



AGENDA

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- May 8, 2018 (See Attachment A)

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date: (See Attachment B)

4(a) Minor Variance revised Application D13/VAN – Adrian Van Opstal & Julie Rowe-Van Opstal – Property described as Rear Part Lot 30, Concession Gore, 7271 Concession 1 Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage of 13 metres.

4(b) Minor Variance Application D13/SAI – Amit & Prashita Saini – Property described as Part Lot 15, Concession 2, 4430 Wellington Road 35, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a height of 6.23 metres for an accessory building to accommodate an RV.

4(c) Minor Variance Application D13/DAL – Silvano Dallan and Mary Anne Dallan – Property described as Part Lot 14, Concession 3, Wellington Rd 34, Township of Puslinch.

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

1. A reduced lot frontage of 65.51 metres for the retained parcel of consent B179/17.
2. Relief from the Minimum Distance Separation I (MDSI) setback requirements to permit approximately a 90 m separation setback to the proposed parcel.

5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. OPENING REMARKS

7. DISCLOSURE OF PECUNIARY INTEREST

8. APPROVAL OF MINUTES (See Attachment C)

Planning & Development Advisory Committee meeting minutes held Tuesday May 8th 2018 be adopted.

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION (See Attachment D)

11(a) Lot Line Adjustment Application B48/18 (D10/SHE) – Marjorie Sheppard & Judith Douglas, Part Lot 15, Concession 3, municipally known as 6872 Wellington Rd 34

Proposed lot line adjustment is 18.9m fr x 37.5m = 0.7; vacant land to be added to abutting vacant lot for access

Retained parcel is 2.586 hectares with 142.92m frontage on Wellington Rd 35 and 157.75m fr on Wellington Road 34, existing and proposed residential and agricultural use with existing house.

11(b) Lot Line Adjustment Application B49/18 (D10/SHE) – Marjorie Sheppard & Judith Douglas, Part Lot 15, Concession 3, municipally known as 6872 Wellington Rd 34.

Proposed lot line adjustment is 46m x 53.03m = 0.244 ha with no frontage, vacant land to be added to abutting vacant lot.

Retained parcel is 0.582 hectares with 53.03m frontage, vacant land for proposed residential use.

11(c) Severance Application B62/18 (D10/BRA) – Mark & Elaine Bradley, Part Lot 34, Concession 11; municipally known as 4120 Darkwood Road.

Proposed severance is 0.5 hectares with 70m frontage, vacant land for proposed rural residential use.

Retained parcel is 11.1 hectares with 276m frontage, existing and proposed rural residential use with existing dwelling.

- 11(d) Severance Application B63/18 (D10/OOS)** – Michael Oosterveld & Jennifer MacDonald, Part Lot 2, EOBL, Plan 131; municipally known as 131 Cook's Mill Road.

Proposed lot line adjustment is 0.4 hectares with no frontage, vacant land to be added to abutting rural residential lot.

Retained parcel is 0.6 hectares with 46m frontage, existing and proposed rural residential use with existing dwelling.

- 11(e) Severance Application B64/18 (D10/STU)** – John Stubbs & Mary Lake, Part Lot 15, Concession 2; municipally located on Wellington Road 35

Proposed severance is 1.1 hectares with 25m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 32 hectares with 380m frontage, existing and proposed agricultural use.

- 11(f) Severance Application B65/18 (D10/ROD)** – Kent & Kathleen Rodenburg, Part Lot 29, Concession Gore; municipally known as 7243 Concession Road 1

Proposed severance is 50m fr x 110m = 0.5 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 35 hectares with 201m frontage, existing and proposed agricultural use with existing dwelling & barn.

- 11(g) Lot Line Adjustment Application B66/18 (D10/BAL)** – Hira Baljit, Part Lot 10, Concession 3; municipally known as 6746 Wellington Road 34

Proposed lot line adjustment is 175 square metres with no frontage vacant land to be added to abutting rural residential lot

- Richard Reid for portion of existing driveway on Hira land.

Retained parcel is 3.5 hectares with 75m frontage on Sideroad 10 N and 138m frontage on Wellington Road 34, existing and proposed rural residential use with existing dwelling & shop.

- 11(h) Severance Application B69/18 (D10/BUR)** – Dora & Norm Burlock, Part Lot 10, Concession 2; municipally known as 6738 Ellis Road

Proposed severance is 0.7 hectares with 84m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 27 hectares with 215m frontage, existing and proposed agricultural and rural residential use with existing dwelling & sheds.

- 11(i) Severance Application B73/18 (D10/PRI)** – Leslie Prier, Part Lot 20, Concession 4; municipally known as 7000 Concession Road 4.

Proposed severance is 0.7 hectares with 84m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 27 hectares with 215m frontage, existing and proposed agricultural and rural residential use with existing dwelling & sheds.

12. OTHER MATTERS

None

13. CLOSED MEETING

- no matters

14. NEXT MEETING Tuesday July 10th @ 7:00 p.m.

15. ADJOURNMENT



MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Dan Kennedy
Dianne Paron
Dennis O'Connor

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer, Development & Legislative Coordinator
Michelle Innocente, County Planning
Jill McGuinness
Ellen Allain
Robin Puskas
Dan & Debbie Porty
Sheena & Duncan McLeod

1. OPENING REMARKS

- The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- Dianne Paron declared a conflict of interest with respect to Item 4(b) Minor Variance Application D13/RUT – Karl Rutherford – Property described as Plan 61M203 Lot 226, 18 Olympia Street PVT, Township of Puslinch because she is employed with the Property Management company for Mini Lakes. Dianne left Council chambers and refrained from discussions on the matter.

3. APPROVAL OF MINUTES

- None

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 revised Application D13/EVE – Wayne & Emily Evens – Property described as Part Lot 14, Concession 2, 6843 Wellington Road 34, Township of Puslinch.

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

1. a reduced lot frontage of 8 metres
 2. existing accessory buildings to remain on the property where there is no dwelling for a limited time until a dwelling is built
 3. accessory buildings to be permitted in the front yard
- Kelly Patzer outlined the application and indicated that no objections were received from the circulated agencies or public. Kelly noted that the Township

does not support properties being severed that create accessory buildings as a stand-alone use on the lands.

- Jeff Buisman of Van Harten Surveying, agent, provided an overview of the application including the proposal to sever property, retaining the current house and creating a new lot with only the accessory building that is in good structural condition. Jeff noted that the severance has already been approved with Wellington County.
- Dianne Paron asked the timeline for when the other small shed would be moved onto the property with the existing dwelling.
- Jeff Buisman indicated that the shed is 10x10 feet and can be moved at any time.

The Committee voted in favour of the motion and the request is hereby **Approved with the following conditions:**

1. The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building on the property without a main use;
2. The existing accessory structure shall be removed/demolished within 6 months of the Minor Variance No Appeal date in the event that a building permit for a new single detached dwelling has not been issued;
3. The existing accessory structure shall be removed/demolished within 18 months of the Minor Variance No Appeal date in the event that an Occupancy Permit for a new single detached dwelling has not been issued; and
4. The accessory structure cannot be used for human habitation;

CARRIED

Dianne Paron disclosed a conflict of interest with respect to Item 4(b) below, left Council Chambers, and refrained from discussions on that item.

4(b) Minor Variance Application D13/RUT – Karl Rutherford – Property described as Lot 226, Plan 61M203, 18 Olympia Avenue PVT, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a side yard setback of 0.83 metres.

- Kelly Patzer outlined the application, noted an objection was received from the public noting the dwellings would be too close together and there were ponding issues surrounding the property. Staff have no objections to the application.
- Karl Rutherford outlined the proposal and noted the distance between the two dwellings is 24 feet and the proposed distances between dwellings will meet OBC and Zoning.
- Ellen Allain, 46 Dogwood, remarked that she is concerned about possible fires due to dwellings being closer together. There are water ponding issues in the area of the proposed dwelling on the lot and a cement pad will negatively impact the existing water problem.
- Dan Porty, 22 Olympia, indicated that the measurements on the survey to not match when recreated on AutoCAD. Dan noted a dwelling could be placed on the lot without a minor variance.
- Karl Rutherford indicated that the survey is correct but the pad is shown and the measurement from the pad to the lot line is closer than the distance from the dwelling to the lot line.
- Dennis O'Connor asked if the remainder of the proposal meets the by-law requirements other than the one corner being closer than the required setback.
- Karl Rutherford confirmed the remainder of the lot meets zoning requirements.
- John Sepulis questioned how much larger is the floor area of the pad than the dwelling.
- Karl Rutherford noted the pad is 2 inches beyond the dwelling footprint.

- Dan Kennedy questioned if the roof overhang meets zoning setbacks.
- Karl Rutherford indicated that the roof overhang can encroach into the required side yard setback.

Dan Kennedy and Dennis O'Connor opposed the motion, and John Sepulis voted in favour of the motion. The request is hereby **Denied**.

CARRIED

4(c) Minor Variance Application D13/BOR – Norman & Gwendolyn Boreham – Property described as Part Lot 3, Plan 131 EOBL, 801 Watson Road S., Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot area of 1381.7m² to accommodate the retained parcel of a proposed severance application.

- Kelly Patzer outlined the application and indicated that no objections were received from the circulated agencies or public.
- Ian Robinson, agent at BSRD, noted the property is subject to a severance and the proposal complies with current zoning and Official Plan requirements other than the one lot is 9 square metres smaller than the required lot size.
- Dan Kennedy inquired where the driveway will be.
- Ian Robinson noted it could be on Watson Road or Boreham Drive but there is a one foot reserve on Boreham Drive.

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

CARRIED

4(d) Minor Variance revised Application D13/MOR – 2079597 Ontario Inc c/o Glenn Morgan – Property described as Pt Lots 36 & 37, Concession Gore, 4063 Highway 6, Township of Puslinch.

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

1. an accessory building on a parcel that has been severed where there is no dwelling/main use for a limited time period;
 2. a home occupation in the accessory building on a main parcel without a dwelling/use for a limited time period;
 3. a home occupation using 285m² in an accessory building
 4. an accessory buildings to be permitted in the front yard
- Kelly Patzer outlined the application and indicated that no objections were received from the circulated agencies or public. Kelly noted the Township does not support accessory buildings being a standalone use on a lot, and outlined the proposed conditions requested by the Township and County Satff if the application is approved.
 - Jeff Buisman, agent at Van Harten Surveying, indicated the home occupation has been on the property for a number of years. Biodegradable oils are packaged and shipped out. The owner will be retiring in no longer than 7 years and will be building a new house on the parcel with the accessory building. The entrance on the land is being upgraded to MTO standards.
 - Dianne Paron asked if the multiple number of employees the business employs will come into compliance as well in 7 years.
 - Jeff Buisman confirmed the property will be in compliance.

The Committee voted in favour of the motion and the request is hereby **Approved with the following conditions:**

1. The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building with home occupation on the property without a main use;

2. The existing accessory structure shall be removed/demolished within 6 months of the Minor Variance No Appeal date and the home occupation shall cease to exist in the event that a building permit for a new single detached dwelling has not been issued;
3. The existing accessory structure shall be removed/demolished within 18 months of the Minor Variance No Appeal date and the home occupation shall cease to exist in the event that an Occupancy Permit for a new single detached dwelling has not been issued;
4. Any home occupation or home industry shall meet maximum permitted floor area, including all other requirements of the zoning by-law within 7 years from the date of the Minor Variance No Appeal date; and
5. The accessory structure cannot be used for human habitation.

CARRIED

4(e) Minor Variance Application D13/PUS – Robin Puskas & Sara Bauman –
Property described as Part Lot 7 & 21, Plan 373, 35 Lake Avenue, Township of Puslinch.

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

1. a lot coverage of 36.6%;
2. a front yard setback of 5.72 metres;
3. a side yard setbacks of 2.42m (west side yard) and 1.02 m (east side yard)
4. a side yard setback of 0.98m on the east side yard for a detached garage/accessory building

- Kelly Patzer outlined the application and indicated that no objections were received from the circulated agencies or public.
- Mark Buckley, agent, outlined that a 2 storey addition is being added to the dwelling and the roof is being reconstructed. The garage is being built back more so there is room to park.
- John Sepulis asked if the house aligns with other houses along the lake side.
- Mark Buckley noted it somewhat will but that area of the house will be one story, not two.

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

CARRIED

4(f) Minor Variance Application D13/MCG – Jill McGuinness & Chari Wilkinson –
Property described as Part Lot 7, Concession 3, 6660 Wellington Road 34, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot frontage of 86 metres.

- Kelly Patzer outlined the application and indicated that no objections were received from the circulated agencies or public.
- Jeff Buisman indicated that a large parcel in the back is zoned to have a lot frontage of 121.9 metres. The severance will create a smaller frontage.

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

CARRIED

4(g) Minor Variance Application D13/MCL – Sheena and Duncan McLeod – Property described as Part Lot 23, Concession 8, 70 Gilmour Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot frontage of 71 metres.

- Kelly Patzer outlined the application and indicated that no objections were received from the circulated agencies or public
- Sheena McLeod noted she lives in the house that is part of the Estate property and a reduced frontage is being requested to accommodate a severance.

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

5. ADJOURNMENT

Moved by Dan Kennedy and Seconded by Dennis O'Connor
The Committee of Adjustment meeting adjourned at 7:55 p.m.
CARRIED



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

APPLICATION: D13/VAN
OWNER: Adrian Van Opstal & Julie Rowe-Van Opstal
AGENT: Jeff Buisman, Van Harten Surveying
LOCATION: 7271 Concession 1 Road
REPORT DATE: June 7, 2018
HEARING DATE: June 12, 2018 @ 7:00 p.m.

VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:

To permit a lot frontage of 13 metres for the retained lot of County severance application B176/17.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

NOTES:

None

COUNTY OF WELLINGTON PLANNING OPINION:

The variance requested would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 13 metres is proposed whereas the by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 hectares.

This application would satisfy a condition of severance application B176/17 to create a new 0.6 hectare rural residential lot in a Secondary Agricultural area. The variance is requested for the retained parcel that is 4.5 hectares with a 13 metre frontage. This application was approved by the County of Wellington Land Division Committee at the February 8, 2018 meeting.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 5 – Agricultural Zone

5.3(b) LOT FRONTAGE (Minimum) – 121.9 m (properties greater than 4 ha)

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

Section 11.3 Zone Standards – Agricultural

Minimum required lot frontage = 120 m (properties greater than 4 ha)

CONSERVATION AUTHORITY (HCA):

Property not regulated

BUILDING DEPARTMENT:

No concerns

FIRE DEPARTMENT:

No concerns.

PUBLIC WORKS AND PARKS DEPARTMENT:

No comments.

PUBLIC COMMENTS:

None received.

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: May 29, 2018
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 VAN (Van Opstal)**
7271 Concession 1 Road
Rear Part Lot 30, Concession Gore

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

Planning Opinion

The variance requested would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 13 metres is proposed whereas the by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4 hectares.

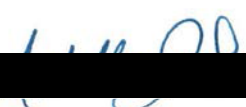
This application would satisfy a condition of severance application **B176/17** to create a new 0.6 hectare rural residential lot in a Secondary Agricultural area. The variance is requested for the retained parcel that is 4.5 hectares with a 13 metre frontage. This application was approved by the County of Wellington Land Division Committee at the February 8, 2018 meeting.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	5.3(b)	The by-law requires a minimum lot frontage of 121.9 metres for properties great than 4 hectares	Requesting a lot frontage of 13 metres.

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department


Michelle Innocente, BES, BSc, RPP
Senior Planner



The Corporation of
The Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0
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COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/VAN

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

Name of Owner(s): Adrian Van Opstal & Julie Rowe-Van Opstal

Location: 7271 Concession 1 Road
Rear Part Lot 30, Concession Gore
Township of Puslinch, County of Wellington

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

Date: 7:00 p.m. Tuesday June 12, 2018

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

Section of By-law	Requirements	Proposed
Section 5.3(b) Agricultural Zone Requirements, Lot Frontage	The by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4.0 ha	Requesting a reduced lot frontage of 13 metres.

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

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

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

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

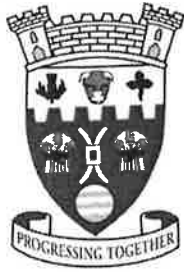
If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Local Planning Appeal Tribunal (LPAT)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

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

Kelly Patzer
Secretary-Treasurer, Township of Puslinch

DATED: May 29, 2018

Copied to: CofA Committee Members, Property owners within 60m, Michelle Innocente, County of Wellington, Building, L. Gomes Fire; D. Creed, Roads; Bell



Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Adrian VAN OPSTAL & Julie ROWE-VAN OPSTAL

Address: 7271 Concession 1 Road, RR#2

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number:

Fax:

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

2

2. Provide a description of the “entire” property: **Retained Parcel**

Registered Plan Number: _____

Width of road allowance (if known): 20.12m

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

- ☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or
- ☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

A) To permit a reduced lot frontage for the retained parcel to be 13m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.

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

This request is being made as a requirement to meet Condition 7 of Severance Application B176/17 which requires Zoning compliance.

Please see covering letter.

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

Official Plan Designation: Secondary Agricultural & Earth Science ANSI

Zoning Designation: Agricultural

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

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

Concession Road 1

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:
Existing on Retained Parcel

Proposed on
Severed Parcel

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? Agricultural/Rural Residential

The abutting properties? Rural Residential / Agricultural / Hydro Corridor

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

Please see Schedule A with responses

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²

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

Please see Schedule A with responses

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

Minor Variance Application for Van Opstal (B176/17)

Schedule A:

Questions 13) & 14)

Existing Buildings on Retained Parcel					
	Shed #1	Shed #2	Shed #3	Horse Run-in	Dwelling
Ground Floor Area	12±m ²	6±m ²	12±m ²	18±m ²	140±m ²
Side Yard	12±m	21±m	4m±m	27±m	9m±m

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

Date of acquisition of subject property: July 1997

Date of construction of buildings property: Unknown

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

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

N/A

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B176/17	County of Wellington	Lot 30, Con GORE	Severance	Approved with Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

April 24, 2018
25407-17

[REDACTED]

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

RECEIVED
MAY 02 2018
Township of Puslinch

Attention: Kelly Patzer

Dear Ms. Patzer,

Re: Minor Variance Application & Sketch for Severance Application B176/17
7271 Concession 1
Part of Lot 30, Concession GORE
Part 1, 61R-7299
PIN 71202-0071
Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, require deed, PIN Report and Map and a cheque in the amount of \$690 to the Township of Puslinch.

Proposal

One minor variance request is being made for the retained parcel of Severance Application B176/17 which is required for Zoning Compliance as requested in Condition 7 of the approved severance. The Minor Variance request is as follows:

- A. To permit a reduced lot frontage on the retained parcel to be 13m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.**

Approval was received for the creation of a 0.6ha severance in the front portion, northeast corner of the subject property. The severed parcel has a frontage of 30m, depth of 200m for an area of 0.6ha. The Zoning By-law requirements have been met for this parcel.

The retained parcel will be "T"-shaped with a 13m wide and 128m strip that opens up to a wide area that contains the existing dwelling and accessory buildings on 4.5ha of land. The parcel was configured to retain the existing driveway with the severed parcel and leave ample room for the construction of a new driveway on the retained parcel. The minor variance is required for the frontage of the retained parcel.

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

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

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

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

www.vanharten.com



We provide the opinion that the minor variance requests meet the four tests for a minor variance.

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

Very truly yours,
Van Harten Surveying Inc.



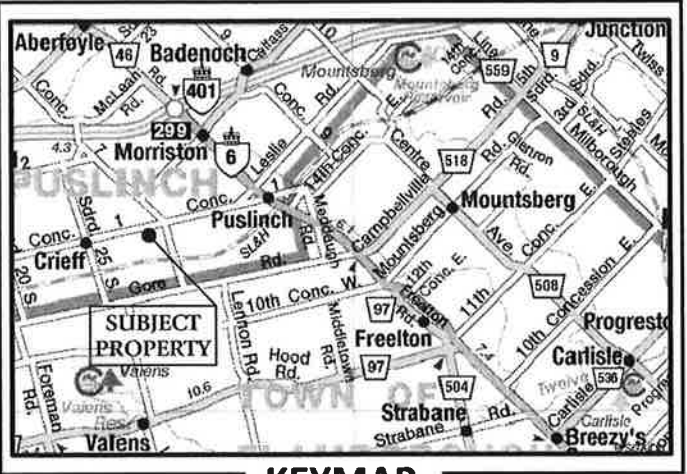
Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Adrian Van Opstal

MINOR VARIANCE SKETCH
PART OF LOT 30, GORE CONCESSION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 2000

0 20 40 80 120 meters
VAN HARTEN SURVEYING INC.



KEYMAP

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & EARTH SCIENCE ANSI.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. DISTANCES FROM BARN ARE TAKEN FROM COUNTY OF WELLINGTON GIS MAPPING.

LEGEND:

XXXX O.P. : GREENLANDS
----- O.P. : EARTH SCIENCE ANSI

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 23rd DAY OF APRIL, 2018.
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



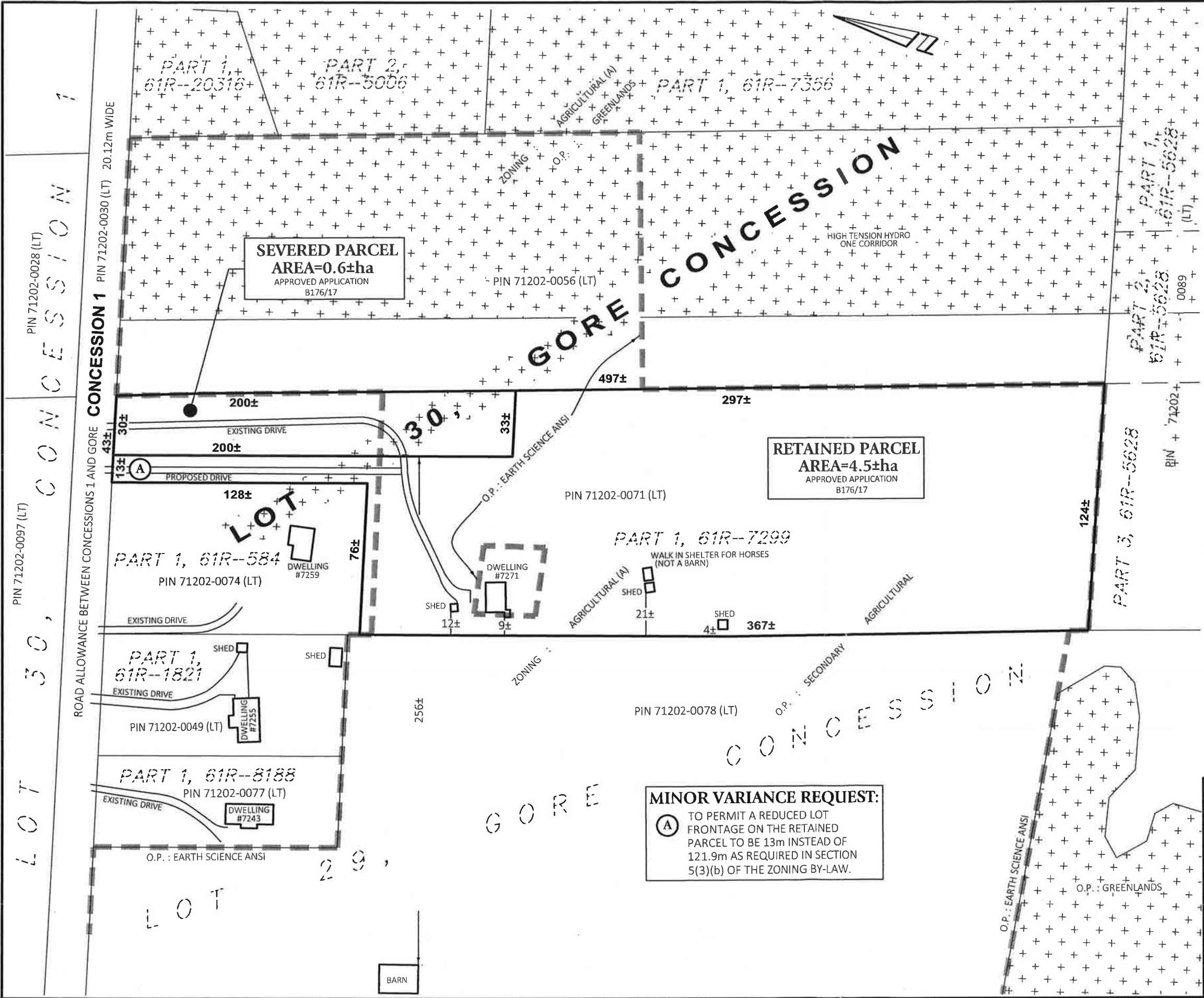
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P./A.N. CHECKED BY: J.E.B. PROJECT No. 25407-17

Apr 23, 2018-2:19:05 PM
G:\PUSLINCH\ConGore\ACAD\MV PTLOT 30 (VanOpstal) UTM 17 2010 NR.dwg





ATTACHMENT B(b)

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

APPLICATION: D13/SAI
OWNER: Amit & Prashita Saini
AGENT: owner
LOCATION: 4430 Wellington Road 35
REPORT DATE: June 7, 2018, 2018
HEARING DATE: June 12, 2018 @ 7:00 p.m.

VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:

Requesting a height of 6.23 metres for an accessory building to accommodate an RV.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

NOTES:

None

COUNTY OF WELLINGTON PLANNING OPINION:

The applicant is proposing to construct a detached garage on the property. The variance requested would provide relief from Section 3.1(c) to allow an increase in building height of 1.23 metres (4 feet) for a detached garage.

There are no major concerns with this proposal. It is our opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 3 – General Provisions

1(a) ACCESSORY USES PERMITTED IN ALL ZONES

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

1 (c) HEIGHT RESTRICTIONS

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

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

Maximum Permitted Height:

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

All other lot sizes and zones: 5 m

CONSERVATION AUTHORITY (GRCA):

No objection. A permit will not be required from the GRCA as the proposed garage location is not within the area of interest of the off-site wetland near the property.

BUILDING DEPARTMENT:

No comments

FIRE DEPARTMENT:

No concerns.

PUBLIC WORKS AND PARKS DEPARTMENT:

No comments.

COUNTY ENGINEERING (ROADS):

No objections

PUBLIC COMMENTS:

None received.

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: May 30, 2018
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 SAI (Amit & Prashita Saini)**
4430 Wellington Road 35
Part Lot 15, Concession 2

We have reviewed the application for minor variance and provide the following comments.

Planning Opinion

The applicant is proposing to construct a detached garage on the property. The variance requested would provide relief from Section 3.1(c) to allow an increase in building height of 1.23 metres (4 feet) for a detached garage.

There are no major concerns with this proposal. It is our opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

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

Section of By-law	Required	Proposed
Section 3.1(c) General Provisions, Accessory Uses, Height Restrictions	No accessory building or structure in any zone shall exceed 5 metres in height. Notwithstanding the foregoing, on lots in excess of 1 hectare within an Agricultural Zone, no accessory building or structure shall exceed 7 metres in height.	Requesting to construct a detached garage with a maximum height of 6.23 metres (20 feet 5 inches) on a property less than 1 hectare.

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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">We consider the variance minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">The subject lands are zoned Agricultural (A)A detached garage is a permitted use within the Agricultural (A) Zone.The detached garage is proposed to be located toward the rear of the property and is expected to function accessory to the main dwelling.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">The property is designated Secondary Agricultural in the County Official Plan.Single detached homes are permitted within the Secondary Agricultural area and a detached garage would normally be considered an accessory use.

Four Tests	Discussion
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject lot appears to be large enough to accommodate the proposed increase in height for a detached garage. • The variance is considered desirable and appropriate.

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

Respectfully submitted
County of Wellington Planning and Development Department



Michelle Innocente, BES, BSc, RPP
Senior Planner



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

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/SAI

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

Name of Owner(s): Amit & Prashita Saini

Location: 4430 Wellington Road 35
Part Lot 15, Concession 2
Township of Puslinch, County of Wellington

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

Date: 7:00 p.m. Tuesday June 12, 2018

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

Section of By-law	Requirements	Proposed
Section 3.1(c) Accessory Uses, Height Restrictions	No accessory building or structure in any zone shall exceed five metres in height (height measured to the midpoint of the roof line)	Requesting a height of 6.23 metres for an accessory building to accommodate an RV

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

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

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

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

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

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

Kelly Patzer
Secretary-Treasurer, Township of Puslinch

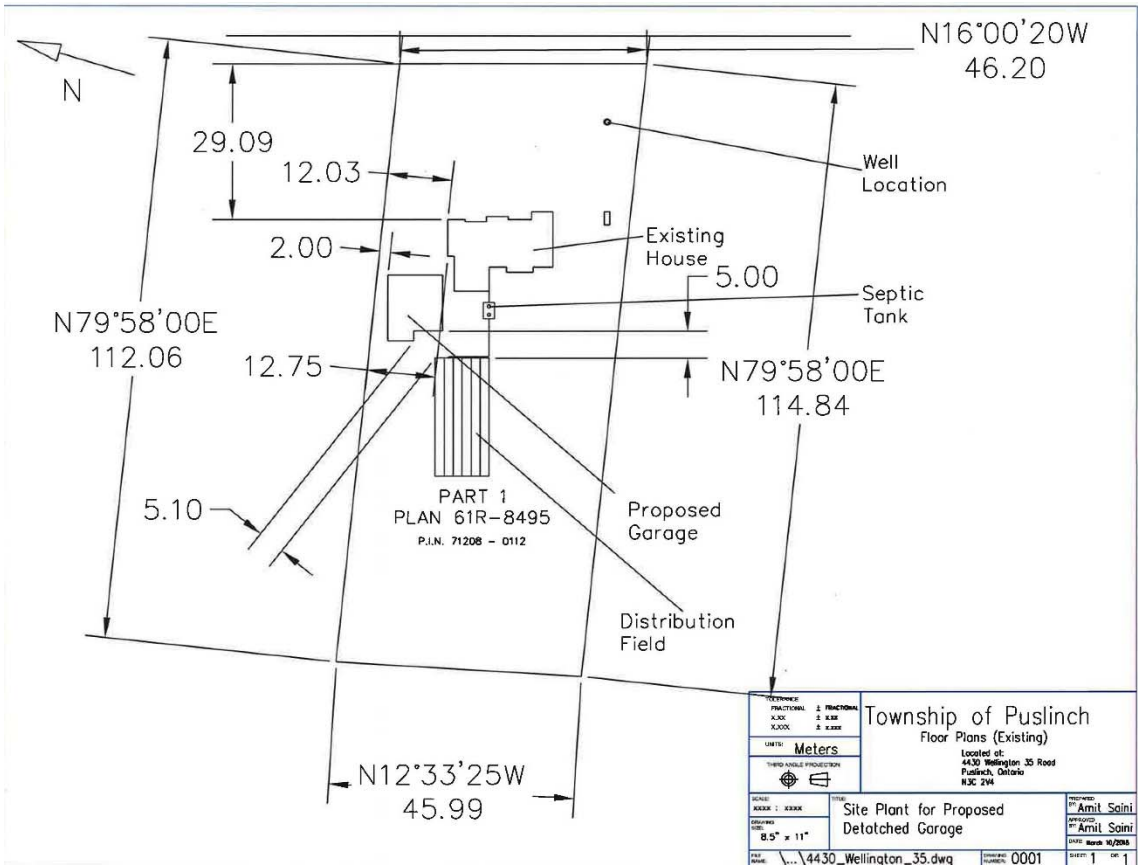
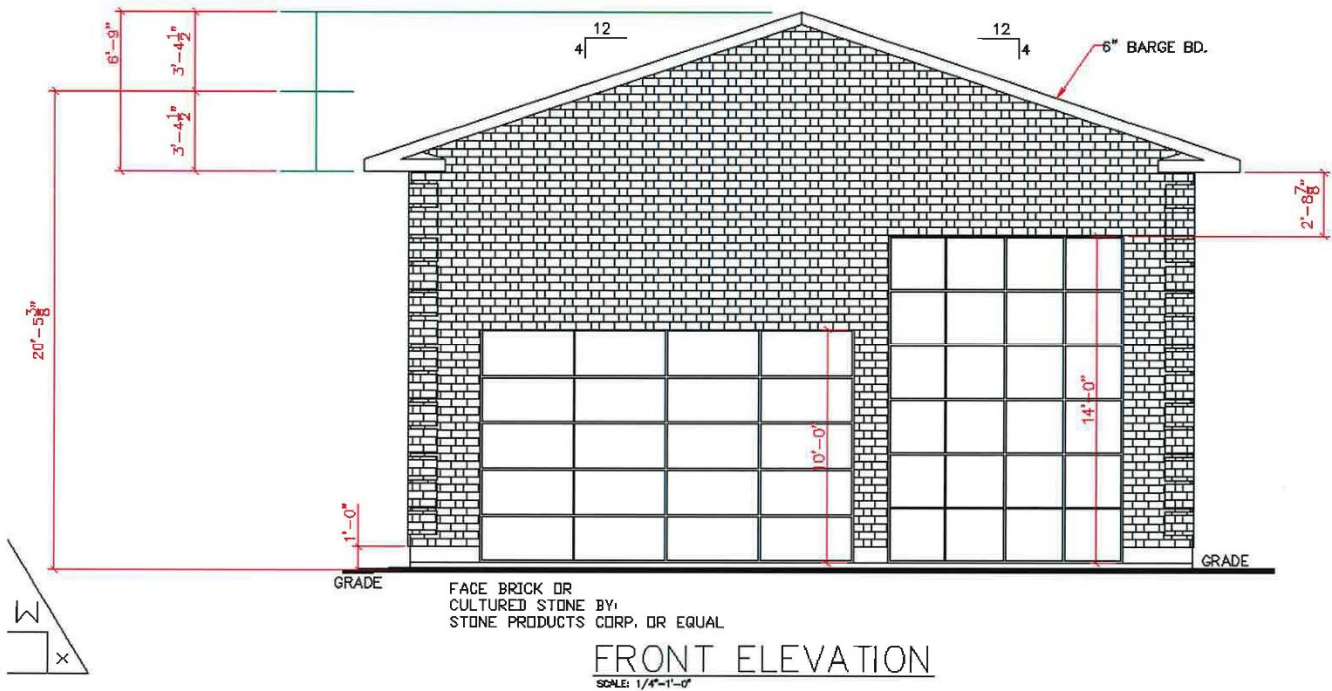
DATED: May 29, 2018

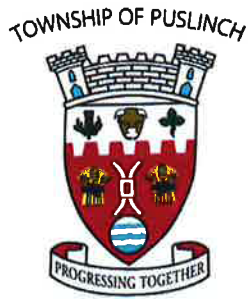
Copied to: CofA Committee Members, Property owners within 60m, Michelle Innocente, County of Wellington, Building, L. Gomes Fire; County Roads; Bell; GRCA

Aerial: 4430 Wellington Road 35



Sketch:





Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Amit Saini, Prashita Saini

Address: 4430 Wellington 35 Road

City: Puslinch

Postal Code: N3C 2V4

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

Applicant (Agent) Name(s): Amit Saini

Address: 4430 Wellington 35 Road

City: Puslinch

Postal Code: N3C 2V4

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

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

Amit Saini, and Prashita Saini
4430 Wellington 35 Road
Puslinch, Ontario
N3C2V4

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

2. Provide a description of the "entire" property:

Municipal address: 4430 Wellington 35 Road, Puslinch, Ontario

Concession: 2 Lot: 15

Registered Plan Number: 61R8495 Part 1

Area: _____ ha Depth: _____ m Frontage: _____ m
1.310 ac 152 ft 374 ft

Width of road allowance (if known): _____

Reason for Application:

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).

The owner of the property wishes to approve a permit with Township of Puslinch to construct a detached garage. The project requires a minor variance of zoning by-law 9/13 section 3(1)(c) which restricts the maximum allowable height of the detached structure to 5 meters . Variance request is to allow for the garage to be 6.23 meters (see attached calculations).

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

Purpose is to (1) store a boat (with double garage opening) and 38 ft. RV (which requires a door height of 14 ft). The design cannot be altered sufficiently to allow door height and track system to fit within structure & meet intended use. Also, purpose is to (2) integrate solar panels on south face of roof. Ideal pitch is 8/12 for power output, but designed at 4/12 due to height restrictions & cost of build. Further reduction in roof pitch could (a) reduce power output efficiency and/or (b) increase risk of leaks.

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

Official Plan Designation: Secondary Agriculture

Zoning Designation: Agricultural Zone

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

☐

Other: ☐ (please specify below)

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

Wellington 35 Road

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

Not applicable

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☒

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:**12. What is the existing use of:**The subject property? Single Family DwellingThe abutting properties? Farm lands**13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)**

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	Single	Family	Dwelling	
Main Building height	m	Nothing ft.	Proposed m	ft.
*Percentage lot coverage	No m	Expansion ft.	outside m	of building ft.
*Number of parking spaces		10		
*Number of loading spaces		Not	applicable	
Number of floors		1		
Total floor area	m ²	3161 ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	1751 ft ²	m ²	ft ²

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

Building Details:	Existing:		Proposed:	
Front Yard	27.76 m	ft.	No m	Change ft.
Rear Yard	m	Greater than ft.	7.5 meters m	ft.
Side Yards	12.03/ 13.48 m	See ft.	attached m	survey ft.

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

Date of acquisition of subject property: February 15th, 2017

Date of construction of buildings property: August 1, 2018

16. How long have the existing uses continued on the subject property? 18 years

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☒ No ☐

If the answer is yes, please indicate the file number and describe briefly:

Application for minor variance to allow for 45% of floor area of an accessory apartment.
Application # was: B13SAI

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B13SAI				



Re: 4430 Wellington 35 Road Height Issue with Detached Garage

1 message

Amanda Prescott <a[REDACTED]>

Thu, May 17, 2018 at 1:11 PM

[REDACTED]
[REDACTED] >

Hi Amit,

To house the size of RV this garage is designed for, reducing the height will create two issues:

1. The door height will be compromised, and from what you have expressed this will not work with your RV specs.
2. I would not recommend lowering the roof pitch to achieve a lower building height, due to snow fall in your area.

Please let me know if you have any other questions.

Amanda Prescott
108 N. Washington St., Ste. 410
Spokane, WA 99201
www.greathousedesign.com [REDACTED]
[REDACTED]
Toll Free 877-238-7056

On 5/17/2018 6:53 AM, Amit Saini wrote:

Hey Amanda:

Hope all is well.

I heard back from my township and they have referenced a non-compliance of height for the proposed building. Details are below. From my calculations, I'm over by 4.05 ft. Is it possible to reduce the height of the building by 4 ft without impacting the garage entrance to house an RV? Please advise ASAP.

1. The township requires the following height condition be met:

SECTION 3 – General Provisions

(1) ACCESSORY USES

(a) ACCESSORY USES PERMITTED IN ALL ZONES

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

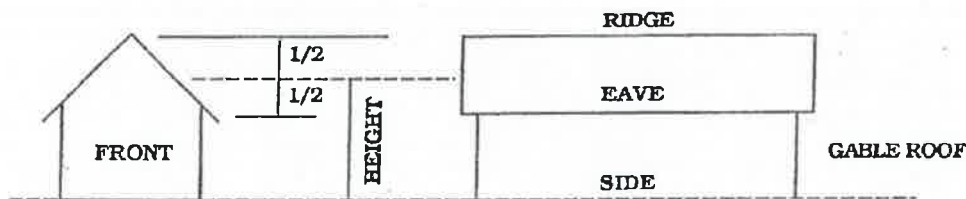
(b) LOT COVERAGE

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

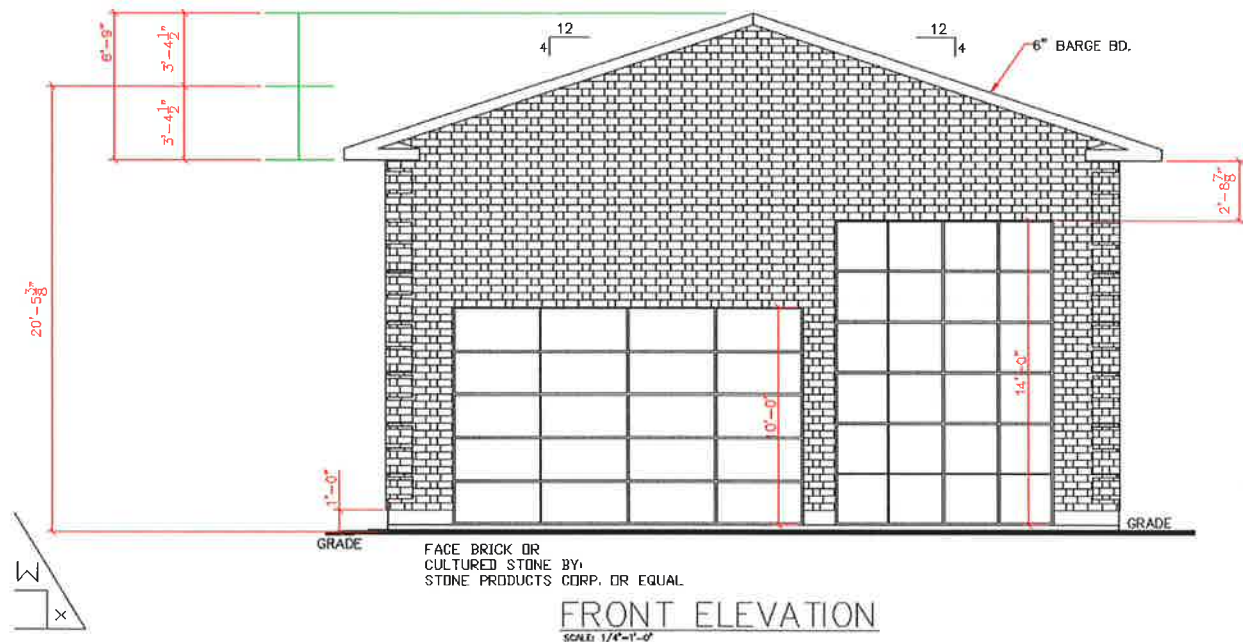
(c) HEIGHT RESTRICTIONS

By-law
9/13

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



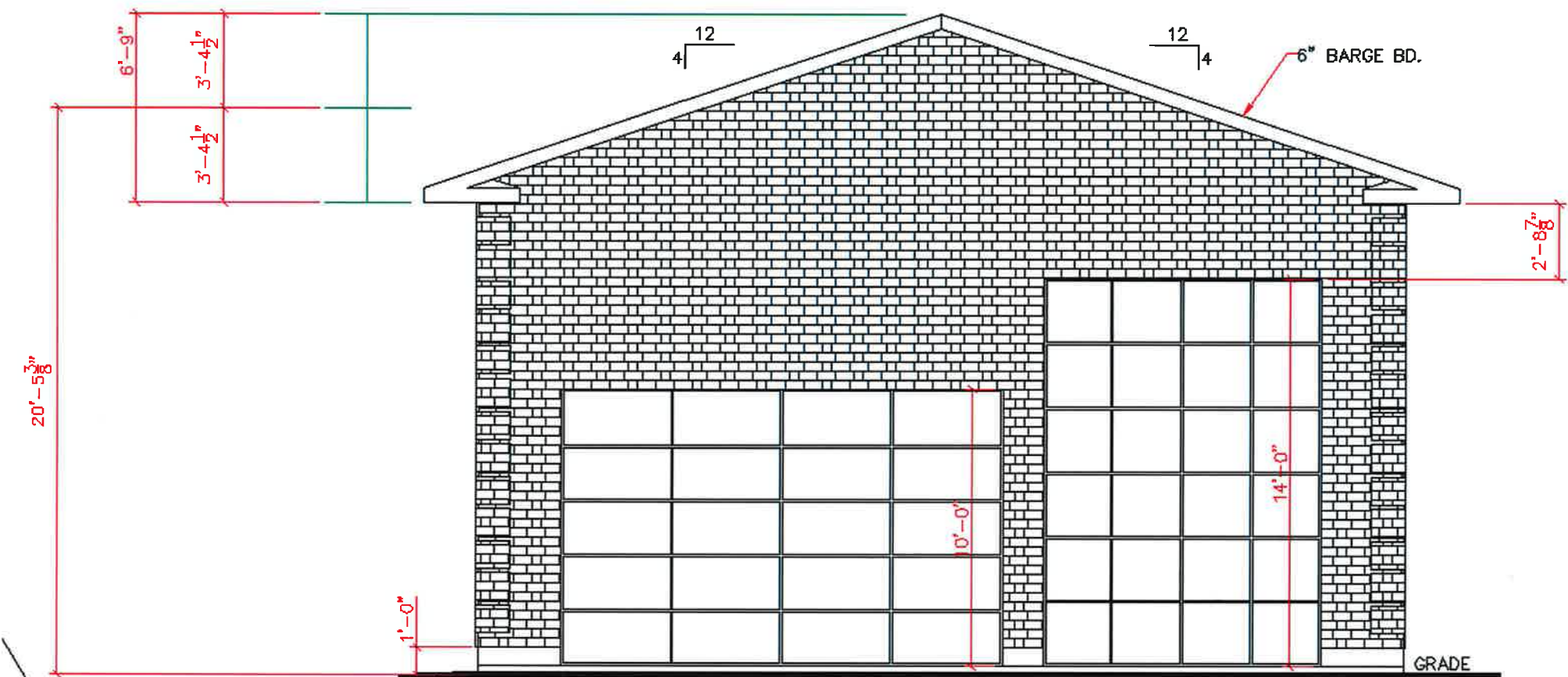
2. I did the calculations below. 5 meters = 16.40 ft. We are currently at 20.4479 ft. So we would have to reduce the height of the building by 4.05 ft. Currently space available is 2.74 ft.



Thank you.

Regards,

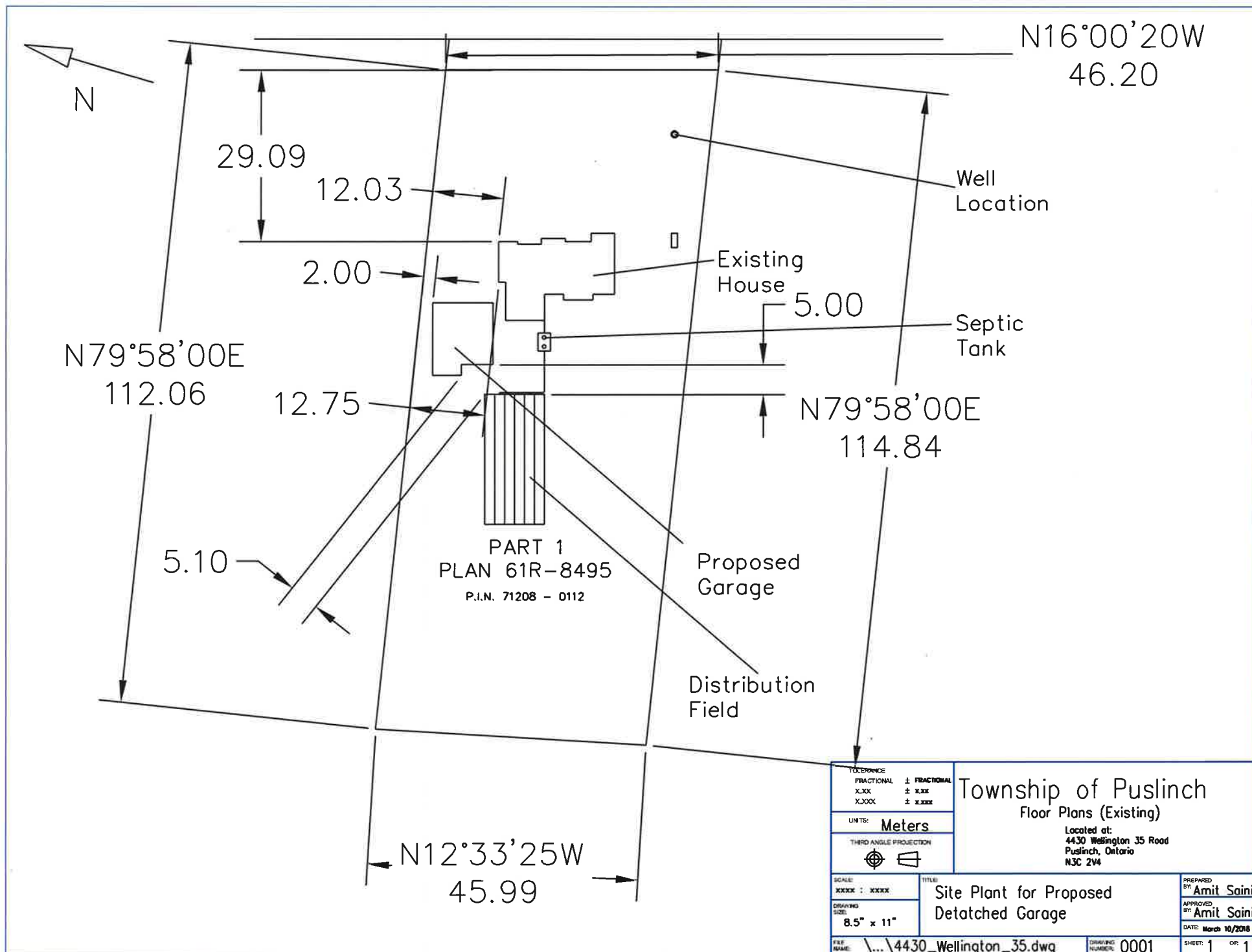
Amit Saini, B.Eng, P.Eng, MBA, CPA, CMA
President
amit@nationalrdinc.ca



FACE BRICK OR
CULTURED STONE BY:
STONE PRODUCTS CORP. OR EQUAL

FRONT ELEVATION

SCALE: 1/4"=1'-0"





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

APPLICATION: D13/DAL
OWNER: Silvano Dallan and Mary Anne Dallan
AGENT: Nancy Shoemaker, BSRD
LOCATION: Wellington Road 34, Part Lot 14, Concession 3
REPORT DATE: June 7, 2018
HEARING DATE: June 12, 2018 @ 7:00 p.m.

VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:

1. To permit a lot frontage of 65.51 metres for the retained lot of County severance application B179/17.
2. To provide relief from the Minimum Distance Separation I (MDSI) setback requirements to permit approximately a 90 m separation setback to the proposed parcel.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

NOTES:

None

COUNTY OF WELLINGTON PLANNING OPINION:

The first variance request would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage to allow a 65.51 metre frontage whereas the By-law requires 121.9 metres. The second variance request would provide relief from Section 3.13(a) requesting permission for a reduction in Minimum Distance Separation (MDS I) for an existing barn to a proposed new residential lot. A 90 metre MDS I separation has been requested whereas 122 metres is required.

This application would satisfy conditions of severance application B179/17 to create a new 0.4 hectare rural residential lot in a Secondary Agricultural area. This application was approved by the County of Wellington Land Division Committee at the March 8, 2018 meeting.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 5 – Agricultural Zone

5.3(b) LOT FRONTAGE (Minimum) – 121.9 m (properties greater than 4 ha)

Section 3 – General Provisions

3.13(a) Minimum Distance Separation – MDS 1 – New Non-Farm Uses:

No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation 1 (MDS 1) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.

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

Section 11.3 Zone Standards – Agricultural

Minimum required lot frontage = 120 m (properties greater than 4 ha)

CONSERVATION AUTHORITY (GRCA):

No objection to the minor variance –comments provided regarding the severance

BUILDING DEPARTMENT:

No comments

FIRE DEPARTMENT:

No concerns.

PUBLIC WORKS AND PARKS DEPARTMENT:

No comments.

COUNTY ENGINEERING (ROADS):

No Objections

PUBLIC COMMENTS:

None received.

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: May 29, 2018
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 DAL (Dallan)**
6852 Wellington Road 34
Part Lot 14, Concession 3

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

Planning Opinion

The first variance request would provide relief from Section 5.3(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage to allow a 65.51 metre frontage whereas the By-law requires 121.9 metres. The second variance request would provide relief from Section 3.13(a) requesting permission for a reduction in Minimum Distance Separation (MDS I) for an existing barn to a proposed new residential lot. A 90 metre MDS I separation has been requested whereas 122 metres is required.

This application would satisfy conditions of severance application **B179/17** to create a new 0.4 hectare rural residential lot in a Secondary Agricultural area. This application was approved by the County of Wellington Land Division Committee at the March 8, 2018 meeting.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	5.3(b)	The by-law requires a minimum lot frontage of 121.9 metres for properties great than 4 hectares	Requesting a lot frontage of 65.51 metres.
Section 3.1(a) General Provisions, Minimum Distance Separation – MDS I – New Non-Farm Uses	3.1(a)	No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complied with Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.	The purpose and effect of the application is to provide relief from the Minimum Distance Separation I (MDS I) setback requirement to permit a 90metre MDS I separation whereas 122 metres is required.

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

Four Tests	Discussion: 66.51 metre Lot Frontage	Discussion: Reduced MDS I
That the requested variance is minor in nature	<ul style="list-style-type: none"> We would consider the impact of this variance to be minor. 	<ul style="list-style-type: none"> Given that the abutting residence to east is located approximately 28 metres from the barn and the next closest dwelling is located approximately 68 metres from the barn, we would consider the impact of this variance to be minor as there are already two dwellings located closer than the new proposed lot to the barn.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject property is zoned Agricultural (A) and Natural Environment (NE) A single detached dwelling and accessory uses are permitted use within the Agricultural (A) Zone. 	
	<ul style="list-style-type: none"> The intent of maintaining frontage is to accommodate safe driveway access and provide separation from neighbouring uses. 	<ul style="list-style-type: none"> The intent of the MDS I setback is to provide a minimum distance separation in all zones where livestock facilities and anaerobic digesters are permitted that will promote and protect agricultural uses.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> The property is designated Secondary Agricultural and Greenlands No development is proposed within the Greenlands area. 	
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> Safe driveway access is available and there is a sufficient building envelope. The variance is considered desirable and appropriate. 	<ul style="list-style-type: none"> We do not anticipate that a new residential use in this location would hinder or preclude the present use or future potential for the agricultural operation in question given that 2 neighbouring properties are located closer to the existing barn than the proposed new residential lot. The proposed variance is considered desirable for the appropriate development of the land.

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

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department

A black rectangular redaction box covering the signature of Michelle Innocente.

Michelle Innocente, BES, BSc, RPP
Senior Planner



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

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/DAL

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

Name of Owner(s): Silvano Dallan and Mary Anne Dalla

Location: Wellington Road 34
Part Lot 14, Concession 3
Township of Puslinch, County of Wellington

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

Date: 7:00 p.m. Tuesday June 12, 2018

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

Section of By-law	Requirements	Proposed
Section 5.3(b) Agricultural Zone Requirements, Lot Frontage	The by-law requires a minimum lot frontage of 121.9 metres for properties greater than 4.0 ha	Requesting a reduced lot frontage of 65.51 metres for the retained parcel of consent B179/17.
Section 3.13(a) General Provisions, Minimum Distance Separation – MDS I – New Non-Farm Uses	No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.	The purpose and effect of the application is to provide relief from the Minimum Distance Separation I (MDSI) setback requirements to permit approximately a 90 m separation setback to the proposed parcel. The applicants are proposing a new residential lot and cannot meet the required distances from the livestock facility to the east.

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

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

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

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

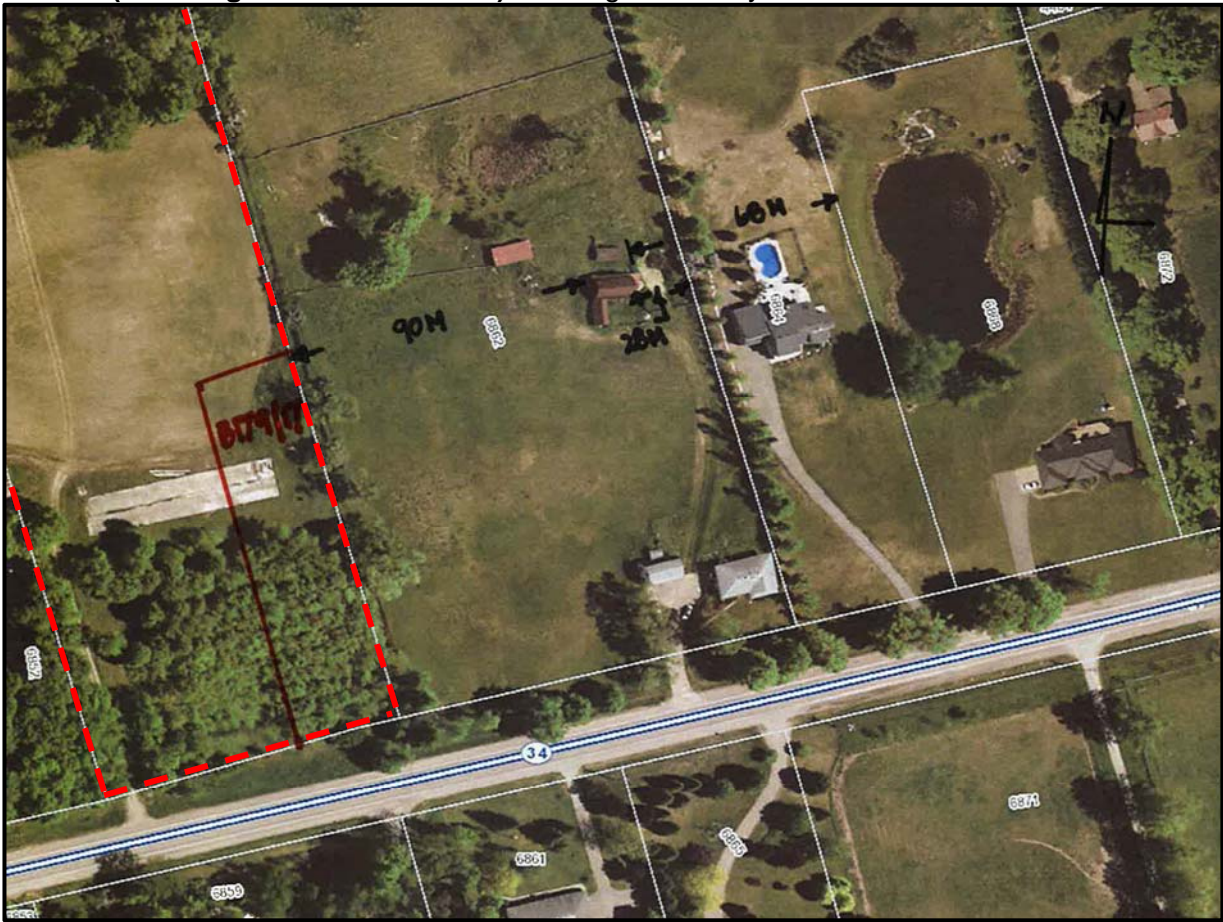
If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of any Local Planning Appeal Tribunal (LPAT)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

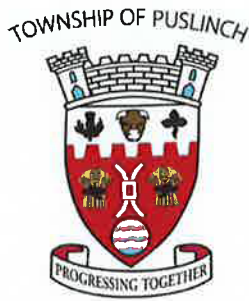
To appeal the decision to the Local Planning Appeal Tribunal, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario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

Kelly Patzer
Secretary-Treasurer, Township of Puslinch

DATED: May 29, 2018
Copied to: CofA Committee Members, Property owners within 60m, Michelle Innocente, County of Wellington, Building, L. Gomes Fire; County Roads; Bell; GRCA

Aerial (Showing setbacks for MDS): Wellington County Road 34





Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Silvano Dallan and Mary Anne Dallan

Address: 28 Cassin Court

City: Puslinch

Postal Code: N1H 6H9

E-mail Address: _____

Telephone Number:

Fax: _____

Applicant (Agent) Name(s): Black, Shoemaker, Robinson & Donaldson Limited

Address: 257 Woodlawn Road West, Unit 101

City: Guelph

Postal Code: N1H 8J1

E-mail Address:

Telephone Number:

Fax:

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

None

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

2. Provide a description of the "entire" property:

Municipal address: 6852 Wellington Road 34

Concession: 3 Lot: Part Lot 14

Registered Plan Number: _____

Area: 19.677 ha Depth: 1,024.76 Frontage: 97.63 m
48.62 ac 3,362.07 ft 320.3 ft

Width of road allowance (if known): 30 metres

Reason for Application:

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).

Section 3.13a) requires MDS setback of 168 metres - seeking relief to a 90 metre setback
Section 5.3a) Minimum Lot Frontage of 121.9 metres for retained lot - seeking relief to allow 65.51 metres

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

The existing barn on the adjacent property is used as a hobby barn and not part of a farming business.

There are two existing estate residential dwelling located closer to the barn than the proposed new lot - within 28 metres and 68 metres of the barn.

The retained parcel was the subject of a previous consent and therefore met the reduced lot frontage provisions of the by-law but when purchased along with an abutting property, titles merged so the new retained parcel will require a minor variance to the lot frontage.

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

Official Plan Designation: Secondary Agricultural, Greenlands and Core Greenlands

Zoning Designation: Agricultural (A1)

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

☐

Other: ☐ (please specify below)

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

Wellington Road 34

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? vacant land

The abutting properties? Estate residential and hobby farm

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

No Existing Buildings
or Proposed at this time

Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²

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

No Existing Buildings
or Proposed at this time

Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: March 15, 2006

Date of construction of buildings property: No buildings on property

16. How long have the existing uses continued on the subject property? ____

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	X		B179/17	County of Wellington			Conditonal approval
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					



May 24, 2018

Project: 17-14-605

Kelly Patzer, Development Coordinator
Township of Puslinch
7404 Wellington Rd 34
PUSLINCH, Ontario N0B 2J0

Attention: Kelly Patzer

**Re: Application for Minor Variance –Wellington Road 34
Part of Lot 14, Concession 3
Owner: Silvano Dallan and Mary Anne Dallan**

Please find enclosed a completed "Application for Minor Variance" for the above-noted property. Also enclosed is a cheque in the amount of \$690.00 to cover the Township's processing fees.

The purpose of this application is to seek relief from the lot frontage requirements for a retained parcel of land and to seek relief from the MDS 1 calculation.

The subject lands were conditionally approved for a severance under application B179/17.

Condition 5 required the applicant to obtain zoning compliance for the retained parcel. There is some question regarding the retained parcel as it was the subject of a consent in 2003. The attached Reference Plan identifies Part 2 on Plan 61R-9354 as the severed parcel and Part 3 as the retained parcel. Since the Dallan's purchased both Parts 2 and 3, these parcels have merged. To be certain about the by-laws Minimum Lot Frontage for a retained parcel, the owner is seeking relief from Section 5.3a) thereby recognizing a Minimum Lot Frontage of 65.51 metres.

Condition 9 requires the applicant to satisfy the Minimum Distance Separation – MDS1 – New Non-Farm Uses. The abutting property to the east (6862 Wellington Road 34) of the subject application is a 10 acre hobby farm and the current tenant of this property has 3 horses, 4 pigs and 20 chickens in the barn located on this property. The MDS calculation requires a setback of 121.9 metres and the owner is seeking relief for a setback of 90 metres. As justification for relief to Section 3.13a), it is noted that the property to the east of the hobby farm has a setback distance of 28 metres to the barn and the next property to the east has a setback distance of 68 metres. In addition, when the subject property was previously approved for a severance in 2003, the same setback distance of 90 metres was deemed acceptable. I have attached an air photo showing the relationship of the site to the abutting property at 6862 Wellington Road 34, as well as the properties at 6864 and 6868 Wellington Road 34.

Should you have any questions, please call me.

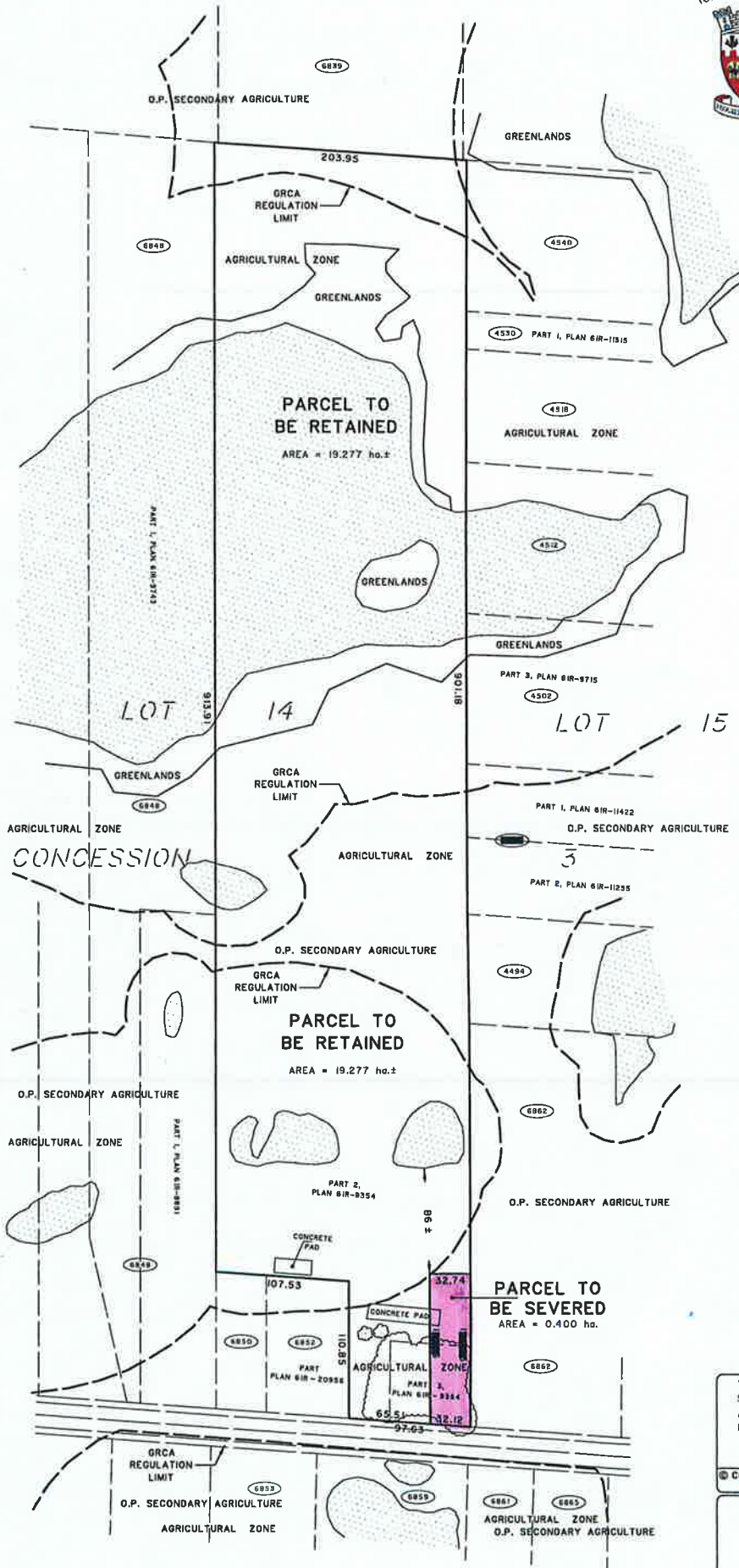
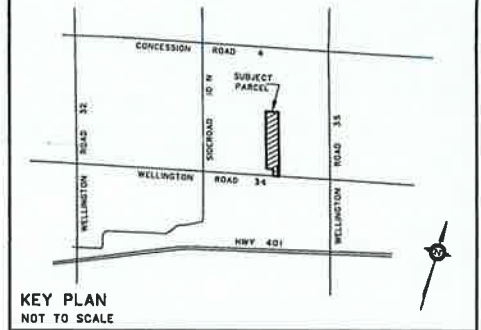
Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED


Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments

Copy: Silvano and Mary Anne Dallan



SKETCH PREPARED FOR CONSENT APPLICATION TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1:2500 0 50 100 150 200 METRES

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

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



NOTES:

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

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS
SEVERED PARCEL: SECONDARY AGRICULTURAL

THIS PROPERTY IS SITUATED WITHIN THE PARIS GALT MORAINÉ POLICY AREA
THIS PROPERTY IS SITUATED WITHIN WELLHEAD PROTECTION AREA 0

LEGEND:

- 5674 DENOTES MUNICIPAL ADDRESS
- DENOTES WETLANDS (FROM ORCA MAPPING), CORE GREENLANDS & EP ZONE
- DENOTES APPROXIMATE EDGE OF TREE CANOPY

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

IAN D. ROBINSON
ONTARIO LAND SURVEYOR

© COPYRIGHT 2017: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS SKETCH, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D

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

WWW.BSRD.COM

101-257 Woodlawn Rd. W
Guelph, Ontario N1H 8J1

FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: DECEMBER 19, 2017

KS

PROJECT 17-14-605-00A

1 REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 DATE: FEBRUARY 6, 2003
 PLAN 61R-9354
 RECEIVED AND DEPOSITED
 DATE: May 11, 2003
 REGISTRY DIVISION OF WELLINGTON NO. 61

SCHEDULE			
PART	LOCATION	PIN	AREA
1			1.189
2	PART OF LOT 14 CONCESSION 3 TOWNSHIP OF PUSLICH	ALL OF PIN 71209-0037(R)	19.235
3			0.422

PLAN OF SURVEY
 PART OF LOT 14, CONCESSION 3
 TOWNSHIP OF PUSLICH
 COUNTY OF WELLINGTON
 SCALE: 1 = 2000
 VAN HARTEN SURVEYING INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF OCTOBER, 2002.

DATE: FEBRUARY 6, 2003
 JEFFREY E. BULLMAN
 ONTARIO LAND SURVEYOR

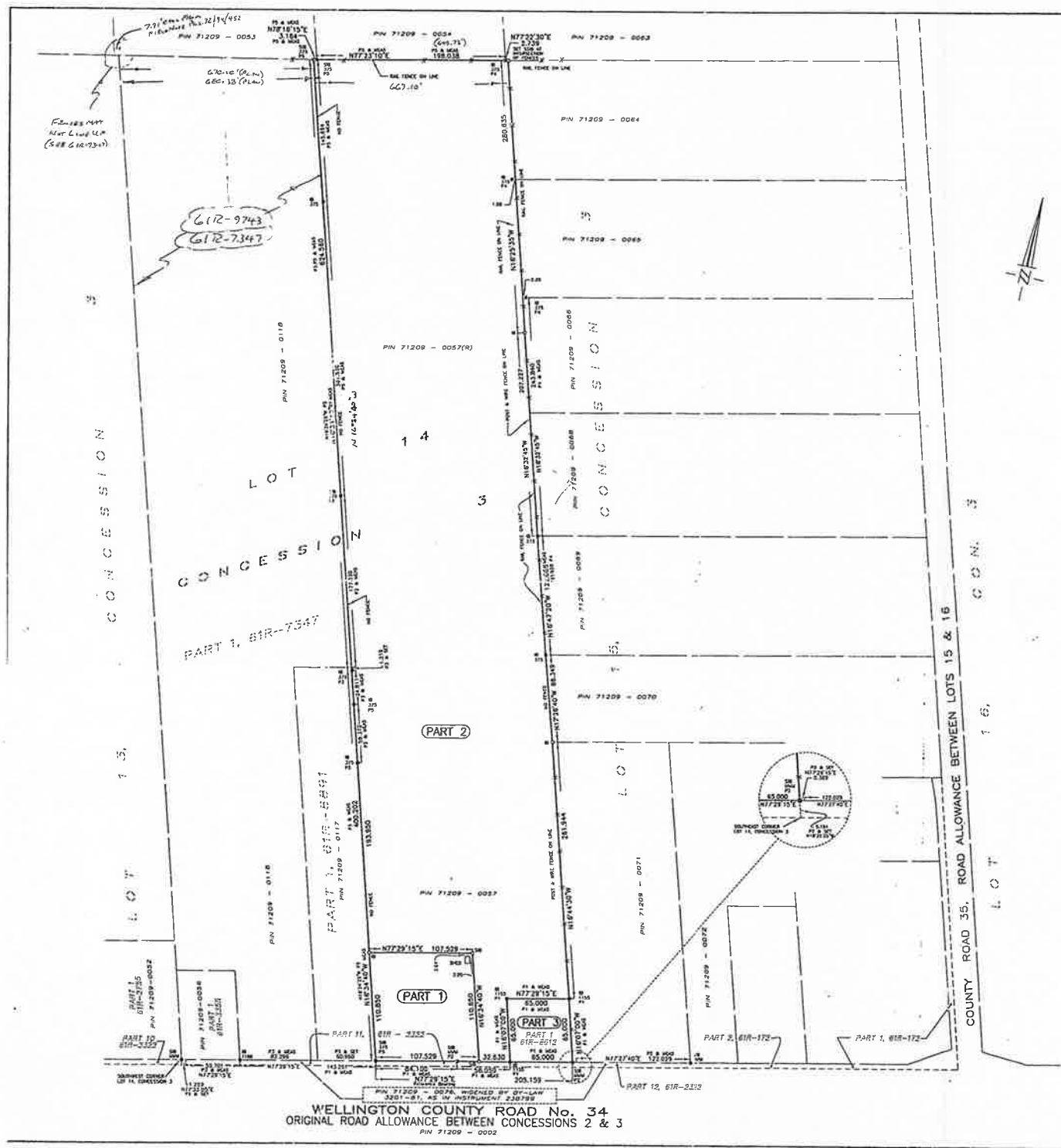
NOTE: BEARINGS ARE REFERRED TO THE NORTHWESTERLY LIMIT OF WELLINGTON COUNTY ROAD NO. 34, AS WIDENED BY DEPOSITED PLAN 61R-2322, HAVING AN ASTROGNOMIC COURSE OF N77°29'15"E, AS SHOWN ON DEPOSITED PLAN 61R-8612.

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

LEGEND:

- DENOTES SURVEY MONUMENT SET
- W— DENOTES SURVEY MONUMENT FOUND
- 5/8" DENOTES 0.25 x 0.25 x 1.30 STANDARD IRON BAR
- 1" DENOTES 0.15 x 0.15 x 0.30 IRON BAR
- 3/4" DENOTES 0.25 x 0.25 x 0.60 SHORT STANDARD IRON BAR
- X— DENOTES CORNER UNKNOWN
- WIT— DENOTES WITNESS
- S— DENOTES SET SWING
- 1152 DENOTES BLACK SPOONMAN W. & S. O.L.S.
- 1153 DENOTES HORNBY, JACKER & MONTGOMERY, O.L.S.
- 1186 DENOTES WATKINS, VORSTEDT, O.L.S.
- P1 DENOTES DEPOSITED PLAN 61R-8612 BY (1400)
- P2 DENOTES DEPOSITED PLAN 61R-2322 BY (1400)
- P3 DENOTES DEPOSITED PLAN 61R-8651 BY (1351)
- P5 DENOTES SURVEY BY (1351), REG. NO. 505-81
- P5 DENOTES DEPOSITED PLAN 61R-1347 BY (1351)

VAN HARTEN SURVEYING INC.
 ONTARIO LAND SURVEYORS
 423 HODGKIN STREET
 E. PUSLICH, ONTARIO
 PHONE: (519) 821-2780
 FAX: (519) 821-2770
 E-MAIL: van@vanharten.com
 PROJECT NO. 14109-00
 DATE: 07/2003-2:50pm
 C:\PUSLICH\61R-9354\WPL0114 (WEBER).dwg
 DRAWN BY: WAM CHECKED BY: J.E.B.







MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Dan Kennedy
Dianne Paron
Dennis O'Connor

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer, Development & Legislative Coordinator
Michelle Innocente, County Planning
Jill McGuiness
Ellen Allain
Robin Puskas
Dan & Debbie Porty
Sheena & Duncan McLeod

1 - 5. COMMITTEE OF ADJUSTMENT

- See April C of A minutes

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

- The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

Moved by Dianne Paron and Dennis O'Connor

- That the minutes of the Planning & Development Advisory Committee Meeting held Tuesday April 10th, 2018 be adopted, as amended.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

11. LAND DIVISION

11(a) Severance Application B38/18(D10/PAT) – David & Barbara Paterson, Part Lot 6, EOBL, Concession 9, Reg Plan 131, municipally known as 127 Carter Road
Proposed severance is 1.79 ha, 24.31m fr proposed rural residential use, existing small barn to be removed. Retained parcel is 1.68 ha, 51.69m fr existing and proposed residential with house.

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

- No comments

CARRIED

- 11(b) Lot Line Adjustment Application B41/18 (D10/REI)** –Nathan Reid Holdings Ltd.,
Part Lot 13, Concession 1, Concession 1 Road.
Proposed lot line adjustment of 0.11 ha, 7m fr to add to abutting residential parcel
along fenced area of Bryan and Brittany Little. Retained land is 42 ha, 252 = 24m
frontage, bush with existing cabin, no utilities.

Moved by Dennis O'Connor, Seconded by Dan Kennedy that the following
comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

- 11(c) Severance Application B46/18 (D10/BOR)** – Norman & Gwendolyn Boreham, Part
Lot 3,EOBL, Plan 131, 4556 Sideroad 20 N.
Proposal to sever a lot 27.514m fr x 50.52 = 1390 sq.m., vacant proposed urban
residential lot. Retained urban residential lot is 27.35m fr x 50.52 = 1381.7 sq.m.
existing house and shed.

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

- Minor Variance for a reduced lot size, associated with this application, has been
approved subject to severance approval.

CARRIED

12. OTHER MATTERS

- No matters

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting Tuesday June 12th @ 7:00 p.m.

15. ADJOURNMENT

Moved by Dennis O'Connor and Seconded by Dan Kennedy,

- That the Planning & Development Advisory Committee adjourns at 8:14 p.m.

CARRIED

June 1, 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: April 20, 2018

FILE NO. B48-18

APPLICANT
Marjorie Sheppard & Judith Douglas
6872 Wellington Road 34
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 15
Concession 3

Proposed lot line adjustment is 18.9m fr x 37.5m = 0.7 hectares, vacant land to be added to abutting vacant lot for access – Marjorie Sheppard.

Retained parcel is 2.586 hectares with 142.92m frontage on Wellington Rd 35 and 157.75m fr on Wellington Road 34, existing and proposed residential and agricultural use with existing house.

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

July 4, 2018

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

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

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

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

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

MAILED TO:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1100
Fee Received: Apr 20/18

File No. B48/18
Accepted as Complete on: Apr 20/18

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) Marjorie Sheppard + Judith Douglas

Address 6872 Wellington Rd 34
Cambridge, ON N5C 2V4

Phone No. [REDACTED]

Email: [REDACTED]

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

6872 Wellington Rd 34
Cambridge, ON N5C 2V4

Phone No. [REDACTED]

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

Phone No. _____ **Email:** _____

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [☒] AGENT []

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [☒] AGENT []

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

☒ Conveyance to effect an addition to a lot

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

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

Severed lot to be used for single dwelling residence

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

Local Municipality: Purkitch Township
Concession 3 Lot No. South Half Pt. Lot 15
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 6872 Wellington Rd 34 Cambridge N3C 2V4

(b) When was property acquired: 2010 Registered Instrument No. WC 281973

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

Metric ☒ Imperial ☐

Frontage/Width 17.41 m AREA 0.07 ± ha
Depth 37.5 m Existing Use(s) _____
Existing Buildings or structures: none
Proposed Uses (s): provide access point for severed lot

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

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

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

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

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

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

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

Metric ☐ Imperial ☐

Frontage/Width 142.92 m AREA 2.526 ± ha
Depth 157.75 Existing Use(s) residential/agriculture
Existing Buildings or structures: house
Proposed Uses (s): no changes

Type of access (Check appropriate space)

Existing []

Proposed []

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site?

YES [] NO [✓] UNKNOWN []

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

b) Has there been a commercial use(s) on the site?

YES [] NO [✓] UNKNOWN []

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

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

YES [] NO [✓] UNKNOWN []

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

YES [] NO [✓] UNKNOWN []

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

20. Is this a resubmission of a previous application?

YES [] NO [✓]

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

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

YES [] NO [✓]

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

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

YES [] NO [✓] UNKNOWN []

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

YES [✓] NO []

24. Is the application consistent with the Provincial Policy Statement?

YES [✓] NO []

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

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

If YES, does the application conform with the applicable Provincial Plan(s)

YES [] NO [✓]

26. a) What is the existing County Official Plan designation of the subject land? (severed and retained)

agricultural

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

agricultural

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

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

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

28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐

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

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

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

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages, provide complete name and address of Mortgagee _____

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

30. Type of Farm Operation conducted on these subject lands:

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

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

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

32. Manure Storage Facilities on these lands:

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

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

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

34. Source Water Protection Plan

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

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

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

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

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

See attached 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.**

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received:

File No.

Accepted as Complete on:

Apr 20/18
348/18
Apr 20/18

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

SECTION A: Parcel to which land is being added.

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

Address

Phone No.

Email:

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

Phone No.

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

Phone No.

Email:

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT [X]

AGENT []

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT [X]

AGENT []

3. Location of Land in the County of Wellington:

Local Municipality:

Concession

Registered Plan No.

Reference Plan No.

Civic Address

Lot No.

Lot No.

Part No.

(b) When was property acquired:

Registered Instrument No.



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

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

Owner(s) of Livestock Facility Paul & Krista Godinho

Contact Information

[Redacted] Telephone [Redacted]
Civic Address 6862 WELLINGTON RD 34 Municipality PUSCH
Lot [Redacted] Concession [Redacted] Division [Redacted]
Lot Size (where livestock facility is located) [Redacted] hectares 10 acres

Signature of Livestock Facility Owner [Signature] Date Mar 10 / 18

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1284 ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	3	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)	3	13
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	20	13
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

Curtis Marshall, Senior Planner
E curtism@wellington.ca
T 519.837.2600 x2080
1.800.663.0750 x2080

Jameson Pickard, Planner
E jamesonp@wellington.ca
T 519.837.2600 x2300
1.800.663.0750 x2300

Michelle Innocente, Senior Planner
E michellei@wellington.ca
T 519.837.2600 x2960
1.800.663.0750 x2960

Township of Puslinch



AREA AFTER CONSOLIDATION
PART 2 & 4 = 2.6574 ha
PART 1 & 3 = 0.8264 ha

SECONDARY AGRICULTURAL

LOT 16
CULTIVATED

(No. 6898)

(No. 4429) CULTIVATED

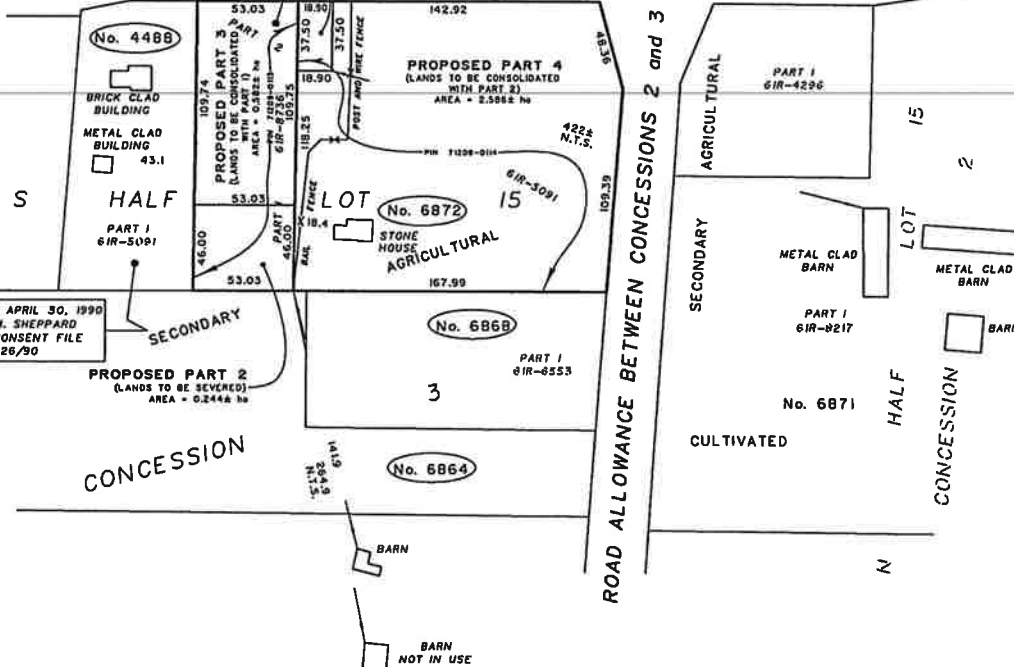
LOT 16

CREATED MARCH 2001
APPLICATION B35/01

PROPOSED PART 1
(LANDS TO BE SEVERED)
AREA = 0.0718 ha

ROAD ALLOWANCE BETWEEN LOTS 15 and 16

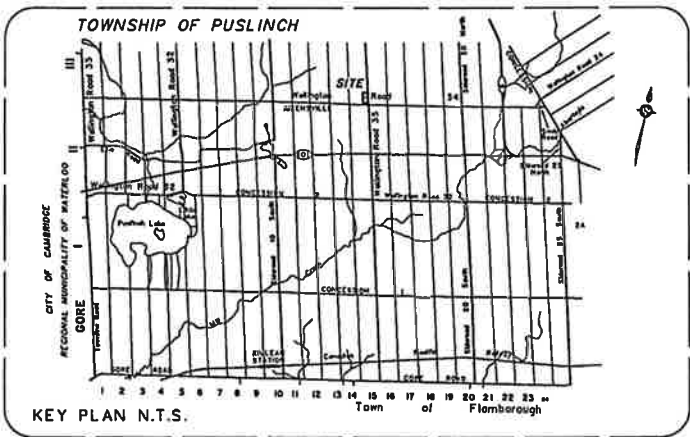
"WELLINGTON ROAD 35"



CREATED APRIL 30, 1990
R. & M. SHEPPARD
LDC CONSENT FILE
B26/90

CONCESSION

BARN
NOT IN USE



SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1:2500

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

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

1. THIS PLAN REPRESENTS A COMPILATIONS OF VARIOUS DEPOSITED PLANS AND DOES
NOT REFLECT THE RESULTS OF AN ACTUAL FIELD SURVEY.

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

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

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THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

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

257 Woodlawn Road West, Unit 101 Guelph, Ontario N1H 6J1
FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: FEBRUARY 22, 2018 MLH PROJECT 17-14-564-00-01

June 1, 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: April 20, 2018

FILE NO. B49-18

APPLICANT

Marjorie Sheppard & Judith Douglas
6872 Wellington Road 34
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 15
Concession 3

Proposed lot line adjustment is 46m x 53.03m = 0.244 hectares with no frontage, vacant land to be added to abutting vacant lot – Marjorie Sheppard & Judith Douglas.

Retained parcel is 0.582 hectares with 53.03m frontage, existing vacant land for proposed residential use.

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

July 4, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

County Engineering Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1100
Fee Received: Apr 20/18

File No. B49/18

Accepted as Complete on: Apr 20/18

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) Marjorie Sheppard

Address 6872 Wellington Rd 34
Cambridge ON N3C 2V4

Phone No. [REDACTED] **Email:** _____

(b) Name and Address of Applicant (as authorized by Owner) Judith Douglas POA

6872 Wellington Rd 34
Cambridge ON N3C 2V4

Phone No. [REDACTED]

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

Phone No. _____ **Email:** _____

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [☒] AGENT []

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [☒] AGENT []

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

☒ Conveyance to effect an addition to a lot

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

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

piece of land behind existing which originally housed a barn

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

Local Municipality: Puslinch Township
Concession 3 Lot No. South Half Lot 15
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 4484 Wellington Rd 35 Puslinch NOB 250

(b) When was property acquired: 2010 Registered Instrument No. WC 271027

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 53.03 m AREA .244± ha.
Depth 46.00 m Existing Use(s) none
Existing Buildings or structures: none
Proposed Uses (s): add to residential portion of land

Type of access (Check appropriate space)

Existing ☐

Proposed ☐

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric ☒ Imperial ☐

Frontage/Width 53.03 AREA .502± ha
Depth 109.75 Existing Use(s) _____
Existing Buildings or structures: none
Proposed Uses (s): single dwelling residential

Type of access (Check appropriate space)

Existing []

Proposed []

[] Provincial Highway

[x] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other (specify) _____

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

[] Municipally owned and operated piped water system

[x] Well [x] individual [] communal

[] Lake

[] Other (specify): _____

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

[] Municipally owned and operated sanitary sewers

[x] Septic Tank [x] individual [] communal

[] Pit Privy

[] Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [x] NO []
*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [x]
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [x]
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [] NO [x]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [x]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [x]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [x]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [x]
15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [x]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [x]
Name of Rail Line Company: _____
17. Is there an airport or aircraft landing strip nearby? YES [] NO [x]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [x]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [] NO [☒] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?
- b) Has there been a commercial use(s) on the site?

YES [] NO [☒] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)
- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

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

YES [] NO [☒] UNKNOWN []

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

20. Is this a resubmission of a previous application?

YES [] NO [☒]

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

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

YES [] NO [☒]

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

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

YES [] NO [☒] UNKNOWN []

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

YES [☒] NO []

24. Is the application consistent with the Provincial Policy Statement?

YES [] NO [☒]

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

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

If YES, does the application conform with the applicable Provincial Plan(s)

YES [] NO [☒]

26. a) What is the existing County Official Plan designation of the subject land? (severed and retained)

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

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

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

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

28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐

- If NO,
- a) has an application been made for re-zoning?
YES ☐ NO ☐ File Number _____
- b) has an application been made for a minor variance?
YES ☐ NO ☐ File Number _____

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

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

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

30. Type of Farm Operation conducted on these subject lands:

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

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

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

32. Manure Storage Facilities on these lands:

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

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

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

34. Source Water Protection Plan

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

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

April 6 2018

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich St.
Guelph ON N1H 3T9

RE: Lot Line Adjustment for PLAN 61R-8736

There are two parts to this proposed adjustment which will be dealt with as separate applications as per the attached sketch from BSR&D.

Part 1 and Part 3

In this applications the proposal is to move the southern boundary of the severed lot (Part 3) to allow for safer access to County Rd 35. With reference to Permit EP3317, an attempt has been made to construct an access however, due to the drop in elevation, I am not comfortable using this a residential driveway access.

As Part 4, the original lot, has a gated access to Rd 35 several meters south of the lot line and both properties are owned by the family, we are proposing to divide this current access into two accesses. There is sufficient space, at road level, to keep the original farm gate and add a second access point beside it.

Since this line, if extended to the west boundary of the lot, would go through the existing farm house on Part 4, the line would after a reasonable distance revert back to the original severance line. Again, shown on the BSR&D sketch.

Part 2 and Part 4

At present area at the back of the severed lot, referred to as Part 2, is at the back of the original farm house and is where the barn and enclosure were situated. We are asking to re-attach this piece to the farm house (contained on Part 4).

The reasoning here is that the strip of land currently behind the house is a natural drainage area for spring runoff. This pathway drains all of the severed lot, a portion of the prior severance (No 4488) and a portion of Lot 16, an area currently farmed. For this reason it would not be advisable to use this as anything other than grass. We wish to establish a larger space around the existing farmhouse as a buffer against future developments in the region which may be out of our control.

Sincerely,

Judith Douglas

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

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

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

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

_____ See attached 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.**

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received:

File No.

Accepted as Complete on:

Apr 20/18
349/18
Apr 20/18

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

SECTION A: Parcel to which land is being added.

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

Margie Deppe + Judith Douglas

Address

6872 Wellington Rd 34

Cambridge, ON N3C 2V4

Phone No.

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

Judith Douglas

as above

Phone No.

Email:

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

Phone No.

Email:

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT [✓]

AGENT []

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT [✓]

AGENT []

3. Location of Land in the County of Wellington:

Local Municipality:

Rushville Township

Concession

3

Lot No.

South Half T4 Lot 15

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address

6872 Wellington Rd 34

(b) When was property acquired:

2010

Registered Instrument No.

WC 201973



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

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

Owner(s) of Livestock Facility Paul & Krista Godinho

Contact Information

Email [REDACTED]
Civic Address [REDACTED]

Lot _____ Concession _____ Division _____

Lot Size (where livestock facility is located) _____ hectares 10 acres

Signature of Livestock Facility Owner [Signature] Date Mar 10 / 18

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1284 0 ft²/m² _____ ft²/m²

- Manure Storage Types
- Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack

V2 Solid, outside, covered

V3 Solid, outside, no cover, ≥30% dry matter

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

V5 Liquid, inside, underneath slatted floor

V6 Liquid, outside, with a permanent, tight-fitting cover
- L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage

L2 Liquid, outside, with a permanent floating cover

M1 Liquid, outside, no cover, straight-walled storage

M2 Liquid, outside, roof, but with open sides

H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	3	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)	3	V3
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	20	V3
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

Curtis Marshall, Senior Planner
E curtism@wellington.ca
T 519.837.2600 x2080
1.800.663.0750 x2080

Michelle Innocente, Senior Planner
E michellei@wellington.ca
T 519.837.2600 x2960
1.800.663.0750 x2960

Jameson Pickard, Planner
E jamesonp@wellington.ca
T 519.837.2600 x2300
1.800.663.0750 x2300

Township of Puslinch



AREA AFTER CONSOLIDATION
PART 2 & 4 = 2.6576 ha
PART 1 & 3 = 0.9268 ha

SECONDARY AGRICULTURAL

LOT 16
CULTIVATED

PROPOSED PART 1
(LANDS TO BE SEVERED)
AREA = 0.0716 ha

No. 4429 CULTIVATED

LOT 16

CREATED MARCH 2001
APPLICATION B35/01

ROAD ALLOWANCE BETWEEN LOTS 15 and 16

"WELLINGTON ROAD 35"

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 and 3

CREATED APRIL 30, 1990
R. & M. SHEPPARD
LOC CONSENT FILE
B26/90

PROPOSED PART 2
(LANDS TO BE SEVERED)
AREA = 0.2446 ha

CONCESSION

SECONDARY

LOT 15

PROPOSED PART 3
(LANDS TO BE SEVERED)
AREA = 0.5482 ha

BRICK CLAD BUILDING

METAL CLAD BUILDING

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

June 1, 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: May 24, 2018

FILE NO. B62-18

APPLICANT

Mark & Elaine Bradley
4120 Darkwood Road
Moffat LOP 1J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 34
Concession 11

Proposed severance is 0.5 hectares with 70m frontage, vacant land for proposed rural residential use.

Retained parcel is 11.1 hectares with 276m 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**

July 4, 2018

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

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

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

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

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

MAILED TO:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1100
 Fee Received: May 24/18

File No. 362/18

Accepted as Complete on: May 24/18

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

2. (a) Name of Registered Owner(s) Mark BRADLEY & ELAINE BRADLEY

Address 4120 Darkwood Road, Moffat, ON, L0P 1J0

Phone No. 905-878-8755

Email: mark@bradleywoodworks.com

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 11

Registered Plan No. _____

Reference Plan No. _____

Civic Address 4120 Darkwood Road

Lot No. Part of Lot 34

Lot No. _____

Part No. _____

(b) When was property acquired: June 2013

Registered Instrument No. WC376422

5. Description of Land intended to be SEVERED:

Frontage/Width 70 / 62 ±

Depth 77 ±

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Metric [] Imperial []

AREA 0.5 ha ±

Existing Use(s) Vacant Land

Type of access (Check appropriate space)

Existing []

Proposed [X]

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

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 276 ±

AREA 11.1 ha ±

Depth 410 ±

Existing Use(s) Rural Residential / Bush

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. MDS has been met for the barn at #4122 Concession 11. We are waiting to receive the MDS information for the barn at #4156 Concession 11. However, based on the information from many years ago, the MDS can be met.

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

The property is located within the Natural Heritage System of the Greenbelt Plan. The severed parcel will not contain any key natural heritage features.

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. Section 10.4.1.c) of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural. The severed parcel is within the Secondary Agricultural designation and will be clear of the Natural Heritage System. The retained parcel contains an existing dwelling on 11.1ha of land.

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

N/A

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

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

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

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

28. What is the zoning of the subject lands? Agricultural (A-2 - Kennel) and Natural Environment

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

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

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

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

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

Mortgage as in Instrument No. WC497003 with The Bank of Nova Scotia located at 10 Wright Blvd., Stratford, ON, N5A 7X9

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

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

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

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

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



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

May 23, 2018
25577-18

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Severance Application and Sketch
4120 Darkwood Road
Part of Lot 34, Concession 11
PIN 71192-0124
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, the required deed, PIN report and map, addresses of neighbouring properties, MDS Farm Data Sheet and Calculation, a cheque to the Halton Region Conservation Authority for \$875 and a cheque to Wellington County for \$1,100.

Proposal:

The proposal is to create a new rural residential parcel along Concession Road 11 with a frontage of 70±m, depth of 76±m for an area of 0.5±ha. The proposed severed parcel is currently vacant land with a few trees along the front property line. The new property line between is intended to be at least 30m from the wetland area to the southeast. The retained parcel will have an area of 11.1± ha with the existing dwelling fronting on Darkwood Road.

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
- Zoning requirements are met
- MDS requirements are met

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

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

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

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

www.vanharten.com

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



LAND SURVEYORS and ENGINEERS

An MDS evaluation has been completed for the barn on 4122 Concession 11 (Property 14 on the sketch) and it was determined that the MDS requirement can be met. We have attempted to contact the owner of 4156 Concession 11 several times, including a drop-off of the MDS farm information sheet with no response. We understand that this farm was evaluated about 15 years ago for 20 horses. We have taken the liberty to evaluate the barn with 25 horses and found that the MDS requirement can be met with 25 horses. We will continue to pursue obtaining the MDS information.

The Growth Plan for the Greater Golden Horseshoe (GGGH) was updated in 2017 with new policies and new mapping for the Natural Heritage System and the Agricultural System. The proposed severance is in the "Candidate Area" of the Agricultural System which allows for the Secondary Agricultural Policies of the County Official Plan policies discussed above.

Section 4.2.4 of the GGGH requires development to be at least 30m from the natural heritage feature and that an evaluation of the feature be prepared. The southeast limit of the proposed severance was set up to be 30m away from the edge of bush. This new limit will be set 30m away from the bush when the Reference Plan is prepared.

In summary, this severance is a very practical and 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 Mark Bradley

www.vanharten.com

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

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 [] NO [X]**

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

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

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

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

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
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.

Description: Flexman Barn

Application Date: Tuesday, March 06, 2018


Municipal File Number:

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

Applicant Contact Information

Mark Bradley
4120 Darkwood Road
Puslinch, ON, Canada N0B 2J0
Phone #: [REDACTED]
Email: m [REDACTED]@ [REDACTED].n

Location of Subject Lands


County of Wellington, Township of Puslinch
PUSLINCH, Concession: 11, Lot: 34Roll Number: 2301 Calculation Name: **Flexman Barn**

Description: Barn 1

Farm Contact Information

Jaclyn Flexman
4122 Concession 11
Puslinch, ON, Canada
[REDACTED] [REDACTED] [REDACTED]

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 10, Lot: 34Roll Number: 2301 

Total Lot Size: 8.5 ha

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

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	18	18.0	418 m ²

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

Design Capacity (NU): 18.0

Potential Design Capacity (NU): 36.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	232	X	0.7	X
				1.1	=
				125 m (410 ft)	TBD
				Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
				125 m (410 ft)	TBD

Preparer Information

Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
[REDACTED] [REDACTED] [REDACTED]Signature of Preparer: _____
Hailey Keast

Date: _____

NOTE TO THE USER:

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



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

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

Owner(s) of Livestock Facility Jaclyn Flexman

Contact Information

Email _____ Telephone 5 _____

Civic Address 4122 Concession 11 Municipality Puslinch

Lot 34 Concession 10 Division _____

Lot Size (where livestock facility is located) 8.5ha hectares _____ acres _____

Signature of Livestock Facility Owner Jaclyn Flexman Date Feb 22, 2018

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	718	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkeybarn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130

BARN #4156
PIN 71192-0121

#4051
PIN 71192-0121
PART 1,
61R--9697

LANDS TO BE
SEVERED
AREA=0.5ha

#16 PIN 71192-0122

PIN 71192-0042
PART 1,
61R--5496

#4128
#15

#4122
PIN 71192-0043
#14

#13 PIN 71192-0044
PART 1,
61R--348
#4114

PART 1,
61R--11345

PART 1, 61R--7534

#4151
PART 1, 61R--9289
PIN 71192-0117

#3 PIN 71192-0123

#4126

PART 1, 61R--5540

#1 PIN 71192-0124 (LT)

205±

PIN 71192-0049
20.12m WIDE

DARKWOOD ROAD

ROAD ALLOWANCE BETWEEN
TOWNSHIPS OF NASSAGAWEYA
AND PUSLINCH

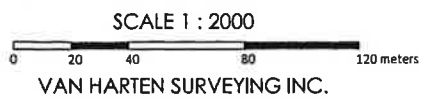
O.P. : CORE GREENLANDS
GREENBELT OP: NATURAL HERITAGE SYSTEM
ZONING: NATURAL ENVIRONMENT

O.P. : GREENLANDS
ZONING: AGRICULTURAL (A2) (KENNEL)



SEVERANCE SKETCH

PART OF LOT 34 CONCESSION 11 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON



KEYMAP

SUBJECT
PROPERTY



NOTES:

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

THIS SKETCH WAS PREPARED
ON THE 23rd DAY OF MAY 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS

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

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 25577-18
May 23, 2018-10:06am
G:\PUSLINCH\Con11\ACAD\SEV PLOT34 (BRADLEY) UTM.dwg

#10217
#4 PIN 24981-0158

#10217
#4 PIN 24981-0158

#5 PIN 24981-0159

PART 1,
20R--8014

#6 PIN 24981-0021
#10153

#10145
#7 PIN 24981-0022
PART 2,
20R--552

#8 PIN 24981-0023
PART 1,
20R--552

LANDS TO BE
RETAINED
AREA=11.1ha

CONCESSION ROAD 11
ROAD ALLOWANCE BETWEEN
CONCESSION 10 & 11

#12 PIN 71192-0065
PART 1,
61R--5533
#4115

#11 PIN 71192-0141

#10 PIN 71192-0063
#4114

#9 PIN 71192-0061

PART 1, 61R--4735

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

June 1, 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: May 24, 2018

FILE NO. B63-18

APPLICANT	LOCATION OF SUBJECT LANDS
Michael Oosterveld & Jennifer MacDonald	Township of Puslinch
131 Cook's Mill Road	Part Lot 2, EOBL
Guelph N1H 6H8	Registered Plan 131

Proposed lot line adjustment is 0.4 hectares with no frontage, vacant land to be added to abutting rural residential lot – Pawel & Ashleigh Konieczny.

Retained parcel is 0.6 hectares with 46m 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

July 4, 2018

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

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

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

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

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

MAILED TO:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1100
Fee Received: May 24/18

File No. B62/18

Accepted as Complete on: May 24/18

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) Michael OOSTERVELD & Jennifer MACDONAL

Address 131 Cook's Mill Road, Guelph, ON, N1H 6H8

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

☒ Conveyance to effect an addition to a lot

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

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

Part of Lot 2, East of Blind Line, Reg'd Plan 131, Part 1, 61R-20761 (PIN 71185-0233)

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

Local Municipality: Township of Puslinch
Concession
Registered Plan No. 131
Reference Plan No. 61R-20761
Civic Address 131 Cook's Mill Road

Lot No.
Lot No. Part of Lot 2, East of Blind Line
Part No. Part 2

(b) When was property acquired: December 2009

Registered Instrument No. WC264125

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 43 ±
Depth 83 ±
Existing Buildings or structures: None

AREA 0.4 ha ±
Existing Use(s) Vacant – Bush & Wetlands

Proposed Uses (s): To be added to Part 1, 61R-20761 as part of rural residential property

Type of access (Check appropriate space) Existing ☒ Proposed ☐
Existing entrance on lands to be added to.
☐ Provincial Highway ☐ Right-of-way
☒ County Road ☐ Private road
☐ Municipal road, maintained year round ☐ Crown access road
☐ Municipal road, seasonally maintained ☐ Water access
☐ Easement ☐ Other

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)
☐ Municipally owned and operated piped water system
☒ Well ☒ individual ☐ communal
☐ Lake
☐ Other (specify): Private well exists on lands to be added to

Type of sewage disposal - Existing ☐ Proposed ☐ (check appropriate space)
☐ Municipally owned and operated sanitary sewers
☒ Septic Tank ☒ individual ☐ communal
☐ Pit Privy
☐ Other (specify): Septic exists on lands to be added to

6. Description of Land intended to be RETAINED:

Metric ☒ Imperial ☐

Frontage/Width 46 / 49 ±
Depth 156 ±
Existing Buildings or structures: Dwelling
Proposed Uses (s): No Change

AREA 0.6 ha ±
Existing Use(s) Rural residential

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other (specify) _____

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other (specify): _____

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank [X] individual [] communal

[] Pit Privy

[] Other (specify): _____

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

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

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

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

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

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

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

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

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

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO []
Name of Rail Line Company: Abandoned: Former Toronto Electric Railway, now a trail

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X]

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

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

YES [X] NO []

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

Created by Consent August 10, 2016 by INST No. WC477565 (File No. B77/15) for Rural Residential purposes. Transferred from Jennifer MacDonald and Michael Oosterveld to Jennifer MacDonald and Michael Oosterveld

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X]

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

The application is consistent with the PPS. There are no MDS concerns as the structures already exist and no new lot is being created.

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

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

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

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

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

N/A

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

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

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

28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐

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

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

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

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

Severed/Retained: Mortgage as in Instrument No. WC434047 with the Toronto-Dominion Bank, located at 4720 Tahoe Boulevard, 5th Floor, Mississauga, ON, L4W 5P2
Added to: Mortgage as in Instrument No. WC499750 with the Toronto-Dominion Bank, located at 4720 Tahoe Boulevard, 5th Floor, Mississauga, ON, L4W 5P2

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

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

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

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

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

32. Manure Storage Facilities on these lands: None

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

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

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



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

May 23, 2018

22922-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Lot Line Adjustment Application and Sketch
131 Cook's Mill Road
Part of Lot 2, Plan 131 EAST OF BLIND LANE
Part 2, 61R-20761
PIN 71185-0234
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 deed, addresses of neighbouring properties, a cheque to the GRCA for \$400 and a cheque to Wellington County for \$1,100.

Proposal:

The proposal of the Lot Line Adjustment is to add to the rear of 133 Cook's Mill Road so that this parcel can extend to the Eramosa River. 133 Cook's Mill Road (PIN 71185-0233) was recently purchased by Pawel & Ashleigh KONIECZNY, who have moved into the new home on this property. The land will be severed from 131 Cook's Mill Road (PIN 71185-0234), which is owned by Michael Oosterveld and Jennifer MacDonald.

The lands to be severed have an area of 0.4ha and includes a small 11m wide strip that leads to Watson Road. The primary purpose is to allow 133 Cook's Mill Road to have "frontage" along the river. The owner reviewed the proposal with GRCA staff who initially had some concerns with this proposal, but after much discussion, understood the future owner's objective to protect the natural features and use it as an environmental protection teaching opportunity for their children.

This type of severance follows Section 10.4.6 of the Wellington County Official Plan for Lot Line Adjustments on lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted for boundary adjustments as long as no adverse effect on agriculture will occur.

The dwellings already exist and this proposal is for a boundary adjustment that will configure the parcels in a more practical way. We provide the opinion that the proposed lot line adjustment and continued rural residential use will not harm or threaten natural heritage features.

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 Michael Oosterveld
cc Pawel & Ashleigh Konieczny

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?

YES [X] NO []

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

Michelle Innocente

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

None

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

Please see covering letter.

NOTES:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: May 24/18

File No. 363/18

Accepted as Complete on: May 24/18

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) Pawel KONIECZNY & Ashleigh Anne KONIECZNY

Address 133 Cook's Mill Road, Guelph, ON, N1H 6H8

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. _____

Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession

Lot No.

Registered Plan No. 131

Lot No. Part of Lot 2, East of Blind Line

Reference Plan No. 61R-20761

Part No. Part 1

Civic Address 133 Cook's Mill Road

(b) When was property acquired: May 2018

Registered Instrument No. WC537626

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, May 30, 2018 2:19 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: Screening Form - B63-18
Attachments: WHPA_Map_131_CooksMill.pdf

Hi Jana,

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

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Jana Poechman [REDACTED]
Sent: Thursday, May 24, 2018 3:03 PM
To: [REDACTED]; [REDACTED]; [REDACTED] >
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: Screening Form - B63-18

Hello.

Here is another application within WHPA A.

For circulation June 1st.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
[REDACTED]



1: 2,000



Legend

- Well Locations
- Wellhead Protection Area Boundaries
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Conservation Authority Boundaries
- Urban Centres and Hamlets
- Municipalities

0.1 0 0.05 0.1 Kilometers

Notes

LOT 2, PART 1, 61R-11895
PIN 71185-0217(LT)
#112

E.B.O.L., REGISTERED
PART 1, 61R-20348
PIN 71185-0246(LT)
#120

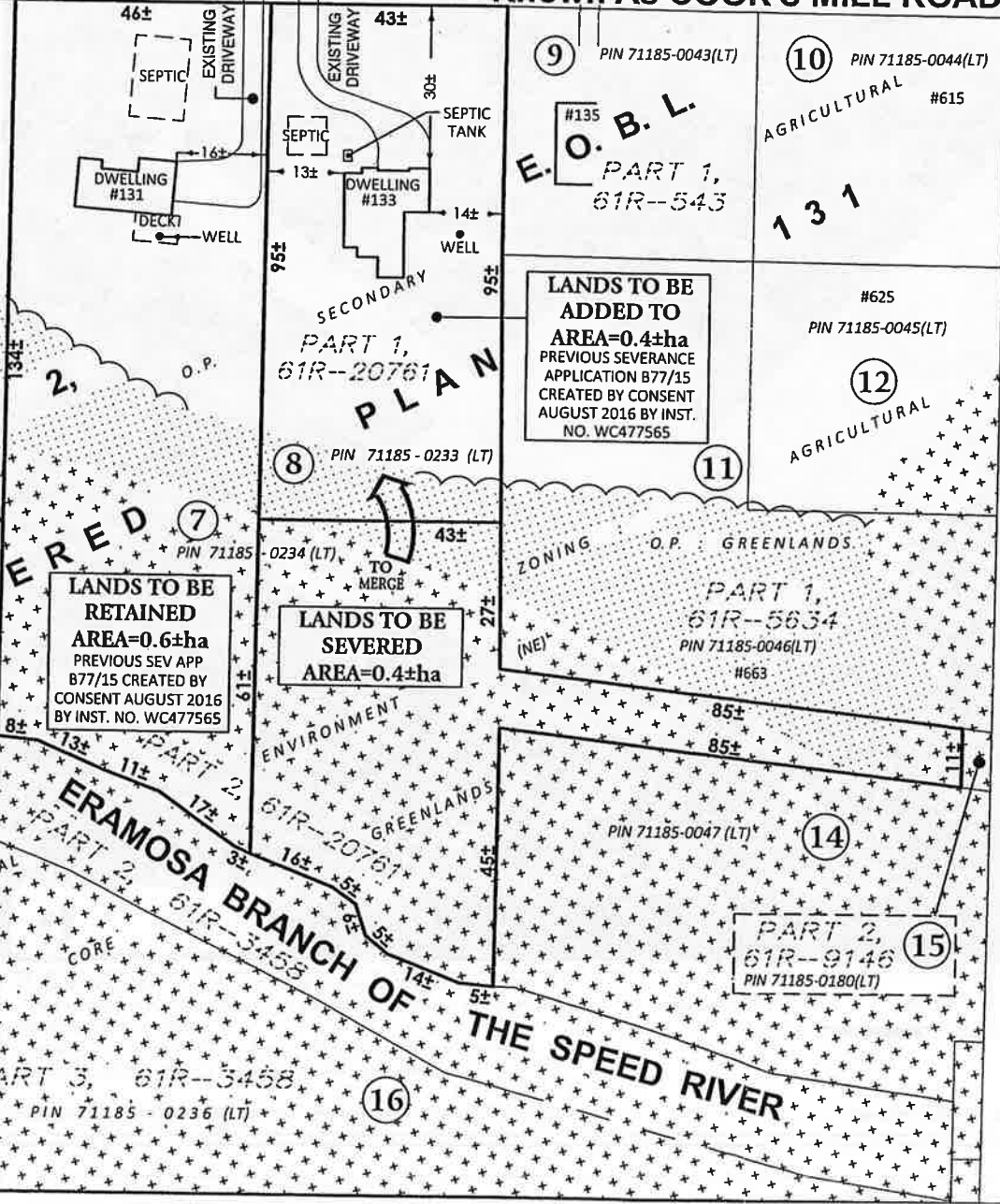
PLAN 131
PART 2, 61R-5106
PIN 71185-0042(LT)
#134

PLAN 131
PART 1, 61R-5106
PIN 71185-0041(LT)
#134

PART 2, 61R-3602

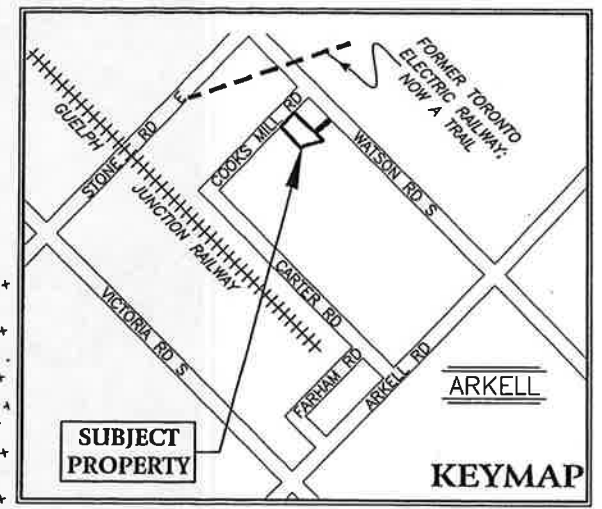
TRAVELLED ROAD -
Known As COOK'S MILL ROAD

LOT 2, PART 3, 61R-20888
PIN 71185 - 0235 (LT)
#123



WATSON ROAD (20.12m WIDE)
ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10
WATSON ROAD (COUNTY ROAD No. 41)

LOT LINE ADJUSTMENT SKETCH
PART OF LOT 2, EAST OF THE BLIND LINE
REGISTERED PLAN 131
TOWNSHIP OF PUSLINC
COUNTY OF WELLINGTON



SCALE 1 : 1000
0 10 20 40 60 meters

- NOTES:
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT
- O.P. : GREENLANDS
ZONING: AGRICULTURAL
- THIS SKETCH WAS PREPARED
ON THE 22nd DAY OF MAY 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 22922-15

May 22, 2018-3:07pm
G:\PUSLINC\131\LOT2 EBL UTM Files\ACAD\LLA PTLOT2 (OOSTERVELD).dwg

June 1, 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: May 24, 2018

FILE NO. B64-18

APPLICANT

John Stubbs & Mary Lake
4363 Wellington Road 35
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 15
Concession 2

Proposed severance is 1.1 hectares with 25m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 32 hectares with 380m frontage, existing and proposed agricultural use.

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

July 4, 2018

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

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

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

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

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

MAILED TO:

- | | | |
|---|-----------------|-------------------------------|
| Local Municipality - Puslinch | County Planning | Conservation Authority - GRCA |
| 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

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1100
Fee Received: May 24/18File No. 364/18Accepted as Complete on: May 24/18**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) John STUBBS & Mary LAKEAddress 4363 Wellington Road 35, Cambridge, ON, N3C 2V4

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for rural residential purposes

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 2

Registered Plan No. _____

Reference Plan No. _____

Civic Address Wellington Road 35

Lot No. Part of Lot 15

Lot No. _____

Part No. _____

(b) When was property acquired: March 2004

Registered Instrument No. WC56559

5. Description of Land intended to be SEVERED:

Frontage/Width 25 / 81 ±

Depth 185 ±

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Metric [] Imperial []

AREA 1.1 ha ±

Existing Use(s) Agricultural

Type of access (Check appropriate space)

Existing []

Proposed [X]

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

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width 849 ±

AREA 32 ha ±

Depth 380 ±

Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☐ Right-of-way

☒ County Road

☐ Private road

☐ Municipal road, maintained year round

☐ Crown access road

☐ Municipal road, seasonally maintained

☐ Water access

☐ Easement

☐ Other

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

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☒ Other Not required for agricultural use

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☒ Other (Specify): Not required for agricultural use

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. MDS has been met as the closest barn is over 500m from the severed parcel.

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

The Natural Heritage System mapping indicates that there is a wetland area on the subject property. The lot line of the proposed severed parcel is to be outside of this feature.

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, Prime Agricultural, Core Greenlands, and Greenlands in the Official Plan. Section 10.4.1.c) of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural. The severed parcel is within the Secondary Agricultural designation and will be clear of the Natural Heritage System. The retained parcel will continue to be used for agricultural purposes.

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

N/A

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

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

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

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

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

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

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

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

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [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 this is not applicable to your application, please state “not Applicable”

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

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

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

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



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

May 23, 2018
25636-18

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Severance Application & Sketch
Wellington Road 35
Part of Lot 15, Concession 2
PIN 71208-0089
Township of Puslinch**

Please find enclosed a severance application for the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, addresses of neighbouring properties, PIN Report and Map, the required deed, MDS Farm Data Sheet and Calculation, 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 along Concession Road 2. The parcel will have a frontage of 25m and depth of 185m with an area of 1.1ha. The vacant retained parcel will have an area of 32±ha and will continue to be used for agricultural purposes.

The GRCA Web-based mapping shows that the floodplain is along the front portion of the proposed severance. A topographic survey was completed of the front portion and forwarded to the GRCA to seek clarification on the exact location and height of the floodplain and whether or not an entrance and building envelope could be supported. We received an email on April 6, 2018 from Fred Natalochny, Supervisor of Resource Planning with the following response.

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

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

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

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

www.vanharten.com

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

Sorry for the delay in responding Jeff. I have checked with our engineer here, who has confirmed that safe access is available and the building envelope is not in the flood plain.

Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

The proposed severance has been positioned so that there is 20 to 25m from existing tree lines to the proposed property line. GRCA mapping shows the approximate location of the wetland limit, but these locations have not been field verified. The proposal is to have a narrow portion in the front for the driveway and then lead to an open spot on a hill for rural residential development.

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
- Zoning requirements are met

The Growth Plan for the Greater Golden Horseshoe (GGGH) was updated in 2017 with new policies and new mapping for the Natural Heritage System and the Agricultural System. The proposed severance is in the "Candidate Area" of the Agricultural System which allows for the Secondary Agricultural Policies of the County Official Plan policies discussed above.

Section 4.2.4 of the GGGH requires development to be at least 30m from the natural heritage feature and that an evaluation of the feature be prepared. The exact locations of these features have not yet been determined and so the severance has been configured to be in the approximate centre of the woodlots to the east and west. We expect the pending natural feature evaluation to fine tune the locations of the natural features and will be used to determine the setback from the proposed property lines and proposed new driveway.

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

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES ☐ **NO ☒**

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

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

Please see covering letter.

NOTES:

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

Description: Stubbs Severance

Application Date: Monday, March 05, 2018

Municipal File Number:


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

Applicant Contact Information

John Stubbs
4363 Wellington Road 35
Cambridge, ON, Canada

Location of Subject Lands

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 2, Lot: 15

Roll Number: 2301 

Calculation Name: **Farm 1**


Description:

Farm Contact Information

John Stubbs
4363 Wellington Road 35
Cambridge, ON, Canada

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 2, Lot: 16

Roll Number: 2301 

Total Lot Size: 36 ha

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

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	40	40.0	186 m ²

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

Design Capacity (NU): 40.0

Potential Design Capacity (NU): 120.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	F' (actual distance from livestock barn)
0.7	X 336.55	X 0.7	X 1.1	= 181 m (595 ft)	TBD

Storage Base Distance 'S' (minimum distance from manure storage)	S (actual distance from manure storage)
181 m (595 ft)	TBD

Preparer Information

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

Signature of Preparer: _____ Date: _____
Hailey Keast

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



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

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

Owner(s) of Livestock Facility John Stuebbs

Contact Information
Email _____ Telephone [REDACTED]
Civic Address 4363 Wellington Rd 35 Municipality Eastman
Lot 16 Concession 2 Division _____
Lot Size (where livestock facility is located) _____ hectares _____ acres
Signature of Livestock Facility Owner [Signature] Date March 5/18

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	40	V3
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkeybarn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg istypical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg istypical)		
	Turkeys at any other weights, or if unknown (by floorarea)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

Linda Redmond, Senior Planner

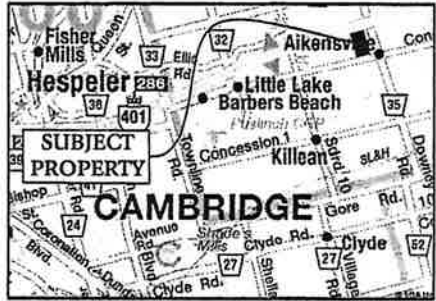
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130

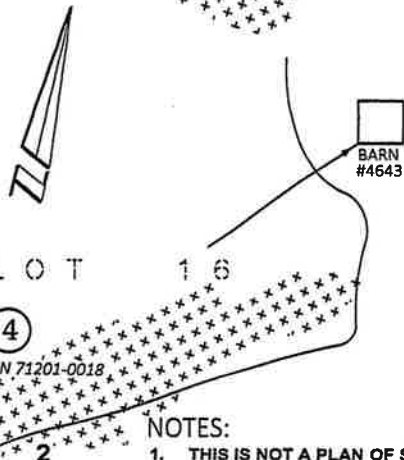
SEVERANCE SKETCH
PART OF LOT 15
CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

KEYMAP



SCALE 1 : 3000

0 30 60 120 180 meters
VAN HARTEN SURVEYING INC.



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A) & NATURAL ENVIRONMENT (NE).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL, CORE GREENLANDS, & GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. POSITION OF WETLAND & FLOODPLAIN BASED ON GRCA MAPPING.

WIDENED BY BY-LAW No.
3410-85, INSTRUMENT
No. 394229
PART 2,
61R--3105

20.12m WIDE

THIS SKETCH WAS PREPARED
ON THE 22nd DAY OF MAY 2018

JEFFREY E. BOISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 25636-18

May 22, 2018-4:16pm

G:\PUSLINCH\Con2\Acad\SEV LOT 15 (STUBBS) UTM.dwg

HIGHWAY 401

PIN 71208-0034

91.44m WIDE

PART 3,
61R--3284

PART 2,
61R--3284

365±

ZONING: NATURAL
ENVIRONMENT (NE)

OP: CORE
GREENLANDS

FIELD

1 PIN 71208-0089

ZONING:

AGRICULTURAL

NOTE: NO BUILDINGS ON RETAINED PARCEL

LANDS TO BE
RETAINED
AREA=32±ha

LOT 15

OP: SECONDARY AGRICULTURAL

OP: PRIME AGRICULTURAL

OP: GREENLANDS

FIELD

81±

LANDS TO BE
SEVERED
AREA=1.1±ha

WIDENED BY BY-LAW No.
3410-85, INSTRUMENT
No. 394229
PART 2,
61R--3105

PIN 71208-0090

20.12m WIDE

CONCESSION 2

ROAD ALLOWANCE BETWEEN CONCESSION 1 & 2

PIN 71208-0090

7 PIN 71205-0017

8 PIN 71205-0019

2 PIN 71205-0066
#6883
PART 4,
61R--11394

3 #4323
PIN 71204-0007

O.P. : GREENLANDS
ZONING: NATURAL ENVIRONMENT

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

June 1, 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: May 24, 2018

FILE NO. B65-18

APPLICANT

Kent & Kathleen Rodenburg
7243 Concession 1
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 29
Concession Gore

Proposed severance is 50m fr x 110m = 0.5 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 36 hectares with 201m frontage, existing and proposed agricultural use with existing dwelling & barn.

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

July 4, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority – Hamilton Conservation

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1100
Fee Received: May 24/18File No. 365/18Accepted as Complete on: May 24/18**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Kent Douglas RODENBURG & Kathleen Shea RODENBURGAddress 7243 Concession 1, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for rural residential purposesOR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession GORE

Registered Plan No. _____

Reference Plan No. _____

Civic Address 7243 Concession Road 1

Lot No. Part of Lot 29

Lot No. _____

Part No. _____

(b) When was property acquired: November 1999

Registered Instrument No. LT23884

5. Description of Land intended to be SEVERED:

Frontage/Width 50 ±

Depth 110 ±

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Metric [] Imperial []

AREA 0.5 ha ±

Existing Use(s) Agricultural

Type of access (Check appropriate space)

Existing [] Proposed [X]

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

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 201 / 407 ±

AREA 36 ha ±

Depth 942 ±

Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling & Barn

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [X] NO []

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby?

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

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?
- b) Has there been a commercial use(s) on the site?

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)
- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

20. Is this a resubmission of a previous application?

YES [] NO [X]

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

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

YES [] NO [X]

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X]

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

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. MDS has been met for the barn on the subject property as it is vacant and not structurally sound to house livestock.

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

The subject property is within the Protected Countryside and the Natural Heritage Systems of the Greenbelt Plan. The proposed severed parcel is not located in the Natural Heritage System and does not include any identified environmental features.

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, Greenlands and Earth Science ANSI. Section 10.4.1.c) of the Official Plan states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural. The severed parcel will be clear of the Natural Heritage System. The retained parcel will continue to be used for agricultural purposes.

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

N/A

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

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

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

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

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

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

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

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

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

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

- Mortgage as in Instrument No. LT23885 with the Toronto –Dominion Bank, located at PO Box 1, Toronto-Dominion Centre, Toronto, ON, M5K 1A2
- Mortgage as in Instrument No. WC325708 with the Toronto-Dominion Bank, located at 4720 Tahoe Blvd, Building 1, Mississauga, ON, L4W 5P2

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

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

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

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

<u>Severed</u>	Width	Length	Area	Use	
	Width	Length	Area	Use	
<u>Retained</u>	Width <u>16±m</u>	Length <u>17±m</u>	Area <u>272±m²</u>	Use	<u>Barn</u>
	Width <u>8±m</u>	Length <u>17±m</u>	Area <u>136±m²</u>	Use	<u>Barn</u>



LAND SURVEYORS and ENGINEERS

May 22, 2018

25834-18

██████████

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
7243 Concession 1
Part of Lot 29, Concession GORE
PIN 71202-0078
Township of Puslinch**

Please find enclosed a severance application for the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, addresses of neighbouring properties, PIN Report and Map, the required deed, MDS Farm Data Sheet, a cheque to the Hamilton Conservation Authority for \$780 and a cheque to Wellington County for \$1,100.

Proposal:

The proposal is to create a new rural residential parcel at the northwest corner of the property. The parcel will be 50m wide and 110m deep with an area of 0.5ha. The retained parcel will have an area of 36ha where the existing dwelling and barn will remain for agricultural purposes.

MDS evaluation was given to the vacant barn on the subject property. It is not structurally sound to house animals and therefore the proposed severance meets the MDS requirements (please see the pictures on the next page of this letter).

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

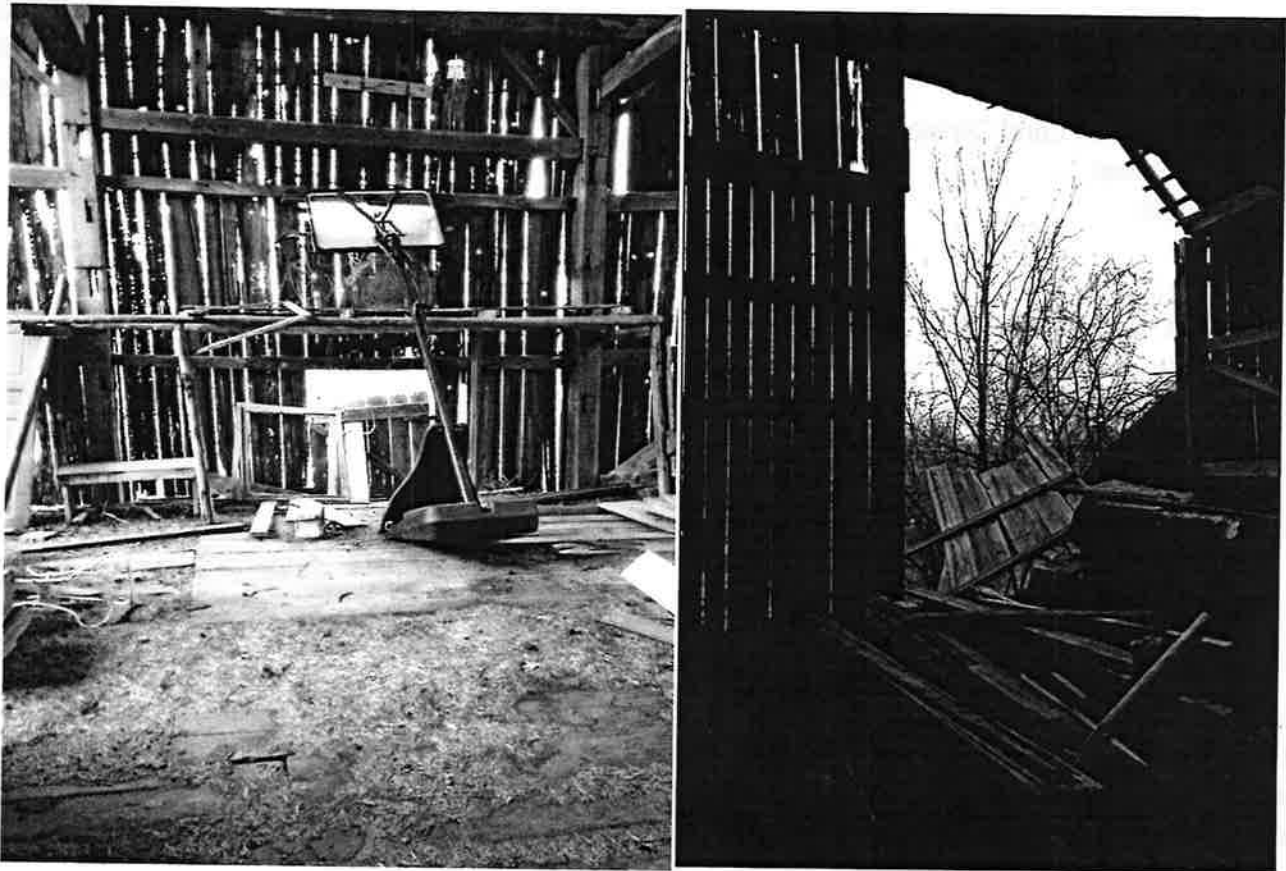
423 Woolwich Street
Guelph, ON N1H 3X3
Phone: 519-821-2763

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

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

www.vanharten.com

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



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
- Zoning requirements are met

The Growth Plan for the Greater Golden Horseshoe (GGGH) was updated in 2017 with new policies and new mapping for the Natural Heritage System and the Agricultural System. The proposed severance is in the "Candidate Area" of the Agricultural System which allows for the Secondary Agricultural Policies of the County Official Plan policies discussed above.



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

The proposed severance is in a Provincially Significant Earth Science ANSI in the Natural Heritage System mapping. This ANSI is similarly identified in the County of Wellington Official Plan. The Hamilton Conservation Authority mapping and the Provincial Natural Heritage System mapping does not show any significant Natural Heritage feature such as wetlands in the immediate area. The only feature shown is woodland and the intention is to have the rear limit of the severance 30m from this woodland feature.

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 Kent & Kathleen Rodenburg

www.vanharten.com

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

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

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES ☐ NO ☒

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

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.
- 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.
- 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.
- Generally, regular severance application forms are also available at the local municipal office.



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

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

Owner(s) of Livestock Facility KENT RODENBURG (KATHLEEN)

Contact Information
Email kroburg@xplornet.ca Telephone 519 [REDACTED]
Civic Address 7243 Concession 1 Municipality Paslinch
Lot PT LOT 29 Concession Division _____
Lot Size (where livestock facility is located) _____ hectares 91 acres

Signature of Livestock Facility Owner [Signature] Date Dec. 1/2017

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 3600 (ft²/m²) 1800 (ft²/m²)

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

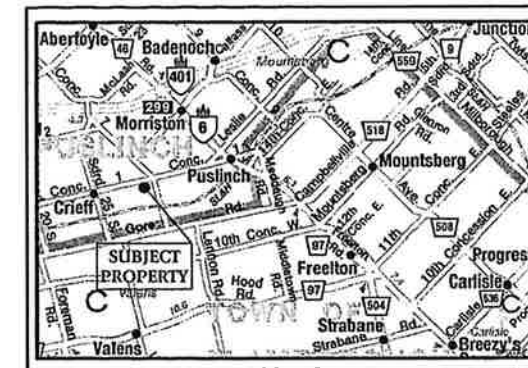
Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130

SEVERANCE SKETCH PART OF LOT 29, GORE CONCESSION TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 4000

0 40 80 160 240 meters

VAN HARTEN SURVEYING INC.



KEYMAP

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A) AND NATURAL ENVIRONMENT (NE).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS, CORE GREENLANDS & EARTH SCIENCE ANSI.
4. SUBJECT LANDS HAVE A GREENBELT OFFICIAL PLAN DESIGNATION OF PROTECTED COUNTRYSIDE AND NATURAL HERITAGE SYSTEM.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
8. DISTANCES FROM BARNs ARE TAKEN FROM COUNTY OF WELLINGTON GIS MAPPING.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 22ND DAY OF MAY, 2018.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

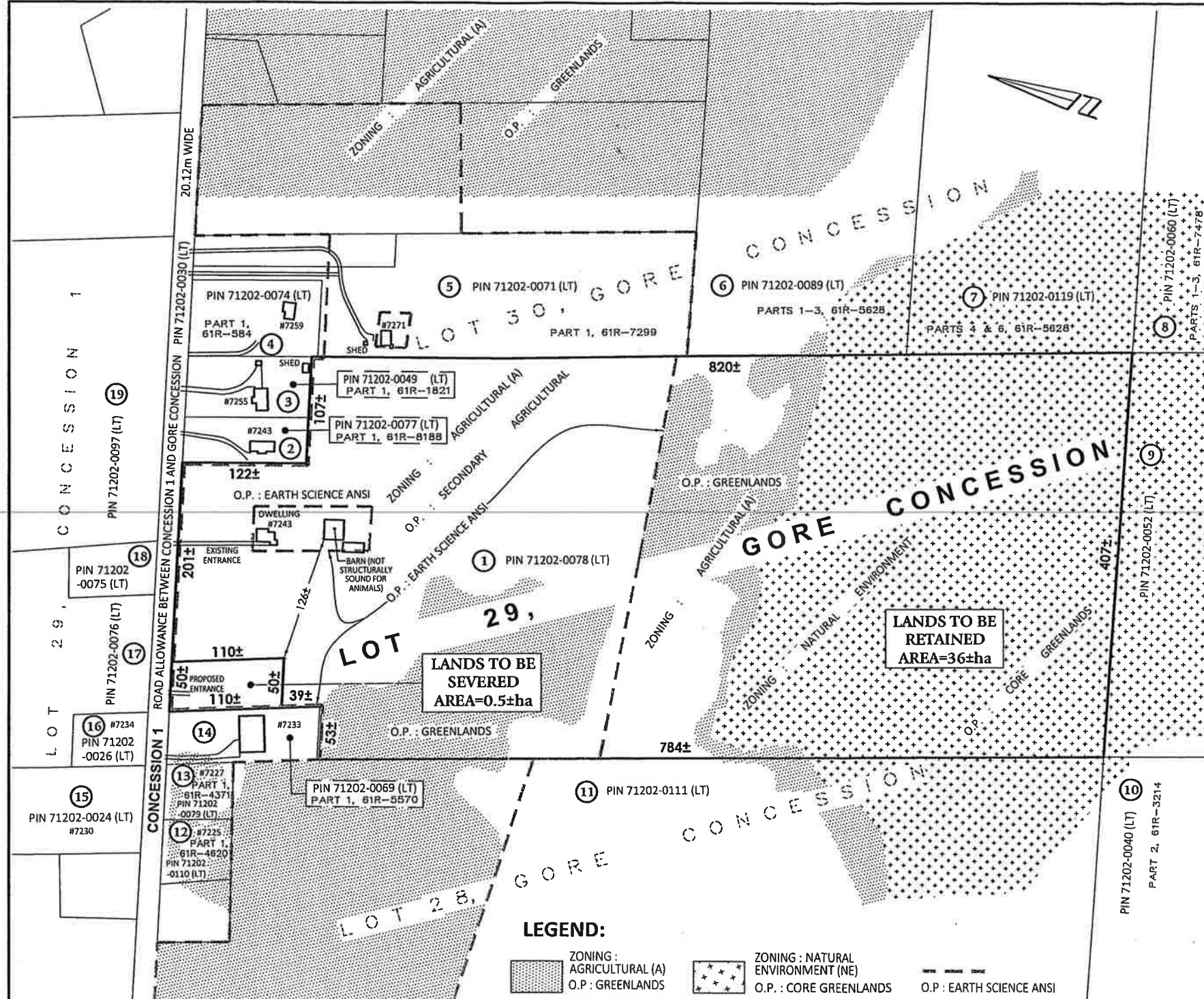
DRAWN BY: A.R.N.

CHECKED BY: J.E.B.

PROJECT No. 25834-18

May 22, 2018 2:00:48 PM

G:\PUSLINCH\ConGore\ACAD\SEV PTLOT 29 (Rodenburg) UTM 17 2010 NR.dwg



LEGEND:

ZONING :
AGRICULTURAL (A)
O.P. : GREENLANDS

ZONING : NATURAL
ENVIRONMENT (NE)
O.P. : CORE GREENLANDS

O.P. : EARTH SCIENCE ANSI

June 1, 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: May 24, 2018

FILE NO. B66-18

APPLICANT

Hira Baljit
c/o Kamal Hira of Hira Custom Homes
6746 Wellington Road 34
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 10
Concession 3

Proposed lot line adjustment is 175 square metres with no frontage, vacant land to be added to abutting rural residential lot - Richard Reid for portion of existing driveway on Hira land.

Retained parcel is 3.5 hectares with 75m frontage on Sideroad 10 N and 138m frontage on Wellington Road 34, existing and proposed rural residential use with existing dwelling & shop.

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

July 4, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1100
Fee Received: May 24/18

File No. 366/18

Accepted as Complete on: May 24/18

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) Baljit HIRA c/o Kamal Hira of Hira Custom Homes

Address 6746 Wellington Road 34, Cambridge, ON, N3C 2V4

Phone No. 5 [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

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

☒ **Conveyance to effect an addition to a lot**

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

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

Part of Lot 10, Concession 3, Parts 9 & 13, 61R-20345 (PIN 71210-0119)

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

Local Municipality: Township of Puslinch

Concession 3

Registered Plan No. _____

Reference Plan No. 61R-10787 (also 61R-8802)

Civic Address 6746 Wellington Road 34

Lot No. Part of Lot 10

Lot No. _____

Part No. Part 2 (also Part 1)

(b) When was property acquired: April 2017

Registered Instrument No. WC501116

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 20 ± AREA 175m² ±

Depth 34 ± Existing Use(s) Vacant Land – portion of driveway

Existing Buildings or structures: None – portion of existing driveway

Proposed Uses (s): To be added to Parts 9 & 13, 61R-20345 (PIN 71210-0119) as part of rural residential property

Type of access (Check appropriate space) Existing ☒ Proposed ☐
Existing entrance on lands to be added to.

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

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

- ☐ Municipally owned and operated piped water system
☒ Well ☒ individual ☐ communal
☐ Lake
☐ Other (specify): Private well exists on lands to be added to

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank ☒ individual ☐ communal
☐ Pit Privy
☐ Other (specify): Septic exists on lands to be added to

6. Description of Land intended to be RETAINED:

Metric ☒ Imperial ☐

Frontage/Width 138 / 71 ± AREA 3.5 ha ±

Depth 302 ± Existing Use(s) Rural residential

Existing Buildings or structures: Dwelling and shop

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[X] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other (specify) _____

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other (specify): _____

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank [X] individual [] communal

[] Pit Privy

[] Other (specify): _____

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

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

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

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

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

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

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

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

20. Is this a resubmission of a previous application?

YES [] NO [X]

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

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

YES [X] NO []
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

Severance created April 19, 2017 as in Instrument No. WC501115, File No. B6/15, Transferred from Edward Lorenowicz and Heather McNaughton to Baljit Hira for rural residential purposes.

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X]

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

This application is consistent with the PPS as per Section 2.3.4.2 where it states that lot line adjustments may be permitted for legal or technical reasons. The lot line adjustment is to ensure the existing driveway is on the merged parcel and no lot is being created.

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

The Natural Heritage System mapping indicates that there is a wetland area on the subject property, however the driveway currently exists and this application is a minor boundary adjustment to include it on the merged parcel. Nor development is proposed.

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 has an Official Plan designation of Secondary Agricultural, Core Greenlands and Greenlands. This proposal follows the guidelines set out in Section 10.4.6 which states that lot line adjustments are permitted where no adverse effect on agriculture will occur.

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

N/A

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

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

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

28. Does the proposal for the subject lands conform to the existing zoning? **YES ☒ NO ☐**

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

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

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? **YES ☒ NO ☐**

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

- Mortgage as in Instrument No. WC501118 with the Royal Bank of Canada located at 10 York Mills Road, 3rd Floor, Toronto, ON, M2P 0A2
- Mortgage as in Instrument No. WC508250 with Springbank Investments Inc. located at 212-19 Thorne Street, P.O. Box 22044, Cambridge, ON, N1R 8E3
- Easement in favour of Hydro One over Part 2, 61R-10787 (also known as Part 1, 61R-8802) as in Instrument No. LT71678

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

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

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

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

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width <u>8±m</u>	Length <u>22±m</u>	Area <u>176±m²</u>	Use <u>Shop</u>
	Width	Length	Area	Use

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

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

May 24, 2018
24986-17

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Lot Line Adjustment Application and Sketch
6746 Wellington Road 34 & 4488 Sideroad 10 North
Part of Lot 10, Concession 3
PIN 71210-0116 & PIN 71210-0119
Township of Puslinch**

RECEIVED

MAY 25 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 Reports and Map, the required deeds, 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 purpose of the Lot Line Adjustment is to transfer a small triangle of land from 6746 Wellington Road 34, owned by Baljit Hira (PIN 71210-0116), and add it to a parcel owned by Richard Reid at 4488 Sideroad 10 North (PIN 71210-0119). The driveway servicing Richard Reid's property crosses this triangle of land and the desire is to move the property line so that the whole of the driveway can be within Richard Reid's property. The driveway crosses a stream at this point and it would be less of an environmental impact to move the property line than to move the driveway.

The Severed Parcel will be 175m² and the Retained Parcel will be 3.5ha.

This type of severance follows Section 10.4.6 of the Wellington County Official Plan for Lot Line Adjustments on lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted for boundary adjustments as long as no adverse effect on agriculture will occur.

We provide the opinion that the proposed lot line adjustment and continued agricultural and rural residential use will not harm or threaten natural heritage features.

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

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

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

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

www.vanharten.com

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

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

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

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? YES [] NO [X]

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

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

None

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

Please see covering letter.

NOTES:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: May 24/18

File No. 266/18

Accepted as Complete on: May 24/18

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) Richard Melville REID

Address 2781 Townline Road, RR#21, Cambridge, ON, N3C 2V3

Phone No. _____

Email: r [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone No. [REDACTED]

Email: J [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 3

Lot No. Part of Lot 10

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-20345

Part No. Part 9 & 13

Civic Address 4488 Sideroad 10 North

(b) When was property acquired: May 1991 (Original)
May 2015 (Estate)

Registered Instrument No. ROS642102
WC429501

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, May 30, 2018 2:20 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: Screening Form - B66-18
Attachments: WHPA_Map_6746_Wellington34.pdf

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is **not** located within a vulnerable area (well-head protection area, issues contributing area, intake protection zone etc.), it does not require a Section 59 notice under the *Clean Water Act*.

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: Friday, May 25, 2018 10:53 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: Screening Form - B66-18

Good Morning.

Please see the attached screening form for B66/18 which falls within WHPA D.

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



Explore
Wellington



Legend

- Well Locations
- Wellhead Protection Area Boundaries
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Conservation Authority Boundaries
- Urban Centres and Hamlets
- Municipalities

0.2 0 0.10 0.2 Kilometers

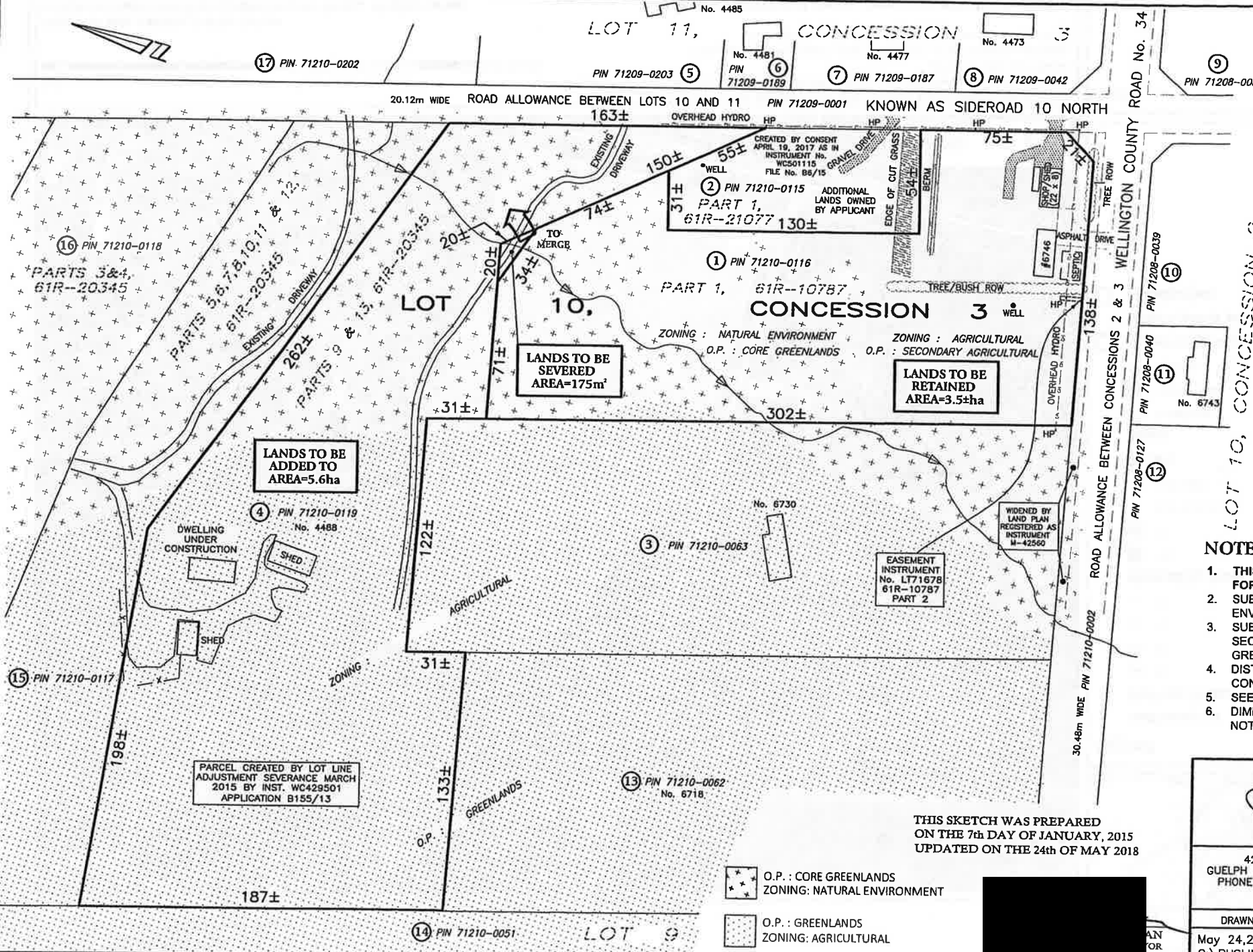
WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

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

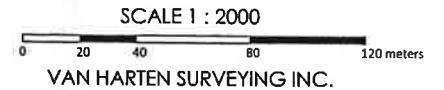
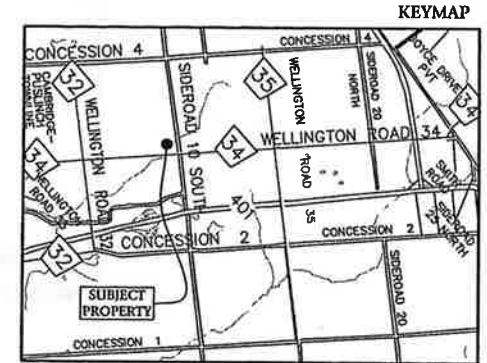
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2016

Notes



SEVERANCE SKETCH PART OF LOT 10, CONCESSION 3 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON



NOTES:

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



423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: (519) 821 - 2763
FAX: 821 - 2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: (519) 940 - 4110
FAX: 519 - 940 - 4113
www.vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 24986-17
May 24, 2018-8:58am
G:\PUSLINCH\Con3\ACAD\SEV\SEV PT10(HIRA) REV 5.dwg

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

June 1, 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: May 24, 2018

FILE NO. B69-18

APPLICANT

Dora & Norm Burlock
6738 Ellis Road
RR#22
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 10
Concession 2

Proposed severance is 0.7 hectares with 84m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 27 hectares with 215m frontage, existing and proposed agricultural and rural residential use with existing dwelling & sheds.

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

July 4, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

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

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1100
Fee Received: May 24/18
File No. 369/18
Accepted as Complete on: May 24/18

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) Dora & Norm BURLOCKAddress 6738 Ellis Road, RR#22, Cambridge, ON, N3C 2V4

Phone No. [REDACTED]

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. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for residential purposesOR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 2

Registered Plan No. _____

Reference Plan No. _____

Civic Address 6738 Ellis Road

Lot No. Part of Lot 10

Lot No. _____

Part No. _____

(b) When was property acquired: June 1980

Registered Instrument No. ROS229972

5. Description of Land intended to be SEVERED:

Frontage/Width 84 / 82 ±

Depth 87 ±

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Metric [] Imperial []

AREA 0.7 ha ±

Existing Use(s) Agricultural

Type of access (Check appropriate space)

Existing []

Proposed [X]

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

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

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

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

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

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

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

Frontage/Width	<u>122 & 93 ±</u>	AREA	<u>27 ha ±</u>
Depth	<u>875 ±</u>	Existing Use(s)	<u>Agricultural / Rural Residential</u>
Existing Buildings or structures: <u>Dwelling and Sheds</u>			
Proposed Uses (s): <u>No Change</u>			

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby?

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

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?
- b) Has there been a commercial use(s) on the site?

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)
- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

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

YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)
20. Is this a resubmission of a previous application?

YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number
21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.
22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

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

YES [] NO [X]
24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. MDS has been met as the closest barn is over 500m from the severed parcel.
25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The Natural Heritage System mapping indicates that there is a wetland area on the subject property. The lot line of the proposed severed parcel is to be outside of this feature.
26. a) Indicate the existing County Official Plan designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural and Core Greenlands in the Official Plan. Section 10.4.1.c) of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural. The severed parcel will be clear of the Greenlands System. The retained parcel will continue to be used for agricultural purposes.

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

N/A

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

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

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

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

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

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

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

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

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

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

- Mortgage as in Instrument No. WC448893 with the Toronto-Dominion Bank located at 496 Edinburgh Road South, Guelph, ON, N1G 4Z1
- Mortgage as in Instrument No. WC495622 with the Toronto-Dominion Bank located at 496 Edinburgh Road South, Guelph, ON, N1G 4Z1
- Hydro Easement as in Instrument No. WC448893, being Part 1, 61R-11696

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

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

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

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

<u>Severed</u>	Width	<u>4±m</u>	Length	<u>7±m</u>	Area	<u>28±m²</u>	Use	<u>Shed</u>
	Width	<u>3±m</u>	Length	<u>4±m</u>	Area	<u>12±m²</u>	Use	<u>Shed</u>
<u>Retained</u>	Width		Length		Area		Use	
	Width		Length		Area		Use	

May 24, 2018

25824-18

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application & Sketch
6738 Ellis Road
Part of Lot 10, Concession 2
PIN 71208-0127
Township of Puslinch

RECEIVED
MAY 25 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, the required deed, addresses of neighbouring properties, MDS Farm Data Sheet and Calculation, 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 along Ellis Road with a frontage of 84m, depth of 87m with an area of 0.7±ha. The severed parcel is vacant land and the western property line will be along the existing fence on the east side of the driveway for the retained parcel. The retained parcel will have an area of 27ha where an existing dwelling and accessory buildings will remain.

Consideration was made to have the severance at the west corner of the property (abutting Parcel 2 on the sketch) and at the east corner of the property (abutting Parcel 5 on the sketch), but both locations were inappropriate. The easterly corner includes wetlands which should not be part of the severance. A safe entrance was not possible at the westerly corner.

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
- Zoning requirements are met

The Growth Plan for the Greater Golden Horseshoe (GGGH) was updated in 2017 with new policies and new mapping for the Natural Heritage System and the Agricultural System. The proposed severance is in the "Candidate Area" of the Agricultural System which allows for the Secondary Agricultural Policies of the County Official Plan policies discussed above.

Section 4.2.4 of the GGGH requires development to be at least 30m from the natural heritage feature and that an evaluation of the feature be prepared. The east limit of the proposed severance will be about 60m away from the wetland to the east.

In summary, this severance is a very practical and 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.

33. Manure Storage Facilities on these lands: None

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES ☐ NO ☒

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

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

Please see covering letter.

NOTES:

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



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

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

Owner(s) of Livestock Facility David Guxrow

Contact Information
Email [redacted] Telephone [redacted]

Civic Address 6711 Wellington Rd 34 Municipality Paslinch

Lot 9 Concession 2 Division

Lot Size (where livestock facility is located) 7.5 ha hectares acres

Signature of Livestock Facility Owner [redacted] Date Feb 8/18

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. ft²/m² ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hievers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	12	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

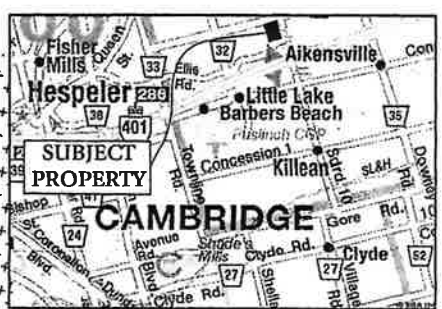
County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9
F 519.923.1694

Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130

SEVERANCE SKETCH
PART OF LOT 10, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

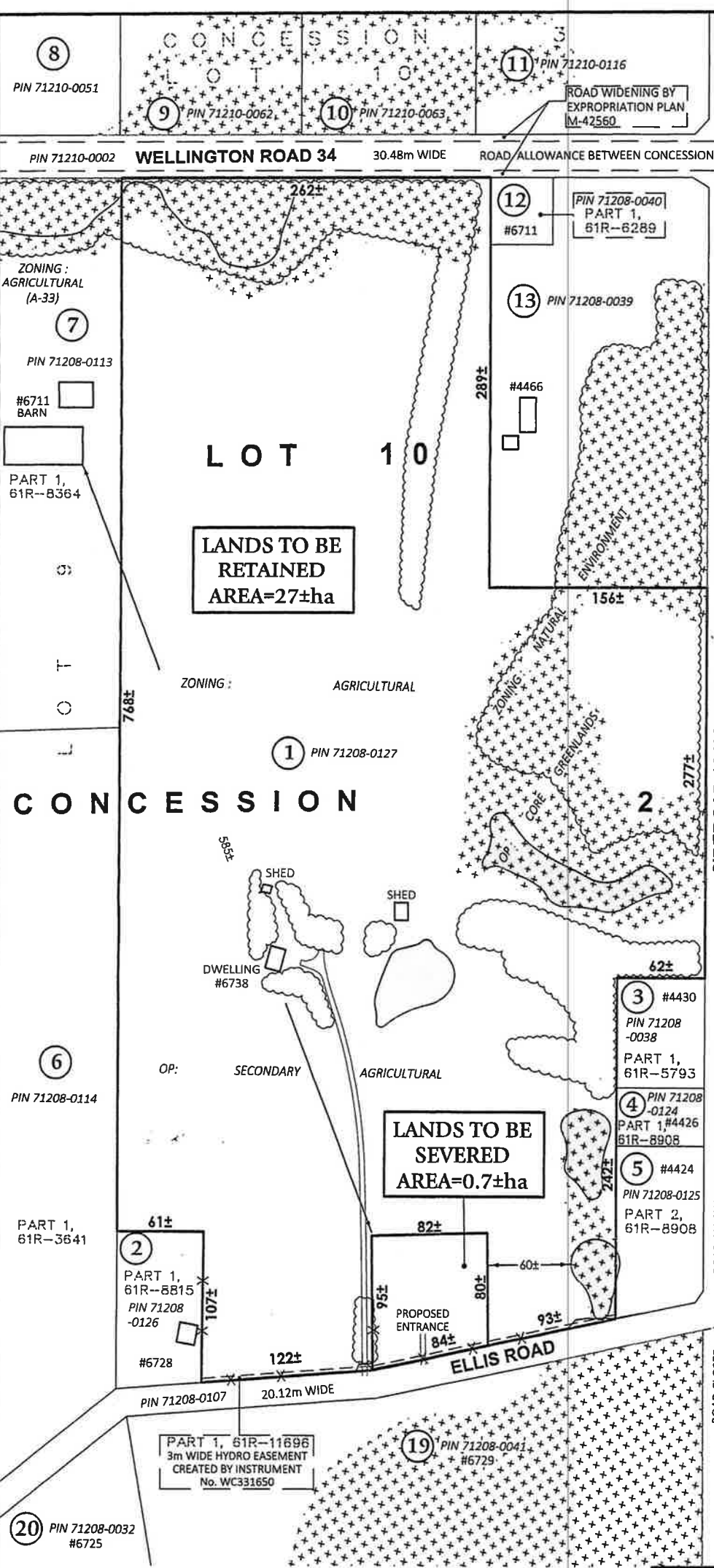
KEYMAP



SCALE 1 : 3000

0 30 60 120 180 meters

VAN HARTEN SURVEYING INC.



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

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENTAL

THIS SKETCH WAS PREPARED
ON THE 23rd DAY OF MAY 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN May 24, 2018-9:53am		CHECKED BY: JEB PROJECT No. 25824-18

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

June 1, 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: May 24, 2018

FILE NO. B73-18

APPLICANT

Leslie Prier
7000 Concession 4
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 20
Concession 4

Proposed severance is 47m fr x 87m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.3 hectares with 31m frontage, existing and proposed rural residential use with existing dwelling & shop.

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

July 4, 2018

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

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

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

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

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

MAILED TO:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1100
Fee Received: May 24/18
File No. B7B/18
Accepted as Complete on: May 24/18

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) Leslie Karen PRIERAddress 7000 Concession 4, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: p[REDACTED]@[REDACTED].n

(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. [REDACTED]

Email: [REDACTED]@[REDACTED].n

(d) All Communication to be directed

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 purposesOR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 20

Registered Plan No. _____

Lot No. _____

Reference Plan No. 1

Part No. 61R-8241

Civic Address 7000 Concession Road 4

(b) When was property acquired: April 2000

Registered Instrument No. LT29053

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 47 ±

AREA

0.4 ha ±

Depth 87 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

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

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

31 / 137 ±

AREA

3.3 ha ±

Depth

321 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

Dwelling and shop

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES [] NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]?

YES [] NO [X]

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES [] NO [X]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [X] NO []

11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES [] NO [X]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES [] NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES [] NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES [] NO [X]

15. Is there a noxious industrial use within 500 meters [1640']?

YES [] NO [X]

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

YES [] NO [X]

Name of Rail Line Company: _____

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised 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)?

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

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

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

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

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

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

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

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Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

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

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

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. MDS has been met as there are no barns in the area.

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The Natural Heritage System mapping indicates that there is a wetland area on the subject property. The lot line of the proposed severed parcel is to be outside of this feature.

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

N/A

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

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

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

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

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

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

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

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

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

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

- **Mortgage as in Instrument No. LT29824 & No. LT34010 with the Canada Trustco Mortgage Company located at 305 King Street West, Kitchener, ON, N2G 1B9**

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

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

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

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

<u>Severed</u>	Width	Length	Area	Use	
	Width	Length	Area	Use	
<u>Retained</u>	Width <u>6±m</u>	Length <u>12±m</u>	Area <u>72±m²</u>	Use	<u>Shop</u>
	Width	Length	Area	Use	



May 24, 2018

25818-18

[REDACTED]@[REDACTED].com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Severance Application & Sketch
7000 Concession 4
Part of Lot 20, Concession 4
Part 1, 61R-8241
PIN 71200-0110
Township of Puslinch**

RECEIVED

MAY 25 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, 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 create a new rural residential parcel along Concession 4 with a frontage of 47m, depth of 87m and an area of 0.4±ha. The retained parcel will have an area of 3.3±ha where the existing dwelling and shop will remain.

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
- Zoning requirements are met.

The Growth Plan for the Greater Golden Horseshoe (GGGH) was updated in 2017 with new policies and new mapping for the Natural Heritage System and the Agricultural System. The proposed severance is in the "Candidate Area" of the Agricultural System which allows for the Secondary Agricultural Policies of the County Official Plan policies discussed above.

Section 4.2.4 of the GGGH requires development to be at least 30m from the natural heritage feature and that an evaluation of the feature be prepared. The wetlands and significantly treed areas are at least 40m or more away from the proposed severance.

In summary, this severance is a very practical and 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

33. Manure Storage Facilities on these lands: None

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES ☐ NO ☒

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

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

Please see covering letter.

NOTES:

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

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, May 30, 2018 2:23 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: Screening Form - B73/18
Attachments: WHPA_Map_7000_Con4.pdf

Hi Jana,

Thank you for providing the above referenced application for review. This property is located within a vulnerable area (well-head protection area, issues contributing area, intake protection zone etc.), however, based on the activities proposed, it is subject to a residential exemption and does not require a Section 59 notice under the *Clean Water Act*.

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: Friday, May 25, 2018 12:58 PM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: Screening Form - B73/18

Hello again.

Please see the attached form for your review. Property is within WHPA C & D.

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
[REDACTED]

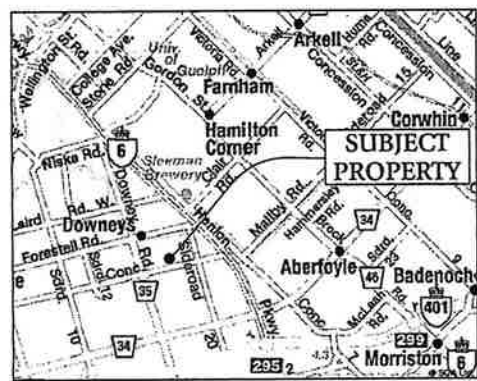


Municipalities



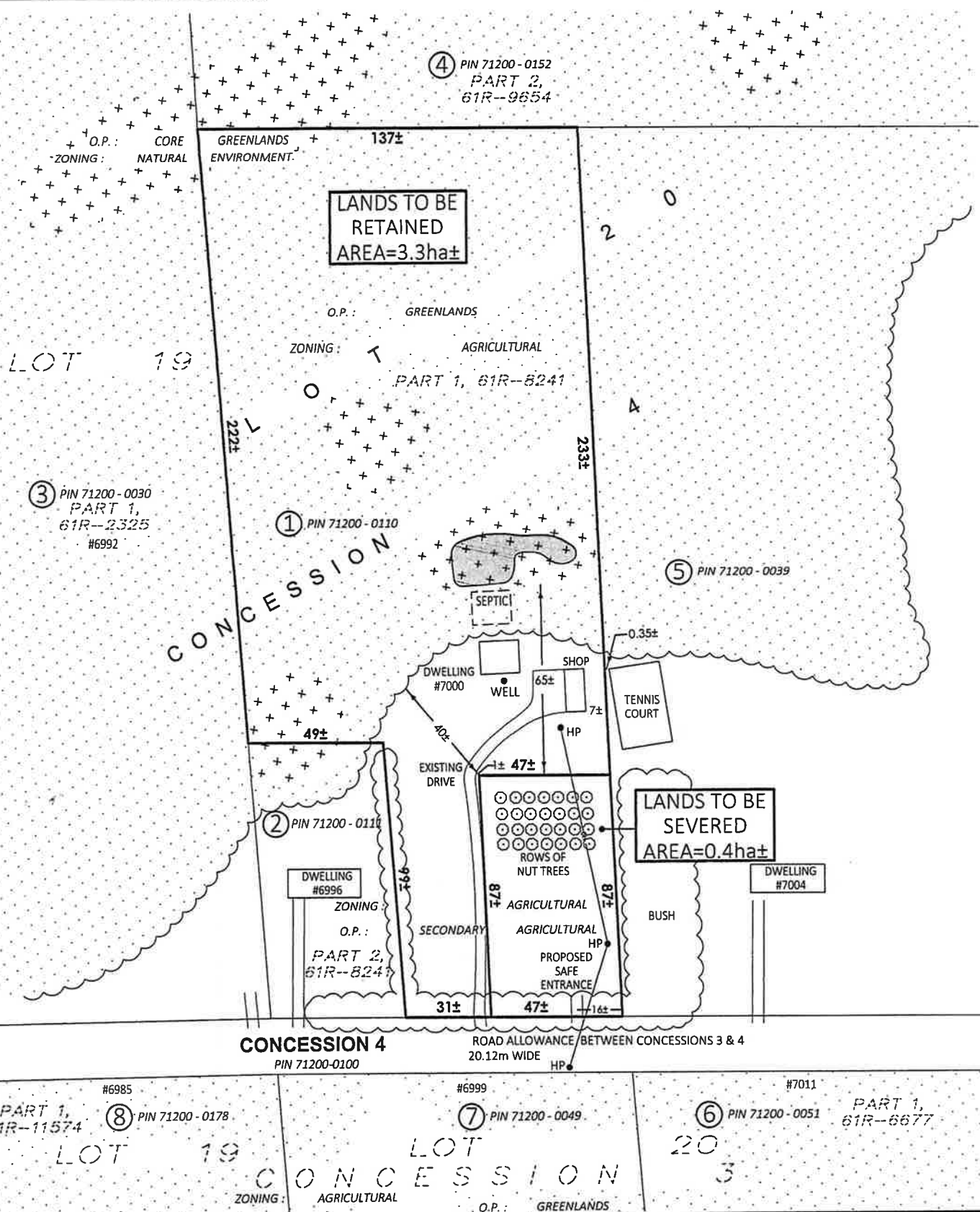
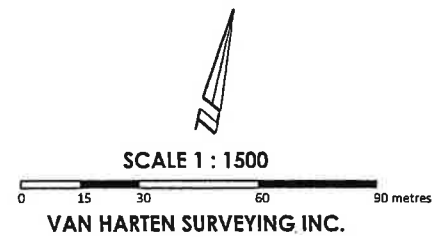
Notes

KEYMAP



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

SEVERANCE SKETCH
PART OF LOT 20, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



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

THIS SKETCH WAS PREPARED ON
THE 24th DAY OF MAY, 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

DRAWN BY: ARN May 24, 2018-12:26pm	CHECKED BY: JEB	PROJECT No. 25818-18
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