Proposed [ ]				
	<ul> <li>[ ] Provincial Highway</li> <li>[ ] County Road</li> <li>[X] Municipal road, maintained year</li> <li>[ ] Municipal road, seasonally mained</li> <li>[ ] Easement</li> </ul>		[ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other					_
	Type of water supply - Existing [	[X] Propose	d [ ] (check appropria	te space)				
	[ ] Municipally owned and operate [X] Well [X] individual [ ] co [ ] Lake [ ] Other		system					_
	Type of sewage disposal - Exist	ting [X] Pro	posed [ ] (check app	ropriate space)				
	[ ] Municipally owned and operate [X] Septic Tank (specify whether in [ ] Pit Privy [ ] Other (Specify):	idividual or com	nmunal): <u>Individual</u>					_
7.	Is there an agricultural operation, (e metres of the Subject lands (severe *If yes, see sketch requirements SEPARATION FORM.	ed and retained and the applica	parcels)? ation must be accompanie		YES	[X]	NO	00 [ ]
8.	Is there a landfill within 500 metres	[1640 feet]?			YES	[ ]	NO	[X]
9.	a) Is there a sewage treatment plan	nt or waste stal	oilization plant within 500 i	metres [1640']?	YES	[ ]	NO	[X]
10.	Is there a Provincially Significant We within 120 metres [394 feet]?	etland (e.g. swa	amp, bog) located on the l	ands to be retai	ned or YES		severe NO	ed or [X]
11.	Is there any portion of the land to be	e severed or to	be retained located within	a floodplain?	YES		NO	[X]
12.	Is there a provincial park or are ther	e Crown Lands	s within 500 metres [1640"]	?	YES	[]	NO	[X]
13.	Is any portion of the land to be seve	red or retained	within a rehabilitated mine	e/pit site?	YES	[ ]	NO	[X]
14.	Is there an active or abandoned min	ne, quarry or gra	avel pit within 500 metres	[1640']?	YES	[X]	NO	[]
15.	Is there a noxious industrial use with	hin 500 metere	s [1640']?		YES	[]	NO	[X]
16.	Is there an active or abandoned prin	ncipal or second	dary railway within 500 me	etres [1640']?	YES	[ ]	NO	[X]
	Name of Rail Line Company:	1			<b>-</b> 00			
Cou	inty of Wellington	LAND DIVIS	ION FORM - SEVERANCE			Revi	sed Apri	1 2018

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24.	Pro	ovid	le ex	cpla	ana	tion	of	ho	w f	the	ap	plic	cat	tio	n i	S C	ons	siste	ent '	wil	th	the	e P	ro۱	vin	cia	ıl P	'oli	су	St	ate	eme	ent								•	•
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26. a) Indicate the exis		<b>icial Plan</b> designation fficial Plan (severed ar			d provide	explanation	of how the
The subject prop	erty is design	ated as Prime Agri	<u>cultural i</u>	n the Official	Plan.		
		<b>cial Plan</b> (if any) desig e Official Plan (severe			nd, and p	rovide explar	ation of how
N/A							
		an Official Plan Amen t Number and the appl			review by	y an approval	authority,
Amendment Nu	ımber(s):		File Num	nber(s):			
27. Is the subject land	a proposed surpl	lus farm dwelling?*				YES [ ]	ио [Х]
*If yes, an appli	cation to sever a	surplus farm dwelling	must be a	accompanied by	y a FARM	INFORMAT	ON FORM.
28. What is the zoning	of the subject la	nds? Agricultural (A	<u>A)</u>				
29. Does the proposal	for the subject la	nds conform to the ex	isting zonir	ng?		YES [ ]	NO [X]
If NO, a) ha	s an application YES [	been made for re-zoni	ng? File Nu	mber		_	
b) ha	s an application	been made for a mino	r variance	?			
A Minor Varia	YES [ ance Applicati	] NO [ ] on will be submitte	File Nui d pendin		approva	al	
<b>30.</b> Are the lands subje						YES [X]	NO []
•		e a copy of the relevar					
For more	tgages just provi	de complete name and	d address o	of Mortgagee.			
•		<u> </u>					
		;					
	41	for Applications for		- in the Dunell	A:	unal Araa (	Othomuioo if
Questions 31 – 34 mu this is not applicable					Agricuiti	irai Area (	Juleiwise, ii
31. Type of Farm Ope	eration conducte	ed on these subject lar	nds:	<u>None</u>			
Туре:	Dairy [ ]	Beef Cattle [ ]	Swine [	] Poultry	/ [ ] —	Other [ ]	
32. <u>Dimensions of</u>	Barn(s)/Outbu	ildings/Sheds (that	t are to re	emain) Sever	ed & Re	tained Land	s
Retained Width		Length	Area		Use		
Width		Length	Area		Use		
<u>Severed</u> Width	<u>12±m</u>	Length 42±m	Area	504±m²	Use	Storage B	uilding
Width	<u>22±m</u>	Length 20±m	Area	440±m²	Use	Storage B	uilding
County of Wellington		LAND DIVISION FO	RM – SEVEF	RANCE		Revi	sed April 2018



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



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

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]

<u>Type</u>	Drain Name & Area	Outlet Location
Municipal Drain [ ]		Owner's Lands [ ]
Field Drain [ ]	- 17	Neighbours Lands [ ]
		River/Stream [ ]

#### 35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect?

YES [X] NO [ ]

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

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

YES [ ] NO [X]

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

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

## Please see covering letter.

# **NOTES:**

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

County of Wellington

LAND DIVISION FORM - SEVERANCE

# OWNER'S AUTHORIZATION:

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

NOTE:					s must sign this	authorization
			orization must be b	y an officer of the c	corporation who	has authority
I, (we),	Martin DETER &	Paula DETER		t	he Registered (	Owners of
Part of L	ot 7, Concession 4,	as	_Of the_	Township of Pu	slinch	in the
County/-Regi	<del>on</del> ofWell	ington		severally and jo	ointly, solemnly	declare that
	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.  Martin DETER & Paula DETER  The Registered Owners of art of Lot 7, Concession 4, as  Of the Township of Puslinch  In the Signature(s) of Registered Owner(s) or Corporation's Officer  APPLICANT'S DECLARATION  This must be completed by the Applicant for the proposed consent  Signature(s) of Registered Owner(s) or Corporation's Officer  APPLICANT'S DECLARATION  This must be completed by the Applicant for the proposed consent  Signature(s) of Registered Owner(s) or Corporation's Officer  APPLICANT'S DECLARATION  This must be completed by the Applicant for the proposed consent  Solemnly declare that all tatements contained in this application for consent for (property description)  of Lot 7, Concession 4, as  Of the Township of Puslinch  all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the ADA EVIDENCE ACT.  LARED before me at the  City Of (Owner or Applicant)  a Commissioner (Region or Applicant)  a Commissioner (Region or Applicant)  a Commissioner (Region or Applicant)  a Commissioner's, etc. Name  Printed Commissioner's, etc. Name					
Is authorized	to submit an application	the Owner is a corporation, the authorization must be by an officer of the corporation who has authority bind the corporation.    Artin DETER & Paula DETER				
				<i>f</i> ) .		
	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.  Wee), Martin DETER & Paula DETER					
	This mus				nsent	
I, (we)	Jeffrey E. Buism	an, OLS, of Van	Harten Surveyi	ng Inc.		of the
	City of Gu	elph			In the Coun	ty/ <del>Region</del> of
	Wellington				_ Solemnly de	eclare that all
the stateme	nts contained in this a	pplication for co	nsent for (proper	ty description)		
Part of Lot	7, Concession 4, as		_ Of the	Township	of Puslinch	
be true and	complete, and knowir					
DECLARED	before me at the					
City		Of	110	(Owner or	Applicant)	
				( - 111121 211	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	magazina (Biomet III)					
		 	Tames	Michael Laws,	Applicant)	
			a Com Provir	missioner, ace of Ontario,	ng Inc.	
Com	missioner or Oaths				c. Name	
County of Wellin	gton	LAND DIVIS	SION FORM — SEVERA	NCE	Re	vised April 2018

# 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, <u>Jeff Buisman of Van Harten Surveying Inc.</u>, 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)<sup>2</sup> 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

County of Wellington

LAND DIVISION FORM - SEVERANCE

### 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, 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: 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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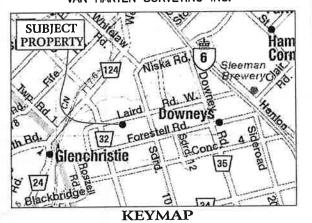
CONCESSION **-**-LOT 8 CON. 5 PIN 71213 - 0029 (LT) (6) ZONING : AGRICULTURAL SECONDARY AGRICULTURAL

PIN 71213-0002(LT) ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 (LAIRD ROAD) 20.12m WIDE 29± PROPOSED EASEMENT. REGISTERED LANDS TO BE **SEVERED DWELLING** ADDITION LANDS #6659 AREA=0.49±ha DWELLING #6663 OWNED BY **APPLICANT** PART 1, NO DWELLING 61R--20784 PIN 71210 -0079(LT) (2) PIN 71210 - #8141 0078 (LT) (4)PIN 71210-0107(LT) CREATED BY CONSENT APPLICATION PIN 71210-0106(LT) • WELL EXISTING DWELLING #6669 STORAGE SEPTIC BUILDING BED WELL SEPTIC SHED BED 3.11 STORAGE **AGRICULTURAL** PRIME BUILDING O.P. LANDS TO BE PART 2, **RETAINED** CREATED BY CONSENT APPLICATION B138/14 61R--20784 AREA=0.44±ha (A - 39)AGRICULTURAL ZONING EXISTING DRIVE **AGRICULTURAL** ZONING STORAGE BUILDING OLD MANURE CESSI O C OPIT LIMIT TO BE ON-43± THE WEST SIDE PIN 71210 — 0007 (LT) FIELD

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

SCALE 1: 750

VAN HARTEN SURVEYING INC.



#### SURVEYOR'S CERTIFICATE

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

> EFFREY 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.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
- ZONING AGRICULTURAL A-39 PROHIBITS THE HOUSING OF LIVESTOCK & MANURE STORAGE.



423 WOOLWICH STREET GUELPH, ONTARIO NIH 3X3 PHONE: 519-821-2763 FAX: 519-821-2770

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\SEVPTI OTZ (DETER) dwg 1000 County of Wellington Planning and Land Division Committee Deborah Turchet, Secretary-Treasurer Wellington County Administration Centre 74 Woolwich Street, Guelph ON N1H 3T9

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  $61m \text{ fr } \times 73m = 0.45 \text{ hectares}$ , 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

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

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

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

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

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

# MAILED TO:

Local Municipality - Puslinch

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

File No.

Required Fee: \$ 1100 Fee Received: \(\sigma \) 4/18

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

Accepted as Complete on:

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

2.	(a) Name of Registered Owner(s) <u>Mario PERCIC and Ana PERCIC</u>
	Address
	Phone No. Email: Email:
	(b) Name and Address of Applicant (as authorized by Owner)
	Phone No Email:
	(c) Name and Address of Owner's Authorized Agent:
	Jeff Buisman of Van Harten Surveying Inc.
	423 Woolwich Street, Guelph, ON, N1H 3X3
	Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com
	(d) All <u>Communication</u> to be directed to:
	REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]
	(e) Notice Cards Posted by:
	REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]
3.	Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
	RURAL RESIDENTIAL[X] AGRICULTURAL[ ] URBAN RESIDENTIAL[ ] COMMERCIAL/INDUSTRIAL[ ]
00	To create a new lot for residential purposes
<u>OR</u>	EASEMENT[] RIGHT OF WAY[] CORRECTION OF TITLE[] LEASE[]
	(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.
	Future owner is not known
Cour	nty of Wellington LAND DIVISION FORM – SEVERANCE Revised April 2018

4. (a) Location of Land in the County of Wellington:		
Local Municipality: Township of Puslinch		
Concession <u>3</u>	Lot No. Part	of Lot 11
Registered Plan No.	Lot No.	
Reference Plan No. 61R-8561	Part No. <u>1</u>	
Civic Address 4605 Sideroad 10 North		
(b) When was property acquired: March 2001	Registered In	nstrument No.
5. Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [ ]	Imperial [ ]
Frontage/Width 61 ±	AREA	<u>0.45 ha ±</u>
Depth <u><b>73</b> ±</u>	Existing Use(s)	Vacant Yard
Existing Buildings or structures: None		
Proposed Uses (s): A new rural re	esidential dwelling	
Type of access (Check appropriate space)	Existing [ ] Prop	osed [X]
[ ] County Road [X] Municipal road, maintained year round [ ] Municipal road, seasonally maintained	[ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other	
Type of water supply - Existing [ ] Proposed  [ ] Municipally owned and operated piped water sys  [X] Well [X] individual [ ] communal  [ ] Lake  [ ] Other		ace)
Type of sewage disposal - Existing [ ] Propo	osed [X] (check appropriat	te space)
[ ] Municipally owned and operated sanitary sewers [X] Septic Tank (specify whether individual or commit [ ] Pit Privy [ ] Other (Specify):	3	

о.	Description of <u>Land</u> intended to be	RETAINED:	Metric	[X]	Impe	eria	al [	]	
	Frontage/Width 73 ±		AREA	0.53	ha ±				
	Depth <u><b>73 ±</b></u>		Existing Use(s)	<u>Vaca</u>	nt Ya	ırd			
	Existing Buildings or structures	: <u>None</u>							
	Proposed Uses (s):	A new rural	residential dwelling						
	Type of access (Check appropria	te space)	Existing [ ]	Proposed [X]					
	<ul> <li>Provincial Highway</li> <li>County Road</li> <li>Municipal road, maintained yea</li> <li>Municipal road, seasonally ma</li> <li>Easement</li> </ul>	aintained	[ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other						
	Type of water supply - Existing	[ ] Proposed	[X] (check appropriate	te space)					
	[ ] Municipally owned and operate [X] Well [X] individual [ ] c [ ] Lake [ ] Other	ed piped water sy ommunal	stem						_
	Type of sewage disposal - Exis	ting [ ] Prop	osed [X] (check appr	opriate space)					
	<ul> <li>[ ] Municipally owned and operate</li> <li>[X] Septic Tank (specify whether in a pit Privy</li> <li>[ ] Other (Specify):</li></ul>	ndividual or comm	nunal): <u>Individual</u>						_
7.	Is there an agricultural operation, (of metres of the Subject lands (severe *If yes, see sketch requirements SEPARATION FORM.	ed and retained pa and the application	arcels)?		YES	Г	1	NO	00 [X]
8.	Is there a landfill within 500 metres	[1640 feet]?			YES	[	]	NO	[X]
9.	a) Is there a sewage treatment pla	ınt or waste stabil	ization plant within 500 n	netres [1640']?	YES	I	1	NO	[X]
10.	Is there a Provincially Significant W within 120 metres [394 feet]?	'etland (e.g. swam	np, bog) located on the la	ands to be retain			_	severe NO	d or [X]
11.	Is there any portion of the land to b	e severed or to be	e retained located within	a floodplain?	YES	[	1	NO	[X]
12.	Is there a provincial park or are the	re Crown Lands w	vithin 500 metres [1640']	?	YES	[	1	NO	[X]
13.	Is any portion of the land to be seve	ered or retained w	rithin a rehabilitated mine	/pit site?	YES	I	]	NO	[X]
14.	Is there an active or abandoned mi	ne, quarry or grav	el pit within 500 metres [	1640']?	YES	[	]	NO	[X]
15.	Is there a noxious industrial use wit	hin 500 meteres [	1640']?		YES	I	]	NO	[X]
16.	Is there an active or abandoned pri	ncipal or seconda	ry railway within 500 me	tres [1640']?	YES	[	]	NO	[X]
	Name of Rail Line Company				-				
Cou	nty of Wellington	LAND DIVISIO	N FORM - SEVERANCE			ı	Revis	ed April	2018

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)?	
55	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)	
3	c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)  YES [ ] NO [X] UNKNOWN [ ]	
	d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the sit been used for a gas station at any time, or railway siding?  YES [ ] NO [X] UNKNOWN [ ]	е
	If YES, specify the use and type of fuel(s)	
20.	Is this a <b>resubmission</b> of a previous application? YES [ ] NO [X	1
	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]	ı
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision other Consent or approval under the Planning Act or its predecessors?  YES [ ] NO [X] UNKNOWN [	
	Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?  YES [ ] NO [X]	3
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 use including the creation of lots shall comply with the minimum distance separation formula.	es
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 of plans.	r
	The subject property is within the Candidate Area and not within the Greenbelt Plan. There are no Natural Heritage Features on property.	Ċ
Cou	tty of Wellington LAND DIVISION FORM – SEVERANCE Revised April 2018	I

**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) Inc	dicate the existing leading application confo	<b>_ocal Official Plan</b> (if any) ms with the Official Plan (s	designation(s) of the sue vered and retained).	ıbject land, and provide ex	planation of how
<u>N/</u>	<u>A</u>				
c) If t	his consent relates ease indicate the A	directly to an Official Plan mendment Number and the	Amendment(s) currently applicable file number	y under review by an appr r(s).	oval authority,
An	nendment Number	(s):	File Number(s):	İ -	
<b>27.</b> Is the	subject land a prop	osed surplus farm dwelling	?*	YES [	] NO [X]
*If	yes, an application	to sever a surplus farm dw	elling must be accompa	anied by a FARM INFORM	MATION FORM.
<b>28.</b> What is	s the zoning of the	subject lands? Agricultu	ral		
<b>29.</b> Does t	he proposal for the	subject lands conform to t	ne existing zoning?	YES [>	(] NO []
If NO,	a) has an a	pplication been made for re	-zoning? File Number _		
	b) has an a	pplication been made for a YES [ ] NO [ ]	minor variance? File Number		
30. Are the	e lands subject to a	ny mortgages, easements,	right-of-ways or other of	charges? YES [X	(] ON []
If the a	nswer is YES, plea For mortgages	ise provide a copy of the re just provide complete nam	levant instrument. e and address of Mortg	agee.	
i				E	
Questions this is not	31 – 34 must be a applicable to you	nswered for Applications r application, please state	s for severance in the " "not Applicable"	Rural/Agricultural Area	Otherwise, if
31. <u>Type o</u>	of Farm Operation	conducted on these subje	ct lands: None		
Ţ	ype: Dairy	[ ] Beef Cattle [ ]	Swine [ ]	Poultry [ ] Other	
32. <u>Dime</u>	nsions of Barn(s	s)/Outbuildings/Sheds (	that are to remain) \$	Severed & Retained La	<u>ınds</u>
<u>Severed</u>	Width	Length	Area	Use	
	Width	Length	Area	Use	
Retained	Width	Length	Area	Use	
	Width	Length	Area	Use	
County of Well	lington	LAND DIVISIO	N FORM SEVERANCE	Ā	Revised April 2018



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



DEC 0 4 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* 

-- Madin- D---:

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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

## **OWNER'S AUTHORIZATION:**

The Owner	must complete the following to	authorize applicant, agent	or solicitor to act on their	penait.
NOTE:	If more than one owner is liste section of the application form			this authorization
	If the Owner is a corporation, to bind the corporation.	the authorization must be by	an officer of the corporation	who has authority
I, (we),	Mario PERCIC & Ana PEI	RCIC	the Registered Owr	ers of
Part of	Lot 11, Concession 3, Part 1	I, 61R-8561 Of the	Township of Puslinch	in the
County/-Regi	i <del>on</del> ofWellington		severally and jointly, soler	mnly declare that
# <del>=====</del>	Jeffrey E. Buism	an, OLS, of Van Harten S	Surveying Inc.	
Is authorized	to submit an application for cons	ent on my (our) behalf.		
· · ·	, , Q , ,	+ .		
	Signature(s) of	Registered Owner(s) or Co	orporation's Officer	
	• • • • • • • • • • • • • • • • • • • •	( )	,	
		APPLICANT'S DECLARAT		
	rnis must be comp	pleted by the Applicant for	the proposed consent	
I, (we)	Jeffrey E. Buisman, OLS,	of Van Harten Surveying	g Inc.	of the
÷	City of Guelph		In the C	county/ <del>Region</del> of
:	Wellington		Solemn	ly declare that all
the stateme	nts contained in this application	n for consent for (property	description)	
Part of Lot	11, Concession 3, Part 1, 61	R-8561 Of the	Township of Pusli	nch
And all the s	supporting documents are true, complete, and knowing that it is /IDENCE ACT.	and I, (we), make this sole	emn declaration consciention	ously believing it t
DECLARED	before me at the			
City	<u>/</u> Of	///	(Owner or Applicant)	
Gue	elph In the	, ,		
County/-Regi	en of Wellington			
This 3	day of December 2018		(Owner or Applicant)	
		James Mic	hael Laws,	
		a Commiss Province o	sioner, etc.,	
Com	missioner of Oaths	for Van Ha	arten Surveying Inc. Amprișsionaris, etc. Name	
County of Wellin		DAUTESTVI AND DIVISION FORM – SEVERAN		Revised April 2018

## 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, <u>Jeff Buisman of Van Harten Surveying Inc.</u>, 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

## 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

LAND DIVISION FORM - SEVERANCE

## Jana Poechman

From:

Source Water <sourcewater@centrewellington.ca>

Sent:

Thursday, December 13, 2018 10:12 AM

To:

Jana Poechman

Cultivate

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 14<sup>th</sup> if possible.

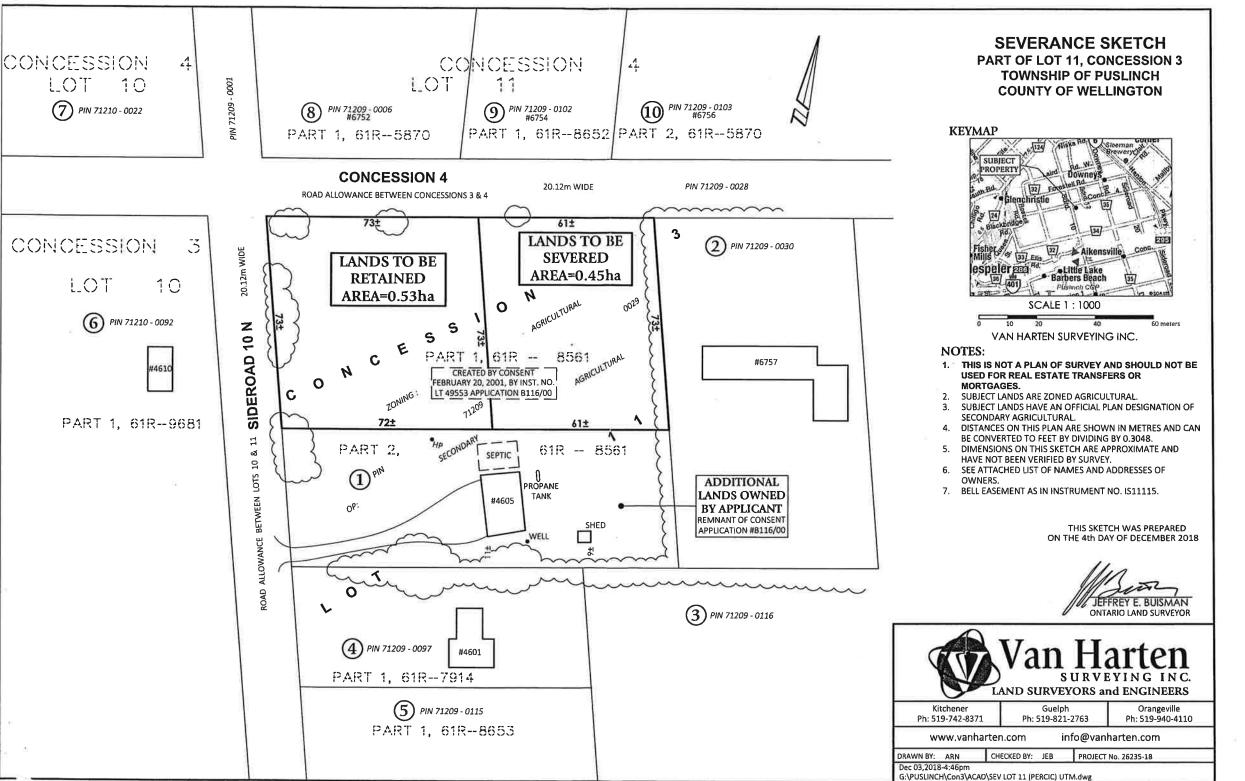
Thanks.

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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.... le

## **Lynne Banks**

From: Dave S

**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 Sloot** 

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

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**

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

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

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

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

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

## **MAILED TO:**

Local Municipality - Puslinch

County Planning

Conservation Authority - GRCA

Source Water Protection

Bell Canada

County Clerk

Roads/Solid Waste

Civic Addressing

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

## APPLICATION FOR CONSENT

Ontario Planning Act

Fee Received: Dec 4/18

Required Fee: \$\_\loo

SECTION B

**Approval Authority:** 

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

File No.

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

Accepted as Complete on:

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

SECTION B: Parcel from which land is being transferred

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

Address	
Phone No.	Email:
(b) Name a	and Address of Applicant (as authorized by Owner)
-	
Phone No.	Email:
(c) Name a	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 Con	nmunication to be directed to:
REGIST	TERED OWNER [ ] APPLICANT [ ] AGENT [X]
(e) Notice	Cards Posted by:
REGIST	TERED OWNER [ ] APPLICANT [ ] AGENT [X]
Type and	Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
[X] Co	nveyance to effect an addition to a lot
	her (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

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

	Local Municipality: Township of Puslinch				
	Concession 10	Lot No. Part of Lot	<u>: 11</u>		
	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-Puslin	ch Townline			
	(b) When was property acquired: <u>January 201</u>	8 Registered Ir	nstrument No.		
5.	Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [X]	Imperial [ ]		
	Frontage/Width 111 ±	AREA	<u>1.6 ha ±</u>		
	Depth <u>145 ±</u>	Existing Use(s)	<u>Vacant</u>		
	Existing Buildings or structures: None				
	Proposed Uses (s): To be added to Part residential parcel	1, 61R-20378 (PIN 71188	3-0223) as part of a rural		
	Type of access (Check appropriate space)	Existing [X] Prop	osed [ ]		
	<ul> <li>Provincial Highway</li> <li>County Road</li> <li>Municipal road, maintained year round</li> <li>Municipal road, seasonally maintained</li> <li>Easement</li> </ul>	<ul> <li>Right-of-way</li> <li>Private road</li> <li>Crown access road</li> <li>Water access</li> <li>Other Entrance exist</li> </ul>	s on lands to be added to		
	Type of water supply - Existing [X] Proposed	[ ] (check appropriate spa	ce)		
	<ul> <li>[ ] Municipally owned and operated piped water s</li> <li>[X] Well [X] individual [ ] communal</li> <li>[ ] Lake</li> <li>[ ] Other (specify): Private well exists on lange of the private well exists.</li> </ul>				
	Type of sewage disposal - Existing [X] Prop	oosed [ ] (check appropriat	e space)		
	[ ] Municipally owned and operated sanitary sewe [X] Septic Tank [X] individual [ ] communal [ ] Pit Privy	ers			
	[ ] Other (specify): Septic exists on lands	to be added to			

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

6. Description of <u>Land</u> intended to be <u>RETAINED</u> : Metric [X] Imperial		imperial [	1			
	Frontage/Width	<u>54 / 49 ±</u>	AREA	<u>1.3 h</u>	<u>a ±</u>	
	Depth	<u>261 ±</u>	Existing Use(s)	Rural Resi	<u>dential</u>	
	Existing Buildings or str	ructures: <u>Dwelling ar</u>	nd Garage			
	Proposed Uses (s): <u>N</u>	lo Change				
	Type of access (Check ap	opropriate space)	Existing [X]	Proposed [ ]		
	<ul> <li>Provincial Highway</li> <li>County Road</li> <li>Municipal road, mainta</li> <li>Municipal road, season</li> <li>Easement</li> </ul>	ined year round nally maintained	[ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other (specify) —		: :	
	Type of water supply - Ex	cisting [X] Proposed	[ ] (check appropriat	e space)		
	[ ] Municipally owned and [X] Well [X] individual [ ] Lake [ ] Other (specify):	operated piped water sy ] communal	ystem			
	Type of sewage disposal	- Existing [X] Prop	oosed [ ] (check appr	opriate space)		
	[ ] Municipally owned and [X] Septic Tank [X] individed [ ] Pit Privy [ ] Other (specify):	operated sanitary sewer	rs			
7.	Is there an agricultural oper metres of the Subject lands *If yes, see sketch requir MINIMUM DISTANCE S	(severed and retained prements and the application	nure storage, abattoir, live arcels)? ion must be accompanied		stockyard) wi YES [X]	thin 500 NO [ ]
8.	Is there a landfill within 500	metres [1640 feet]?			YES [ ]	NO [X]
9.	Is there a sewage treatment	t plant or waste stabilizat	ion plant within 500 metre	es [1640']?	YES [ ]	NO [X]
10.	Is there a Provincially Signif within 120 metres [394 feet	icant Wetland (e.g. swan ]?	np, bog) located on the la	nds to be retair	ned or to be s	severed or NO [ ]
11.	Is there any portion of the la	nd to be severed or to be	e retained located within a	a floodplain?	YES [X]	NO [ ]
12.	Is there a provincial park or	are there Crown Lands v	vithin 500 metres [1640']?		YES [ ]	NO [X]
13.	Is any portion of the land to	be severed or retained w	vithin a rehabilitated mine	/pit site?	YES [ ]	NO [X]
14.	Is there an active or abando	ned mine, quarry or grav	rel pit within 500 metres [	1640']?	YES [ ]	NO [X]
15.	Is there a noxious industrial	use within 500 meteres [	[1640']?		YES [ ]	NO [X]
16.	Is there an active or abando Name of Rail Line Com	ned principal or seconda pany:	ry railway within 500 met	res [1640']?	YES [ ]	NO [X]
17.	Is there an airport or aircraft	landing strip nearby?			YES [ ]	NO [X]
Cour	nty of Wellington	LAND DIVISION FORM – L	OT LINE ADJUSTMENT		Revised /	April 2018

	Is there a propane retail outlet, propane filling tank, cardlock/keylowithin 750 metres of the proposed subject lands?								
19.	PREVIOUS USE INFORMATION:					YES	[ ]	NO	[X]
	a) Has there been an industrial use(s) on the site?	YES	[]	NO	[X]	UN	IKNO\	WN	1
	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]	UN	NKNO	WN	[]
If Y	'ES, 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 landscaping?)	accommod		ptic sy			esiden		11
	d) the three harmonical material and the five later and								• •
	d) Has there been commercial petroleum or other fuel storage of been used for a gas station at any time, or railway siding?	YES	[ ]	NO	[X]	Ū	e, or n		
	If YES, specify the use and type of fuel(s)								
20.	Is this a <b>resubmission</b> of a previous application?				•	YES	[ ]	NO	[X]
	If YES, is it identical [ ] or changed [ ] Provide previous File N	umber							
21.	a) Has any severance activity occurred on the land from the hole registered in the Land Registry/Land Titles Office?	ding which	existe	d as o		rch 1, 2 <b>YES</b>			; []
	L) If the annual in (-) in VEO alone in the state the annual and								
	b) If the answer in (a) is YES, please indicate the previous sever Transferee's Name, Date of the Transfer and Use of Parce			quired	sket	ch and	l provi	de:	
				quired	sket	ch and	l provi	de:	
	Transferee's Name, Date of the Transfer and Use of Parce	el Transfer	red.					**	
22.		subject of sors?	red. an app	licatio	n for	a plan	of sub	odivisi	
22.	Transferee's Name, Date of the Transfer and Use of Parcel  Has the parcel intended to be severed ever been, or is it now, the	subject of sors?	red.	licatio		a plan		odivisi	
22.	Transferee's Name, Date of the Transfer and Use of Parcel  Has the parcel intended to be severed ever been, or is it now, the	subject of sors?	an app	licatio	n for o	a plan (] U	of sub	odivisi <b>NWN</b>	[ ]
22.	Transferee's Name, Date of the Transfer and Use of Parcel  Has the parcel intended to be severed ever been, or is it now, the other Consent or approval under the Planning Act or its predecess  Under a separate application, is the Owner, applicant, or agent ap	subject of sors? YE	an app	ilicatio  Numal cor	n for (	a plan (] U s on th	of sub	odivisi <b>DWN</b> ding	[ ]
22.	Has the parcel intended to be severed ever been, or is it now, the other Consent or approval under the Planning Act or its predecess.  Under a separate application, is the Owner, applicant, or agent apsimultaneously with this application?  Provide explanation of how the application is consistent with the Interpolation is consistent with the I	subject of sors? YE plying for a	an apposes [ ] addition	licatio N nal cor	n for one of the original of t	a plan	of sub	odivisi OWN ding NO	[ ]
22. 23. 24.	Has the parcel intended to be severed ever been, or is it now, the other Consent or approval under the Planning Act or its predecess.  Under a separate application, is the Owner, applicant, or agent apsimultaneously with this application?  Provide explanation of how the application is consistent with the Interest and a lot line adjustment is deemed not to create as	subject of sors? YE plying for a Provincial Formula MDS coanew lot.	an appead it in a point of the control of the contr	licatio N nal cor Statem	n for post of the sent.	a plan  () U  s on th  YES	of sub NKNC is hold [ ]	odivisi OWN ding NO	[ ] [X]
22. 23. 24.	Has the parcel intended to be severed ever been, or is it now, the other Consent or approval under the Planning Act or its predecess.  Under a separate application, is the Owner, applicant, or agent apsimultaneously with this application?  Provide explanation of how the application is consistent with the Interpolation is consistent with the I	subject of sors? YE plying for a Provincial Formula of the polynomial of the polynom	an appead it in a point of the control of the contr	licatio N nal cor Statem s as 1	n for a contract of the second	a plan  G U  s on the YES	of sub NKNC is hold [ ] ures a	odivision of the control of the cont	[] [X] dy
22. 23. 24.	Transferee's Name, Date of the Transfer and Use of Parcel  Has the parcel intended to be severed ever been, or is it now, the other Consent or approval under the Planning Act or its predecess.  Under a separate application, is the Owner, applicant, or agent apsimultaneously with this application?  Provide explanation of how the application is consistent with the Interest and a lot line adjustment is deemed not to create a line addition to the Places to Grow (Provincial Growth Plan), is the sur the Greenbelt Plan? Provide explanation of how the application of	subject of sors? YE plying for a provincial Formula of the position of the pos	an appear and an	licatio N nal cor Statem s as 1 an area not cor	n for a sents a of landing on 1	a plan  G U  s on the YES  ctructe  and de with the su	of sub NKNC is hold [ ] ures a signat	odivision of the control of the cont	[X]  dy  der i plan
22. 23. 24.	Has the parcel intended to be severed ever been, or is it now, the other Consent or approval under the Planning Act or its predecess.  Under a separate application, is the Owner, applicant, or agent apsimultaneously with this application?  Provide explanation of how the application is consistent with the Interest and a lot line adjustment is deemed not to create a line addition to the Places to Grow (Provincial Growth Plan), is the suthe Greenbelt Plan? Provide explanation of how the application of plans.  The Natural Heritage System mapping indicates that the property, however no development is proposed within the property.	subject of sors? YE plying for a provincial Formula of the position of the pos	an appear and an	licatio N nal cor Statem s as 1 an area not cor	n for a sents a of landing on 1	a plan  G U  s on the YES  ctructe  and de with the su	of sub NKNC is hold [ ] ures a signat	odivision of the control of the cont	[X]  dy  der i plan

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).

<u>N/A</u>		with the Official Fiah (S	severed and retaine	:u).	
c) If this conse	ent relates directly to cate the Amendme	o an Official Plan Ame nt Number and the ap	endment(s) currently plicable file number	y under review by	y an approval authority,
Amendmen	t Number(s):		File Number(s):		
27. What is the zor	ning of the subject I	ands? Agricultural	(A) and Natural i	Environment (	NE)
		ands conform to the ex			YES [X] NO [ ]
If NO, a)	has an application YES	been made for re-zon	ning? File Number		
b)	has an application YES	been made for a mind	or variance? File Numbe <u>r</u>		
29. Are the lands so	ubject to any mortga	ages, easements, right	t-of-ways or other c	harges?	YES [X] NO [ ]
Questions 30 – 33 i if this is not applica	must be answered able to your applic	for Applications for ation, please state "a	severance in the F not Applicable"	Rural/Agricultur	ral Area Otherwise,
Type:	Dairy [ ]	Beef Cattle [ ]		Poultry [ ]	Other [ ]
					Other I I
31. <u>Dimensions of</u>	of Barn(s)/Outbu	ildings/Sheds (that	are to remain) S	Severed & Reta	nined Lands
<u>Severed</u> Widt		Length	Area	Use	
Widt	th	Length	Area	Use	
Retained Widt	th <u>7.5±m</u>	Length 7.5±m	Area <u>56±m²</u>	Use	Garage
Widt	th	Length	Area	Use	
County of Wellington	LAND	DIVISION FORM - LOT LIN	NE ADJUSTMENT		Revised April 2018



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** 



DEC 0 4 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 [ ]	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]

NO [X]

<u>Type</u>	<u>Drain Name &amp; Area</u> Outlet Location		
Municipal Drain [ ]	A STATE OF THE PARTY OF THE PAR	Owner's Lands [ ]	
Field Drain [ ]		Neighbours Lands [ ]	
		River/Stream [ ]	

### 34. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect?

YES [X] 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?

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:

- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. <u>If original sketch is larger than 11" x 17"</u>, 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.
- 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.
- 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.
- 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.

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

## **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 Win	the Registered Owners of				
Р	art of Lot 10, (	Concession 11	O	the	Township of Puslinch	in the
County/	Region of	Wellington			_ severally and jointly, solemnly	declare that
		Jeffrey E. Buisman, (	OLS, of Van Har	ten Su	rveying Inc.	
ls autho	rized to submit a	n application for consent	on/my (our) beha	ılf.	<u> </u>	
					101%	
			£ 000	V		
		Signature(s) of Reg	jistered Owner(s)	or Cor	poration's Officer	
		ADO	LICANT'S DECL	ADATIC	ANI	
		This must be complete				
I, (we)	Jeffrey E.	Buisman, OLS, of Va	n Harten Surve	ing Ind	<b>C.</b> (	of the
					In the County/-R	2
	Welling				Solemnly declare	that all
the stat	ements contain	ed in this application for	or consent for (	roperty	description)	
<u>Part</u>	of Lot 10, Cor	cession 11	Of the _	Tov	wnship of Puslinch	32
					mn declaration conscientious	
	ue and complet NADA EVIDENC		s of the same for	ce and e	effect as if made under oath, a	na virtue of
DECLA	RED before me	at the				
	City	of	1110		(Owner or Applicant)	
	Guelph	In th	e			
County/	Region of Well	ngton				
This 🚅	day of Old	ember 20 15			(Owner or Applicant)	
					lichael Laws,	
					issioner, etc., e of Ontario,	
	1				Harten Surveying Inc.	ж.
c	ommissioner of (	Daths			Mannissianals, etc. Name	

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

## 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, <u>Jeff Buisman of Van Harten Surveying Inc.</u>, 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)

<u>Dec. 3, 2018</u>
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:

SECTION A

County of Wellington Planning and Land Division Committee County of Wellington Administration Centre

Fee Received: Dcc 4

74 Woolwich Street, GUELPH, Ontario N1H 3T9

File No.

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

Accepted as Complete on:

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

	SECTION A: Parcel to which land is being added.	
2.	2. (a) Name of Registered Owner(s) Frank BASSO & Caryl D	URST
	Address	
	Phone No. Email:	
	(b) Name and Address of Applicant (as authorized by Owner)	
	Phone No Email:	
	(c) Name and Address of Owner's Authorized Agent:	X
	Jeff Buisman of Van Harten Surveying Inc. 423 Woolwich Street, Guelph, ON, N1H 3X3	
	Phone No. <u>519-821-2763 x225</u> Email: <u>Jeff.</u>	Buisman@vanharten.com
	(d) All <u>Communication</u> to be directed to:	
	REGISTERED OWNER [ ] APPLICANT [ ]	AGENT [X]
	(e) Notice Cards Posted by:	
	REGISTERED OWNER [ ] APPLICANT [ ]	AGENT [X]
3.	3. Location of Land in the County of Wellington:	
	Local Municipality: Township of Puslinch	
	Concession 10 Lot No	p. Part of Lot 11
	Registered Plan No. Lot No.	D.
	Reference Plan No. 61R-20378 Part N	lo. <u>Part 1</u>
	Civic Address 4774 Nassagaweya-Puslinch Townline	<u>e</u>

County of Wellington

(b) When was property acquired: October 2015

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Revised April 2018

Registered Instrument No.

### Jana Poechman

From:

Source Water <sourcewater@centrewellington.ca>

Sent:

Thursday, December 13, 2018 2:02 PM

To: Subject: Jana Poechman; Source Water 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, NOB 1S0 519.846.9691 x365 | <a href="mailto:evandermeulen@centrewellington.ca">evandermeulen@centrewellington.ca</a> | <a href="mailto:www.wellingtonwater.ca">www.wellingtonwater.ca</a> 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 < <u>janap@wellington.ca</u>>

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.

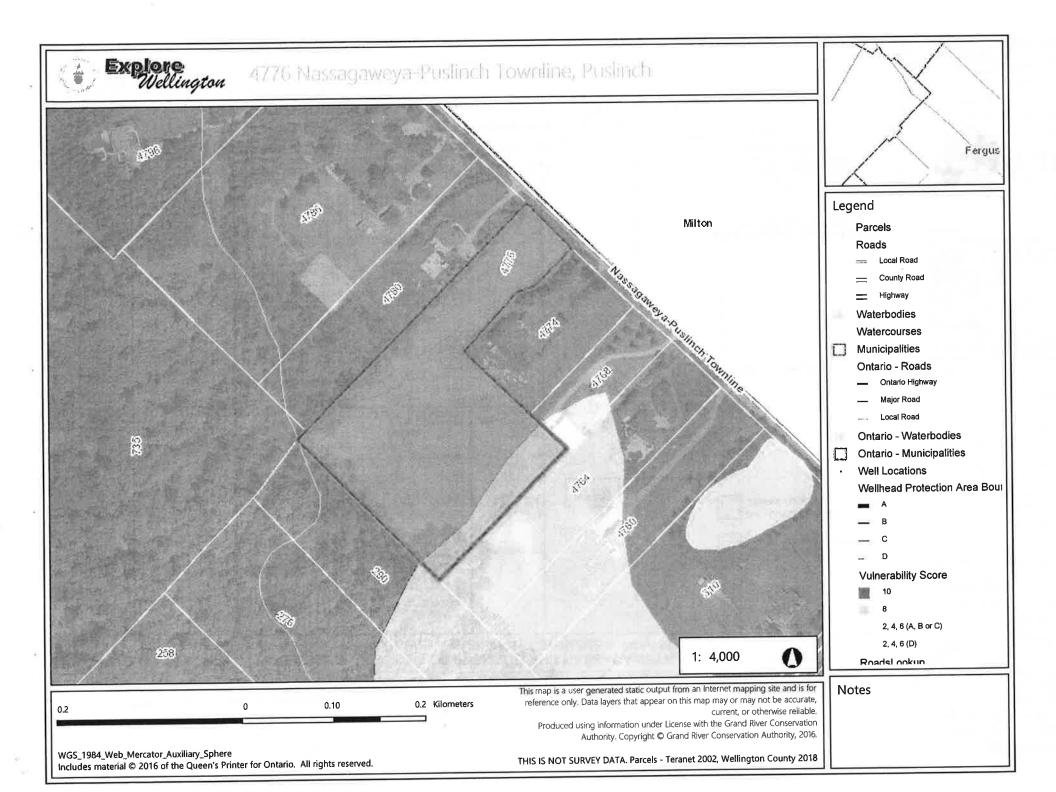
If you have any further questions regarding this application, please contact me.

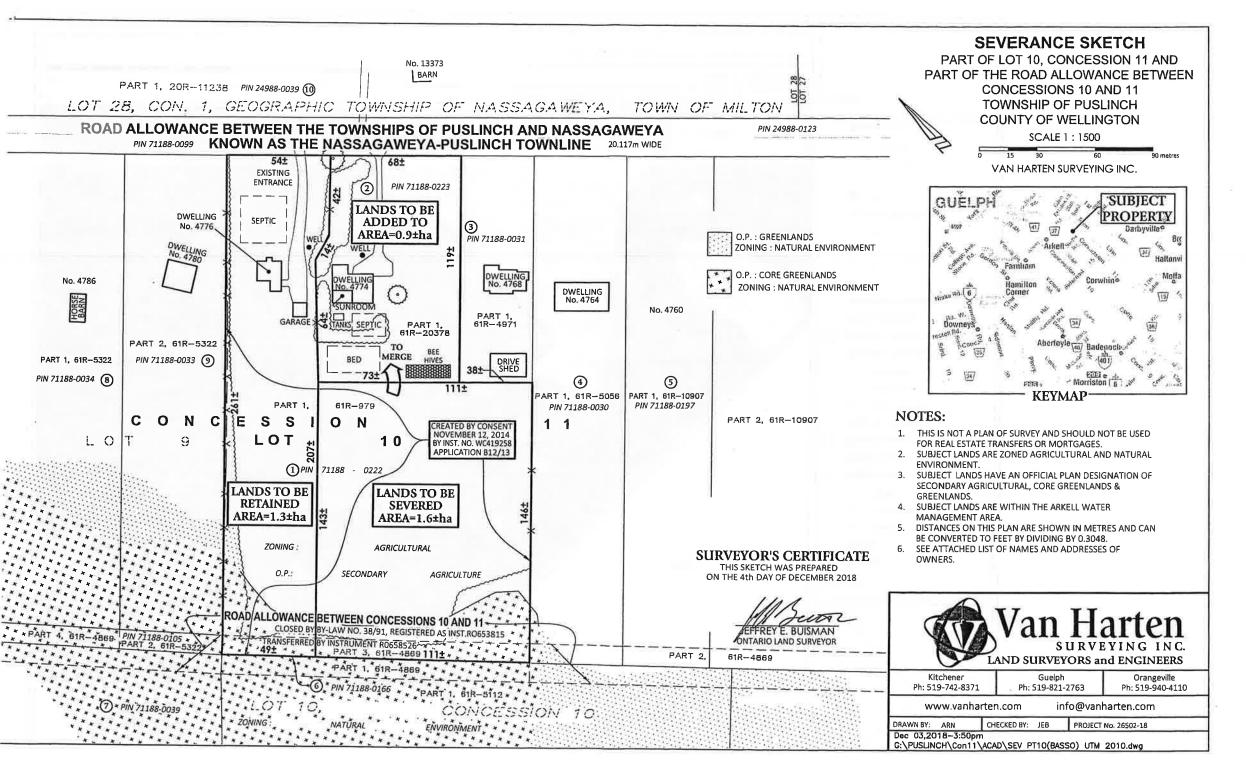
Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1S0 519.846.9691 x365 | <a href="mailto:evandermeulen@centrewellington.ca">evandermeulen@centrewellington.ca</a> | <a href="mailto:www.wellingtonwater.ca">www.wellingtonwater.ca</a>

Toll free: 1.844.383.9800

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





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

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

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

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

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

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

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

### **MAILED TO:**

Local Municipality - Puslinch

County Planning

Conservation Authority - GRCA

Neighbouring Municipality - 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

SECTION B

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 Accepte

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

o) Name and Address of Applicant (a	as authorized by Owner)	
hone No.	Email:	
c) Name and Address of Owner's Au	uthorized Agent:	
Jeff Buisman of Van H	larten Surveying Inc.	
423 Woolwich Street,	Guelph, ON, N1H 3X3	
150 110 170		In Deep Titled by
hone No. <u>519-821-2763 x225</u>	Email: <u>Jeff.Bu</u>	uisman@vanharten.com
d) All Communication to be directed	to:	
REGISTERED OWNER [ ]	APPLICANT [ ]	AGENT [X]
e) Notice Cards Posted by:		
REGISTERED OWNER [ ]	APPLICANT [ ]	AGENT [X]
Type and Purpose of Proposed Trar	nsaction: (Check off appropri	iate box & provide short explanation)
[X] Conveyance to effect an addi	tion to a lot	
f 1 Other (Specify - e.g. mortgag	ge, lease, easement, Right-of-	way correction of title):

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

4.	(a) Location of Land in the County of Wellington:						
	Local Municipality: Town	ship of Puslinch					
	Concession Gore		Lot No. Part of Lot 2				
	Registered Plan No.		Lot No				
	Reference Plan No.		Part No	o.			
	Civic Address <u>6526 G</u>	ore Road					
	(b) When was property ac	quired: February 19	979	Registered Ins	trument No. R		
5.	Description of <u>Land</u> intend	ed to be <b>SEVERED</b> :		Metric [X]	Imperial [ ]		
	Frontage/Width	<u>42 / 209 ±</u>	AREA		<u>4.1 ±</u>		
	Depth	<u>375 ±</u>	Existin	g Use(s)	Vacant Land		
	Existing Buildings or str	ructures: None					
	Proposed Uses (s): <u>T</u> residential proper		1, 61R-9643	(PIN 71206-00	085) as part of a rural		
	Type of access (Check appropriate space) Existing [ ] Proposed [ ]						
	[ ] Provincial Highway [ ] County Road [X] Municipal road, maintained year round [ ] Municipal road, seasonally maintained [ ] Easement [ ] Easement [ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ X] Other Entrance exists on lands to be added to						
	Type of water supply - Ex	xisting [ ] Propose	d[] (check a	appropriate space	e)		
	[ ] Municipally owned and operated piped water system [ ] Well [ ] individual [ ] communal [ ] Lake [X] 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 [X] Other (specify): Septic exists on lands to be added to						
	[X] Other (specily).	uc exists on lands	to be added	<u></u>			
6.	Description of <u>Land</u> intend	led to be <u><b>RETAINED</b></u> :		Metric [X]	Imperial [ ]		
	Frontage/Width	95 / 85 ±	AREA	<u>3.4 ha</u>	<u>a ±</u>		
	Depth	<u>375 ±</u>	Existing Use(s	) <u>Rural</u>	Residential		
	Existing Buildings or st	ructures: <b>Dwelling a</b>	nd Garage				
	Proposed Uses (s): <u>N</u>	lo Change					

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

	Type of access (Check appropriate space)	Existing [X]	P	roposed [	]					
		Right-of-wa Private road Crown acce Water acce Other (spec	d ess road ess					_		
	Type of water supply - Existing [X] Proposed [ ] (check appropriate space)									
	[ ] Municipally owned and operated piped water sys [X] Well [X] individual [ ] communal [ ] Lake [ ] Other (specify):	tem								
	Type of sewage disposal - Existing [X] Propo	sed [ ] (ch	eck appro	priate space)						
	[ ] Municipally owned and operated sanitary sewers [X] Septic Tank [X] individual [ ] communal [ ] Pit Privy									
	[ ] Other (specify):									
7.	Is there an agricultural operation, (either a barn, manumetres of the Subject lands (severed and retained partial yes, see sketch requirements and the application MINIMUM DISTANCE SEPARATION FORM.	rcels)?			stocky: <b>YES</b>		ithin 50 NO	10 [X]		
8.	Is there a landfill within 500 metres [1640 feet]?				YES	[ ]	NO	[X]		
9.	Is there a sewage treatment plant or waste stabilization	n plant within 5	500 metres	[1640']?	YES	[]	NO	[X]		
10.	Is there a Provincially Significant Wetland (e.g. swamp within 120 metres [394 feet]?	o, bog) located	on the land	ds to be retai	ned or YES	to be s		d or		
11.	Is there any portion of the land to be severed or to be	retained locate	d within a	floodplain?	YES	[X]	NO	[]		
12.	Is there a provincial park or are there Crown Lands with	thin 500 metres	s [1640']?		YES	[]	NO	[X]		
13.	Is any portion of the land to be severed or retained with	hin a rehabilitat	ted mine/p	it site?	YES	[]	NO	[X]		
14.	Is there an active or abandoned mine, quarry or grave	l pit within 500	metres [16	640']?	YES	[]	NO	[X]		
15.	Is there a noxious industrial use within 500 meteres [1	640']?			YES	[]	NO	[X]		
16.	Is there an active or abandoned principal or secondary  Name of Rail Line Company: Active – Canadi	/ railway within an Pacific Ra	500 metre	s [1640']?	YES	[X]	NO	[ ]		
17.	Is there an airport or aircraft landing strip nearby?				YES	[]	NO	[X]		
18.	Is there a propane retail outlet, propane filling tank, ca within 750 metres of the proposed subject lands?	rdlock/keylock	or private p	oropane outle	t/conta	ainer re	əfill cer	ntre		
19.	PREVIOUS USE INFORMATION:				YES	[]	NO	[X]		
	a) Has there been an industrial use(s) on the site?		YES [	] ио [х	ט נ	NKNO	WN [	. 1		
	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]	U	INKNO		[]		

r fuel storage or		- Iouut	o ocp	uc sy	stems	ог ге	siden	tial	
	YE	es [	3	NO	[X]	U	IKNO	NWC	[]
way siding?					fuel sto				
					YE	S [	]	NO	[X]
previous File N	lumber_								
nd from the holifice?	lding wh	ich ex	isted	as of		1, 2 <b>S</b> [		nd as	
previous sever d Use of Parce				uired	sketch	and	provi	de:	
or is it now, the		of an	applio	cation	for a	olan d	of sub	odivisi	on o
or its predecess		YES	[]	NC	[X]	NU	IKNC	NWC	[ ]
ant, or agent ap	plying fo	or add	itiona	l con		on this		ding NO	[X]
istent with the F	Provincia	al Poli	cy St	ateme	ent.				
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.									
Plan), is the sul ne application c									
						ui trie	. 1 10		
			and a	and v	woodl	and	area		
t is proposed gnation(s) of the	within e subject	the	and a	and v	woodl rea a	and s the	area dwe	elling	s
ignation(s) of the vered and retain ondary Agricu delines set of	within se subject ned). ultural ut in Se	the v	and a wetla	and vand a	woodl rea as ide exp enland	and s the plana ds ar	area dwe	of how the ine	s
ignation(s) of the vered and retain ondary Agricu delines set of ljustments as	within  e subject ned).  ultural ut in Se s long a	and (ections the	and a wetla l, and Core n 10.	gree	woodl irea as ide exp enland hat st adver	and s the plana ds ar ates se er	area tion o	of how the ine on	the
ignation(s) of the vered and retain ondary Agricu delines set of ljustments as	within  e subject ned).  ultural ut in Se s long a	and (ections the	and a wetla I, and Core n 10.	gree	woodl irea as ide exp enland hat st adver	and s the plana ds ar ates se er	area tion o	of how the ine on	the
ignation(s) of the vered and retain ondary Agricu delines set or ligustments as by) designation(see Plan (severed and Amendment(see Plan Amendment(see Plan (severed and page 1)).	within  se subject ned).  ultural ut in Se so long a  so) of the and retain	and (ections the subject ned).	and avetla I, and Core n 10. ere is	gree 4.6 t	wood! irea as ide exp enland hat st adver	and s the plana ds ar ates se er	area dwe tion o	of how the ine on	the of
ignation(s) of the vered and retain condary Agricu delines set or ligustments as by) designation(see Plan (severed and Amendment(see the applicable fits)	within  the subject the distribution Se solong a  solong a  solong a  solong a  solong a  solong a	and (ections the subject ned).	and a wetlad, and Core is core is	greed 4.6 to another the service wiew	woodl irea as ide exp enland hat st adver	and sthe	area dwe tion o	of how the ine on	the of
si c	signation(s) of the vered and retain condary Agric idelines set odjustments as my) designation(s) Plan (severed an Amendment() the applicable of	signation(s) of the subject evered and retained). condary Agricultural idelines set out in Se djustments as long and an of the Plan (severed and retain an Amendment(s) current the applicable file number	icates that there is a wetlant is proposed within the version of the subject land evered and retained).  condary Agricultural and (idelines set out in Section djustments as long as the land) designation(s) of the subject land (severed and retained).  an Amendment(s) currently und the applicable file number(s).	icates that there is a wetland and is proposed within the wetland and core is proposed and retained).  condary Agricultural and Core idelines set out in Section 10.  djustments as long as there is proposed and retained in Plan (severed and retained).  an Amendment(s) currently under retained in the applicable file number(s).	icates that there is a wetland and varies proposed within the wetland a signation(s) of the subject land, and provevered and retained).  condary Agricultural and Core Greetidelines set out in Section 10.4.6 to djustments as long as there is no entry) designation(s) of the subject land, an Plan (severed and retained).	signation(s) of the subject land, and provide experienced and retained).  condary Agricultural and Core Greenland idelines set out in Section 10.4.6 that st djustments as long as there is no adversible to the subject land, and provide the subject land, and provide plan (severed and retained).  an Amendment(s) currently under review by an the applicable file number(s).	icates that there is a wetland and woodland at is proposed within the wetland area as the signation(s) of the subject land, and provide explanationed and retained).  condary Agricultural and Core Greenlands as idelines set out in Section 10.4.6 that states idjustments as long as there is no adverse explanation(s) of the subject land, and provide explanation (severed and retained).	signation(s) of the subject land, and provide explanation of evered and retained).  condary Agricultural and Core Greenlands and incidelines set out in Section 10.4.6 that states lot I djustments as long as there is no adverse effect may designation(s) of the subject land, and provide explanal Plan (severed and retained).  an Amendment(s) currently under review by an approval the applicable file number(s).	condary Agricultural and Core Greenlands and in the idelines set out in Section 10.4.6 that states lot line djustments as long as there is no adverse effect on may) designation(s) of the subject land, and provide explanation of Plan (severed and retained).  an Amendment(s) currently under review by an approval author the applicable file number(s).

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

<b>27.</b> What is	the zonin	<b>g</b> of the su	bject lands? Agricul	tural (A) and	Natural I	nvironme	nt (NE)	
28. Does th	e proposa	I for the su	bject lands conform to	the existing zo	oning?		YES [	] NO [X]
If NO,	If NO, a) has an application been made for re-zoning?  YES [ ] NO [ ] File Number							
	b) h	as an appli	cation been made for YES [ ] NO [ ]		ce? Numbe <u>r</u>			
A n	ninor var	iance app	lication will be sub	mitted after	severanc	e approva		
<b>29.</b> Are the	lands subj	ect to any	mortgages, easement	s, right-of-ways	s or other c	harges?	YES [X	] NO [ ]
If th For	e answer i mortgages	s YES, plea s, provide c	ase provide a copy of omplete name and ad	the relevant in dress of Mortg	strument. agee	l harman		
			}			1		ì
Questions :	30 – 33 mi	ist be ans	wered for Application	ns for severar	ice in the F	Rural/Agricu	ıltural Area -	- Otherwise,
ir this is no	аррисав	le to your	application, please s	tate "not App	licable"			· ·
30. Type of	Farm On	eration co	nducted on those sub-	in at law day	Name			
		eration co	nducted on these sub	ject lands:	<u>None</u>			
Ту	pe:	Dairy [	] Beef Cattle [	] Swine	[] [	Poultry [ ]	Other [	]
				- ,				
31. <u>Dimen</u>	sions of	Barn(s)/C	outbuildings/Sheds	(that are to	remain) S	evered & I	Retained La	nds
Severed	Width		Length	Area				140
	Width		Length	Area		Use		
Dotoined		01						
Retained	Width	<u>8m±</u>	Length <u>13m±</u>	Area	<u>104m²:</u>	<u>Use</u>	<u>Garage</u>	
	Width	<u>3m±</u>	Length 6m±	Area	18m <sup>2</sup> ±	Use	Shed	
32. Manure	Storage	Facilities	on these lands:	None				
	DRY		S	EMI-SOLID			LIQUID	
Open Pile	ĹŢ		Open Pile		1	Covered T	ank	[ ]
Covered Pile			Storage with E	Buck Walls [	1		ind Uncovered	
						Open Eart	nd Uncovered n-sided Pit	liank [ ]
33. Are there	any <u>drair</u>	nage syster	ns on the retained and	severed land	s?	M -1	YES [ ]	NO [X]
	Туре		Drain Name	& Area		0	ıtlet Location	* **
Municipal Dr			Diam Hame	<u>u Aica</u>	Owner's		1	
Field Drain					Neighbou	rs Lands [		
					River/Stre	eam [	]	
County of Wellir	gton		LAND DIVISION FORM -	LOT LINE ADJUS	TMENT		Revise	d April 2018



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

### 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:

### <u>None</u>

**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.

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

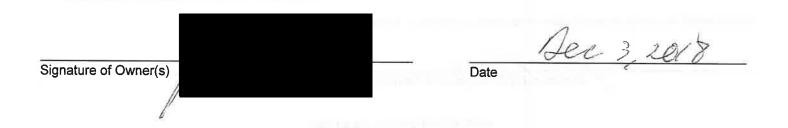
## OWNER'S AUTHORIZATION:

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 section of the application form	in item #2 of this application, the or by a letter of authorization duly	en all owners must sign y signed.	this authorization
	If the Owner is a corporation, the to bind the corporation.	e authorization must be by an of	fficer of the corporation	who has authority
I, (we),	Joan REEVE		the Registered Own	ers of
Part of Lot	2, Concession GORE as in	Of the	Township of Pusli	nch in the
County/-Region	ofWellington	se	verally and jointly, solen	nnly declare that
	Jeffrey E. Buisma	n, OLS, of Van Harten Surve	eying Inc.	
Is authorized to	submit an application for conse	nt on my (our) behalf.		
	Signature(s) of F	registered Owner(s) or Corpor	ation's Officer	-
		PPLICANT'S DECLARATION eted by the Applicant for the p	proposed consent	
I, (we)	Jeffrey E. Buisman, OLS, o	f Van Harten Surveying Inc	•	of the
	City of Guelph		In the C	ounty/ <del>Region</del> of
	Wellington		Solemni	v declare that all
the statements		for consent for (property desc		•
		ST ROS213367 Of the	-	nch
And all the sup	porting documents are true, a nplete, and knowing that it is	nd I, (we), make this solemn d of the same force and effect as	eclaration consciention	usly believing it to
DECLARED bef	ore me at the			
City	Of	10	(Owner or Applicant)	
Guelpl	n In the	l		
County/-Region	of Wellington			
This 3 day	of Oppenhate 20 15		(Owner or Applicant)	
		James Michae a Commission Province of C	ner, etc., <del>Intario,</del>	· ·
0	sioner of Oaths	Expires May	RESHEVEYERS INSTITUTE 11, 2021.	B
County of Wellingtor	ı LAI	ND DIVISION FORM - SEVERANCE		Revised April 2018

## 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, <u>Jeff Buisman of Van Harten Surveying Inc.</u>, 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.



## 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:

2.

SECTION A

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

Fee Received: 5

File No.

B 1.39/18

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

Accepted as Complete on:

Jec 5/18

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

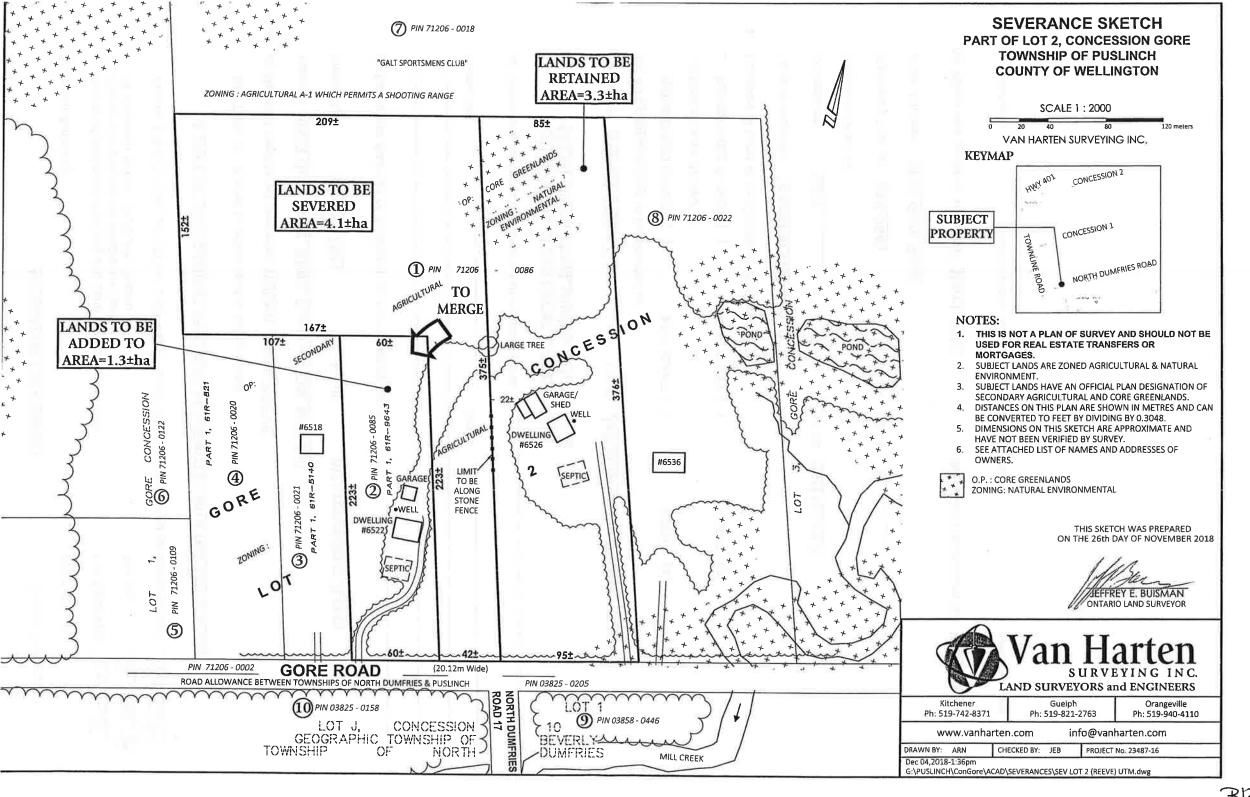
SECTION A: Parcel to which land is being added.

(a) Name of Registered Owner(s) Will	iam James REEVE		
Address			
Phone No.	Email:	<u>i</u>	
(b) Name and Address of Applicant (as	authorized by Owner)		
I <u>-44</u>			
Phone No.	Email: _		
(c) Name and Address of Owner's Aut	horized Agent:		
Jeff Buisman of Van Ha 423 Woolwich Street, G	arten Surveying Inc.		
Phone No. 519-821-2763 x225	Email: Jeff Bui	sman@vanharten.com	
(d) All <u>Communication</u> to be directed t		Sman@varmarten.com	
REGISTERED OWNER [ ]		AGENT [X]	
(e) Notice Cards Posted by:			
REGISTERED OWNER [ ]	APPLICANT [ ]	AGENT [X]	
Location of Land in the County of Well	ington:		
Local Municipality: Township of Pus	slinch		
Concession Gore	Lot No. P	art of Lot 2	
Registered Plan No.	Lot No.		
Reference Plan No. 61R-9643	Part No.		
Civic Address 6522 Gore Road			
b) When was property acquired: Mar	ch 2003 P	egistered Instrument No.	

County of Wellington

3.

LAND DIVISION FORM - LOT LINE ADJUSTMENT



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.18<sup>th</sup> 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

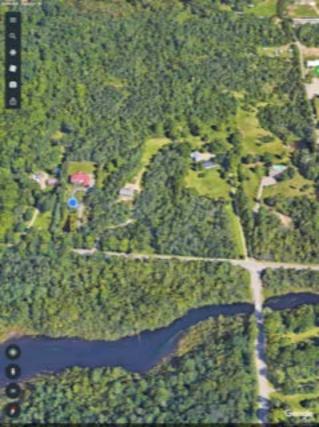
From the information I have been able to obtain the applicant has reached the maximum number of severances permitted. The Lot Line Adjustment being an 'L' shape carries with it a 42m road frontage. Allocation of this Property would bypass the severance limit restriction. As Mr. Reeve has no history of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

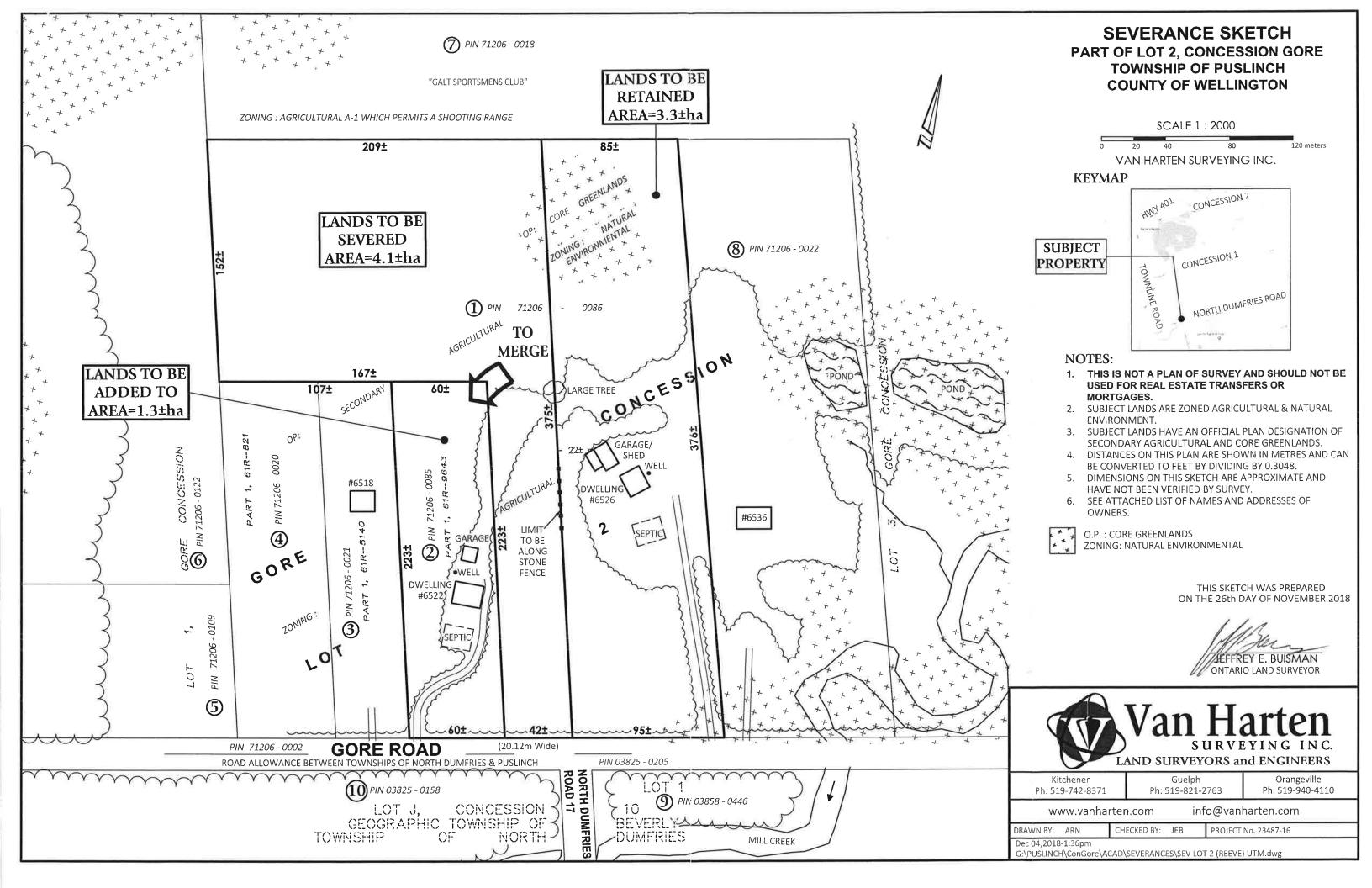
Back parcel severances and the Current Cambridge media reports

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





## **Lynne Banks**

From:	Dave S			
Sent:	January-02-19 12:16 PM			
_	. 5 .			

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 Sloot

## **Lynne Banks**

From: Dave S

**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 Sloot**