

AGENDA

COMMITTEE OF ADJUSTMENT:

None

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

- 1. OPENING REMARKS
- 2. DISCLOSURE OF PECUNIARY INTEREST
- 3. APPROVAL OF MINUTES (See Attachment A)

Planning & Development Advisory Committee meeting minutes held Tuesday November 14, 2017 be adopted.

4. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW

• None

5. ZONING BY-LAW AMENDMENT

- None
- 6. LAND DIVISION (See Attachment B)
- 6(a) Severance Application B137/17 (D10/MAR) David & Denise Marshall & Lynn Poore, Part Lot 10, Concession 3, municipally known as 4610 Sideroad 10 N

Proposed severance is 1.716 hectares with 148.34m frontage (Part 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 1.094 hectares with 100.56m frontage, existing and proposed rural residential use with existing dwelling and swimming pool (Parts 2 & 3 on sketch).

6(b) Lot Line Adjustment Application B138/17 (D10/MAR) – David & Denise Marshall & Lynn Poore, Part Lot 10, Concession 3, municipally known as 4610 Sideroad 10 N

Proposed lot line adjustment is $15m \times 152.4m = 0.229$ hectares (Part2 on sketch), vacant land to be added to abutting rural residential lot - Lynn & Kevin Poore. Retained parcel is 0.865 hectares with 85.56m frontage, existing and proposed rural residential use with existing dwelling and swimming pool (Part 3 on sketch)

6(c) Severance Application B139/17 (D10/SZA) – Tibor & Eva Szabo, Part Lot 11, Concession 11, municipally known as 309 Hume Road

Proposed severance is 62m fr x 187m = 1.2 hectares, vacant land for proposed rural residential use. Retained parcel is 2.6 hectares with 140m frontage on Concession Rd 11 and 185m frontage on Hume Rd, existing and proposed rural residential use with existing dwelling and shed.

6(d) Severance Application B140/17 (D10/ONT) – 2353730 Ontario Limited c/o Brian Fitzpatrick, Part Lot 6, RP 131, EOBL, municipally known as 43 Carter Rd.

Proposed severance is 37.9m fr x 106.5m = 0.40 hectares, vacant land for proposed rural residential use. Retained parcel is 37.9m fr x 106.5m = 0.40 hectares, existing and proposed rural residential use with existing dwelling and shop.

6(e) Severance Application B141/17 (D10/MOR) – Glenn Morgan, Part Lots 36-37, Concession Gore, municipally known as 4063 Highway 6.

Proposed severance is 0.5 hectares with 75m frontage, existing and proposed rural residential use with existing dwelling. Retained parcel is 5.8 hectares with 178m frontage, existing and proposed rural residential use with existing shop, driveshed & shed.

6(f) Severance Application B142/17 (D10/EVA) – Nolan Evans & Karen Hand, Part Lot 10, Concession 10, municipally known as 142 Hume Rd.

Proposed severance is 0.4 hectares with 41m frontage, vacant land for proposed rural residential use. Retained parcel is 3.5 hectares with 36m frontage, existing and proposed rural residential use with existing dwelling and pool.

6(g) Severance Application B144/17 (D10/GAT) – Daryl Gates, Part Lot 11, Concession Gore, municipally known as 4053 Sideroad 10 S.

Proposed severance is 1.0 hectares with 95m frontage, existing and proposed rural residential use with existing dwelling & garage. Retained parcel is 4.7 hectares with 162m frontage, vacant land for proposed rural residential use.

6(h) Severance Application B145/17 (D10/GAT) – David Wright & Elizabeth Reade, Part Lot 11, Concession 10, municipally known as 161 Hume Rd..

Proposed severance is 3.0 hectares with 10m frontage, vacant land for proposed rural residential use. Retained parcel is 2.9 hectares with 140m frontage, existing and proposed rural residential use with existing dwelling.

6(i) Severance Application B146/17 (D10/CLA) – James & John Clark, Part Lot 30, Concession 8, located on Wellington Rd 36.

Proposed severance is $50m \times 100m = 0.5$ hectares, existing agricultural use for proposed rural residential use. Retained parcel is 15.9 hectares with 517m frontage on Wellington Road 36 and 745m frontage on Hwy 401, existing and proposed agricultural use.

6(j) Severance Application B147/17 (D10/WIL) – Chari Wilkinson & Jill McGuinness, Part Lot 7, Concession 3, municipally known as 6660 Wellington Rd 34.

Proposed severance is 0.44 hectares with 93m frontage, existing agricultural use for proposed rural residential use. Retained parcel is 39.7 hectares with 79m frontage, existing and proposed rural residential and agricultural use with existing 2 dwellings & shed. Existing bank barn to be removed.

6(k) Severance Application B148/17 (D10/WIL) – Chari Wilkinson & Jill McGuinness, Part Lot 7, Concession 3, municipally known as 6660 Wellington Rd 34.

Proposed easement is 237 square metres with 4.1m frontage, for hydro line to benefit the existing residential dwellings on the retained parcel (B147/17).

6(I) Severance Application B149/17 (D10/PIE) – Pier Property Inc, Clergy Reserve Lot 27, Concession 7, municipally known as 267 Brock Rd.

Proposed severance is 1.1 hectares with 121m frontage, vacant land for proposed commercial use, existing temporary vegetable stand and fry stand. Retained parcel is 18.3 hectares with 125m frontage on Wellington Rd 46 and 183m frontage on McLean Road, existing and proposed trucking company operation.

6(m) Severance Application B150/17 (D10/WHI) – Kathy White (Full Moon Investments Property), Part Lot 15, Concession 3, municipally located on Wellington Rd 35.

Proposed severance is 29m fr x 143m = 0.4 hectares, agricultural land for proposed rural residential use. Retained parcel is 5.7 hectares with 124m frontage, existing and proposed rural residential and agricultural use with existing dwelling and garage.

6(n) Lot Line Adjustment Application B151/17 (D10/FUL) – Full Moon Investments property merged with White property, Part Lot 15, Concession 3, municipally located on Wellington Rd 35 & 4540 Wellington Rd 35.

Proposed lot line adjustment is 2.4 hectares with 52m frontage, pond & forested land to be added to abutting rural residential parcel- Kathy White. Retained parcel is 2.4 hectares with 69m frontage, existing and proposed forested land.

6(o) Severance Application B152/17 (D10/MCL) – Duncan & Susan McLeod, Part Lot 24, Concession 8, municipally known as 77 Gilmour Rd.

Proposed severance is 80m fr x 75m = 0.6 hectares, agricultural use for proposed rural residential use. Retained parcel is 29.1 hectares with 592m frontage, existing and proposed agricultural and rural residential use with existing dwelling and 2 sheds.

6(p) Severance Application B153/17 (D10/CAI) – Brian, Cheryl & Christa Cain, Part Lots 26-28, Concession 9, municipally known as 4297 Victoria Rd.

Proposed severance is 400m fr x 1000m = 40 hectares, existing and proposed agricultural and rural residential use with existing dwelling & shed. Retained parcel is 800m fr x 1000m = 80 hectares, existing and proposed agricultural use for proposed agricultural and rural residential use..

6(q) Severance Application B154/17 (D10/MCL) – Ruth & Bruce McLeod, Part Lot 23, Concession 8, municipally known as 70 Gilmour Rd

Proposed severance is 0.4 hectares with 55m frontage, vacant land for proposed rural residential use. Retained parcel is 12.2 hectares with 74m frontage, existing and proposed rural residential use with existing dwelling, workshop, shed & pool.

6(r) Severance Application B155/17 (D10/OVE) – Overseas Farms Inc, Part Lot 15, Concession 2, municipally known as 6871 Wellington Road 34

Proposed severance is 80m fr x 90m = 0.7 hectares, agricultural use for proposed rural residential use. Retained parcel is 35.4 hectares with 110m frontage, existing and proposed agricultural and residential use with existing dwelling, 2 barns & 2 sheds.

6(s) Severance Application B158/17 (D10/MIL) – Robert Milburn, Part Lot 16, Concession 8, municipally located at Brock Rd N and Maltby Rd.

Proposed severance is 60m fr x 75m = 0.45 hectares, vacant land for proposed rural residential use. Retained parcel is 3.2 hectares with 120m frontage on Maltby Rd E and 143m frontage on Wellington Rd 46, existing and proposed vacant land.

7. OTHER MATTERS

a) For Information – 2018 Operating Budget (See Attachment C)

8. CLOSED MEETING

- no matters
- 9. NEXT MEETING Tuesday January 9th, 2018 @ 7:00 p.m.

10. ADJOURNMENT

ATTACHMENT 'A'



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator Michelle Innocente – County of Wellington Jeff Buisman

1 - 5. COMMITTEE OF ADJUSTMENT

None

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

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

7. DISCLOSUE OF PECUNIARY INTEREST

• None

8. APPROVAL OF MINUTES

Moved by Dan Kennedy, Seconded by Dianne Paron

• That the minutes of the October 10th, 2017 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

None

10. ZONING BY-LAW AMENDMENTS

None

11. LAND DIVISION

11(a) Severance Application B126/17 (D10/FIE) – Susan & Hugh Fielding, Part Lot 37, Concession Gore, municipally known as 7458 Fielding Lane

Proposed lot line adjustment is 0.809 hecatres with no frontage, existing agricultural land to be added to abutting commercial lot - 1720191 Ontario Ltd. Retained parcel is 10.2 ha, existing and proposed residential and agricultural use with existing house barn and shop.

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

 On the south side property line there is a remnant sliver of land as shown on the Wellington County parcel fabric. Determine if that is a mapping error or if not, it shall be incorporated into the lot line adjustment

- Septic bed locations shall be shown within 150m of the lands as outlined in the application requirements
- Lands shall be rezoned to accommodate any future commercial use of the property.

CARRIED

11(b) Severance Application B130/12 (D10/ST) – St. Mary's Cement, Part Lots 11 & 12, Concession 4, Forestell Road and Sideroad 10.

Proposal is to sever a 0.77 ha lot with 88m frontage on Forestell Rpad and 78m frontage on Sideroad 12, former gravel pit for proposed rural residential use. Retained parcel is 22.3 ha with 283m frontage on Sideroad 10, 717m frontage on Forestell Rd and 207m frontage on Sideroad 12, existing gravel pit.

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

- The preferred entrance location is on Sideroad 12 N. as Forestell Rd is extremely busy.
- Kelly Patzer shall confirm a safe access location on Sideroad 12 N. with Roads Department

CARRIED

12. OTHER MATTERS

12(a) December Meeting Date Change

Moved by Dennis O'Connor, Seconded by Deep Basi that the December 12th PDAC meeting date be changed to December 5th at 7 p.m. to accommodate the County of Wellington consent comment deadline date.

CARRIED

12(b) 2018 Schedule of Meetings

Moved by Dan Kennedy, Seconded by Dianne Paron that the 2018 Meeting Date Schedule be approved, with an amendment that the December meeting be held December 4th to accommodate the County of Wellington consent comment deadline.

CARRIED

13. CLOSED MEETING

• No matters

14. FUTURE MEETINGS

• Next Regular Meeting December 5th @ 7:00 p.m.

15. ADJOURNMENT

Moved by Dennis O'Connor and Seconded by Deep Basi,

• That the Planning & Development Advisory Committee adjourns at 7:20 p.m.

CARRIED

ATTACHMENT 'B(a)'

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

November 10, 2017

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: October 31, 2017

FILE NO. B137/17

APPLICANT

LOCATION OF SUBJECT LANDS:

David Marshall, Denise Marshall & Lynn Poore 6741 Concession 4 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 10 Concession 3

Proposed severance is 1.716 hectares with 148.34m frontage (Part 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 1.094 hectares with 100.56m frontage, existing and proposed rural residential use with existing dwelling and swimming pool (Parts 2 & 3 on sketch).

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

December 6, 2017

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste

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

Civic Addressing

	APPLICATION FOR CONSENT	Ontario Planning Act
1.	Approval Authority:	
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre	Required Fee: \$_1050 Fee Received:06731/
	74 Woolwich Street, GUELPH, Ontario N1H 3T9	File No. BB/
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875	Accepted as Complete on:
	A COPY OF YOUR CURRENT DEED MUST BE SUBM	TTED WITH THIS APPLICATION
2.	(a) Name of Registered Owner(s) David Marshall. Denise Marsha	II and Lynn Poore
	Address 4610 Sideroad 10 North. Puslinch. Ontario_N0B 2J0 a	
	6741 Concession 4. Puslinch. Ontario N0B 2J0	and a second
((b) Name and Address of Applicant (as authorized by Owner)	
I		
	(c) Name and Address of Owner's Authorized Agent: <u>Black. S</u>	hoemaker. Robinson & Donaldson Limited
		hoemaker. Robinson & Donaldson Limited
	(c) Name and Address of Owner's Authorized Agent: <u>Black. S</u> 257 Woodlawn Road. Unit 101. Guelph. Ontario N1H 8J1	
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(257 Woodlawn Road. Unit 101. Guelph. Ontario N1H 8J1 (d) All <u>Communication</u> to be directed to: REGISTERED OWNER [X] APPLICANT [] (e) Notice Cards Posted by: REGISTERED OWNER [] APPLICANT []	AGENT [X] AGENT [X]
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(a) Location			
Local Municip	pality: Township of Puslinch		
Concession	3	Lot No. Part Lot 10	
Registered P	lan No	Lot No.	
Reference Pl	an No. <u>61R-9681</u>	Part No. Part 1	
Civic Addres	ss <u>4610 Sideroad 10 North.</u>	Puslinch	
b) When was	s property acquired: <u>Janaury 1</u> estate settleme	13. 1976 Registered Instrument No. ROS16 ent October 6, 2017 WC519	7044 9423
Description (of <u>Land</u> intended to be <u>SEVERED</u>	<u>PART 1</u> Metric [X] Imper	r ial []
Frontage/	Width 148.34 m	AREA <u>1.716 ha</u>	
Depth	126.56 m	Existing Use(s) <u>vacant land. wetland and b</u>	ush
<u> </u>			
Existing E	Buildings or structures: None		_
Proposed	Uses (s): <u>Single Detached F</u>	Residential Dwelling	
Proposed pe of access [] Provincia [] County F [X] Municipa	d Uses (s): <u>Single Detached F</u> (Check appropriate space) al Highway Road al road, maintained year round al road, seasonally maintained	Existing [] Proposed [X] [] Right-of-way [] Private road [] Crown access road [] Water access	
Proposed pe of access [] Provincia [] County F [X] Municipa [] Easeme Type of wata [] Municipa	d Uses (s): <u>Single Detached F</u> (Check appropriate space) al Highway Road al road, maintained year round al road, seasonally maintained ent er supply - Existing [] Propo ally owned and operated piped wa [X] individual [] communal	Existing [] Proposed [X] [] Right-of-way [] Private road [] Crown access road [] Water access [] Other Other	
Proposed pe of access [] Provincia [] County F [X] Municipa [] Municipa [] Easeme Type of wate [] Municipa [X] Well [[] Lake [] Other	d Uses (s): <u>Single Detached F</u> (Check appropriate space) al Highway Road al road, maintained year round al road, seasonally maintained ent er supply - Existing [] Propo ally owned and operated piped wa [X] individual [] communal	Existing [] Proposed [X] [] Right-of-way [] Private road [] Private road [] Crown access road [] Water access [] Other osed [X] (check appropriate space) ater system	

LAND DIVISION FORM - SEVERANCE

6.	Description of Land intended to be <u>RETAINED</u> : <u>PART 3</u> Metric [X]	lm	perial	[]	
	Frontage/Width 85.56 AREA 0.865 ha				
	Depth <u>93.82 m</u> Existing Use(s) <u>Single Detached Re</u>	sident	tial		
	Existing Buildings or structures: Single Detached Residential Dwelling and swimming		ol		
	Proposed Uses (s):				
	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 s metres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM.	YES	[X]	nin 500 NO	
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 retain within 120 metres [394 feet]?	ned or t YES			d or []
11.	Is there any portion of the land to be severed or to be retained located within a floodplain?	YES	[]	NO	[X]
12.	Is there a provincial park or are there Crown Lands within 500 metres [1640']?	YES	[]	NO	[X]
13.	Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?	YES	[]	NO	[X]
14.	Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?	YES	[]	NO	[X]
15.	Is there a noxious industrial use within 500 meteres [1640']?	YES	[]	NO	[X]

LAND DIVISION FORM - SEVERANCE

16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]
	Name of Rail Line Company:
17.	Is there an airport or aircraft landing strip nearby? YES [] NO [X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]
19.	PREVIOUS USE INFORMATION:
	a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []
	If YES, what was the nature and type of industrial use(s)?
	b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []
	If YES, what was the nature and type of the commercial use(s)
	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 of other Consent or approval under the Planning Act or its predecessors? YES [X] NO [] UNKNOWN []
23.	. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?
24.	. Is the application consistent with the Provincial Policy Statement? YES [X] NO []
25.	. Is the subject land within an area of land designated under any provincial plan or plans?
	Greenbelt Plan [] Places to Grow [X] Other []
	If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []

LAND DIVISION FORM - SEVERANCE

26. Is t	the subject land a proposed s	urnlus farm dwolling?*	
			YES [] NO [X]
	"If yes, an application to sev	er a surplus farm dwelling must be accor	npanied by a FARM INFORMATION FORM.
27. a)	What is the existing Local O	fficial Plan designation(s) of the subject	land? (severed and retained)
	See County designations		
b)	What is the existing County	Official Plan designation(s) of the subje	ct land? (severed and retained)
	Secondary Agricultural ar	d Core Greenlands	
c)	If this consent relates directl please indicate the Amendr	y to an Official Plan Amendment(s) curre nent Number and the applicable file numl	ntly under review by an approval authority, ber(s).
	Amendment Number(s):	File	Number(s):
28. Wł	nat is the zoning of the subjec	t lands? Agricultural (A) and Natural	Environment (NE)
		t lands conform to the existing zoning?	YES [X] NO []
		on been made for re-zoning?	
	, , ,	[] NO [] File Number	-
		on been made for a minor variance?	
30. Are	e the lands subject to any mor	tgages, easements, right-of-ways or othe	er charges? YES [X] NO []
Comp	For mortgages just pr utershare Trust Company of	vide a copy of the relevant instrument. ovide complete name and address of Mo Canada g Street West, Suite 2300, Toronto, Ont	
Questic this is r	ons 31 – 34 must be answer not applicable to your appli	ed for Applications for severance in th cation, please state "not Applicable"	ne Rural/Agricultural Area Otherwise, if
	pe of Farm Operation condu	10100	plicable
	Type: Dairy [] 		Poultry [] Other []
32. <u>Di</u>	mensions of Barn(s)/Out	ouildings/Sheds (that are to remain	a) Severed & Retained Lands
Severed	Width	LengthArea	Use
	Width	LengthArea	Use
Retaine	d Width	Length Area	Use
			Use
33. <u>Ma</u>	nure Storage Facilities on		
	DRY	SEMI-SOLID	LIQUID
Open Pi		Open Pile []	Covered Tank []
Covered		Storage with Buck Walls []	Aboveground Uncovered Tank []
			Belowground Uncovered Tank []
			Open Earth-sided Pit []

LAND DIVISION FORM - SEVERANCE

October 30, 2017

Project: 17-14-431

ONTARIO LAND SURVEYORS URBAN & RURAL PLANNERS

Ms. Deborah Turchet Secretary-Treasurer Land Division Committee Wellington County Administration Centre 74 Woolwich Street GUELPH, Ontario N1H 3T9

Dear Ms. Turchet:

Re: Proposed Consent and Lot line Adjustment – 4610 Sideroad 10 North Part of Lot 10, Concession 3, Township of Puslinch

Please find enclosed a completed "Application for Consent" and a "Lot Line Adjustment" for the above-noted property. Also enclosed are two cheques in the amount of \$1,050.00 each, payable to the County of Wellington to cover the County's application fee for the consent and lot line adjustment. I have also included a cheque payable to the Grand River Conservation Authority in the amount of \$390.00 to cover their review fees.

BSR

The owners of this property include Lynn Poore, Daniel Marshall and Denise Marshall. They acquired this property through an estate settlement. A copy of the PIN is included to show the survivorship and estate transfers, as well as the deeds.

The consent application will result in the creation of 1 new lot, south of the existing dwelling at 4610 Sideroad 10 North. While the lot is larger than 0.4 hectares in size, it contains a natural heritage feature, that, when reviewed with the GRCA and Township staff; it was agreed that this entire feature should be kept with the new lot. I have also included 5 copies of the Environmental Impact Study that was prepared in consultation with the GRCA.

Also included is a lot line adjustment which would add a parcel of land 15 metres in width, to the property immediately west of the subject land, owned by Lynn and Kevin Poore. This additional land will provide a better buffer between the two properties and will recognize a more acceptable setback to the existing well for the property known as 6741 Concession 4.

I have enclosed circulation list prepared by the Township, as well as 8 copies of the sketch, plus a reduction to 11×17 of same.

Should you have any guestions, please do not hesitate to call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

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

Attachments

Copy: Lynn Poore, David & Denise Marshall

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

34. Are there any <u>drainage systems</u> on the retained and severed lands?

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

35. Source Water Protection Plan

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

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

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

YES [X] NO []

If yes, please indicate the person you have met/spoken to: <u>Deborah Turchet</u>

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

NOTES:

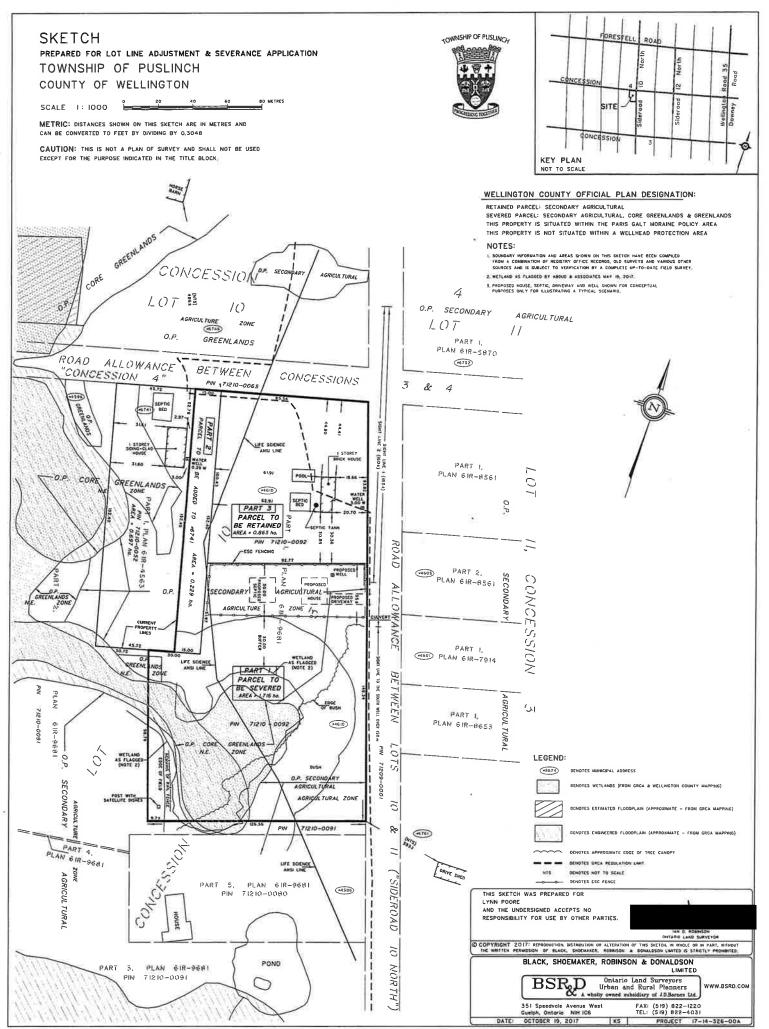
 One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying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

2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.

- 3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- 4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- 5. Generally, regular severance application forms are also available at the local municipal office.
- 6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(b)'

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

November 10, 2017

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: October 31, 2017

FILE NO. B138/17

<u>APPLICANT</u>

LOCATION OF SUBJECT LANDS:

David Marshall, Denise Marshall & Lynn Poore 6741 Concession 4 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 10 Concession 3

Proposed lot line adjustment is 15m x 152.4m = 0.229 hectares (Part 2 on sketch), vacant land to be added to abutting rural residential lot – Lynn & Kevin Poore.

Retained parcel is 0.865 hectares with 85.56m frontage, existing and proposed rural residential use with existing dwelling and swimming pool (Part 3 on sketch).

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

December 6, 2017

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch	County Planning	Conservation Authority - GRCA
Source Water Protection		

Bell Canada County Clerk Roads/Soli

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:	SECTION B
County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9	Required Fee: \$_1050 Fee Received:
	as Complete on:
A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH T	
SECTION B: Parcel from which land is being transferred PART 3	THE AT LEGATION
(a) Name of Registered Owner(s) <u>David Marshall, Denise Marshall and Lynn Poo</u>	
Address _4610 Sideroad 10 North, Puslinch, Ontario_N0B 2J0 and	
6741 Consession 4, Puslinch, Ontario N0B 2J0	
(b) Name and Address of Applicant (as authorized by Owner)	
Phone No Email:	
(c) Nome and Address of Occurrents A 11 1 1 1 1	21 202 - 1 24-02
	Robinson & Donaldson Limited
257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1	
(d) All Communication to be directed to:	
REGISTERED OWNER [X] APPLICANT [] AGE	ENT [X]
(e) Notice Cards Posted by:	
REGISTERED OWNER [] APPLICANT [] AGEN	(X] TI
(a) Type and Purpose of Proposed Transaction: (Check off appropriate box & pro	
[X] Conveyance to effect an addition to a lot	vide short explanation)
[] Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correctio	on of title):
(b) Provide legal description of the lands to which the parcel will be added:	
Part of Lot 10, Concession 3 being Part 1 according to Reference Plan 61	R-4563
Dunty of Wellington LAND DIVISION FORM – LOT LINE ADJUSTMENT	Revised May 2017

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

	Local Municipality: <u>Township of Puslinch</u>	
	Concession <u>3</u>	Lot No. Part Lot 10
	Registered Plan No.	Lot No.
	Reference Plan No. 61R-9681	Part No Part of Part 1
	Civic Address	slich, Ontario
(h)	When was property acquired: Janaury 13, 197	6 Registered Instrument No. ROS167044
5.	estate settlement Ocotb Description of Land intended to be SEVERED:	
Э.		AREA 0.229 ha
	Frontage/Width <u>15.0 m</u>	ting Use(s) Part of residential lot
		ing Ose(s) Part of residential for
	Existing Buildings or structures: None	
	Proposed Uses (s): Part of residential lot	
Ту	pe 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 [] Propose [] Municipally owned and operated piped water is [] Well [] individual [] communal [] Lake [X] Other (specify): since this is being added to	
Тур	pe of sewage disposal - Existing [] Propos	ed [] (check appropriate space)
	[] Municipally owned and operated sanitary sew [] Septic Tank [] individual [] communal	
6.	Description of <u>Land</u> intended to be <u>RETAINED</u> :	Metric [X] Imperial []
	Frontage/Width 85.56 m	AREA _0.865
	Depth <u>93.83 m</u> Exis	ting Use(s) Estate residential lot
	Existing Buildings or structures: single detac	hed dwelling
	Proposed Uses (s): Same	
Cou	unty of Wellington LAND DIVISION FORM	– LOT LINE ADJUSTMENT Revised May 2017

1

	Type of access (Check appropriate space)	Existing [X]	Proposed []			
	 Provincial Highway County Road Municipal road, maintained year round Municipal road, seasonally maintained Easement 	 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other (specify) 					
	Type of water supply - Existing [X] Proposed	[] (check appropriate	space)				
	 Municipally owned and operated piped water sy [X] Well [X] individual [] communal [] Lake [] Other (specify):						
	Type of sewage disposal - Existing [X] Prop	osed [] (check appro	priate space)				
	 [] Municipally owned and operated sanitary sewer [X] Septic Tank [X] individual [] communal [] Pit Privy [] Other (specify):						
7.	Is there an agricultural operation, (either a barn, mar metres of the Subject lands (severed and retained pa *If yes, see sketch requirements and the applicati MINIMUM DISTANCE SEPARA	arcels)? on must be accompanied		stocky: YES			00 []
8.	Is there a landfill within 500 metres [1640 feet]?			YES	[]	NO	[X]
9.	Is there a sewage treatment plant or waste stabilization	ion plant within 500 metre	s [1640']?	YES	[]	NO	[X]
10.	Is there a Provincially Significant Wetland (e.g. swan within 120 metres [394 feet]?	np, bog) located on the lar	ids to be retair	ned or YES		severe NO	
11.	Is there any portion of the land to be severed or to be	e retained located within a	floodplain?	YES	[]	NO	[X]
12.	Is there a provincial park or are there Crown Lands w	vithin 500 metres [1640']?		YES	[]	NO	[X]
13.	Is any portion of the land to be severed or retained w	/ithin a rehabilitated mine/	oit site?	YES	[]	NO	[X]
14.	Is there an active or abandoned mine, quarry or grav	el pit within 500 metres [1	640']?	YES	[]	NO	[X]
15.	Is there a noxious industrial use within 500 meteres [[1640']?		YES	[]	NO	[X]
16.	Is there an active or abandoned principal or seconda	ry railway within 500 metr	es [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, c within 750 metres of the proposed subject lands?	ardlock/keylock or private	propane outle	t/conta YES			ntre [X]

LAND DIVISION FORM -- LOT LINE ADJUSTMENT

19.	PR	EVIOUS USE INFORMATION:	
	a)	Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []	
	lf Y	ES, what was the nature and type of industrial use(s)?	
10	b)	Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []	
	lf Y	ES, what was the nature and type of the commercial use(s)	
53	c)	Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)	
	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 []	
	lf Y	ES, specify the use and type of fuel(s)	
20.	ls t	his a resubmission of a previous application? YES [] NO [X]	
2	lf Y	'ES, is it identical [] or changed [] Provide previous File Number	
21.	a)	Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?	
	b)	If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	
22.		s the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision o er Consent or approval under the Planning Act or its predecessors? YES [X] NO [] UNKNOWN []	
23.		der a separate application, is the Owner, applicant, or agent applying for additional consents on this holding ultaneously with this application? YES [X] NO []	
24.	ls t	the application consistent with the Provincial Policy Statement? YES [X] NO []	l
25.	ls t	he subject land within an area of land designated under any provincial plan or plans?	
	G	reenbelt Plan [] Places to Grow [X] Other []	
	lf	YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []	
26.	a)	What is the existing County Official Plan designation of the subject land? (severed and retained)	
		Secondary Agricultural and Core Greenlands	
	b)	What is the existing Local Official Plan (if any) designation of the subject land? (severed and retained)	
	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):	

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LAND DIVISION FORM - LOT LINE ADJUSTMENT

28 Does the proposal for the av	ubjectianus? Agricultural (A) and Na	tural Environment (NE)
20. Does the proposal for the st	ubject lands conform to the existing zor	ning? YES [X] NO []
	lication been made for re-zoning? YES [] NO [] File N	umber
	lication been made for a minor variance YES [] NO [] File N	e? umber
29. Are the lands subject to any	mortgages, easements, right-of-ways	or other charges? YES [X] NO []
If the answer is YES, ple For mortgages, provide o	ease provide a copy of the relevant inst complete name and address of Mortga	rument. gee
Computershare Trust C c/o Home Trust Compa	Company of Canada any, 145 King Street West, Suite 2300	, Toronto, Ontario M5H 1J8
Questions 30 – 33 must be answered if this is not applicable to your applic	I for Applications for severance in th cation, please state "Not Applicable"	e Rural/Agricultural Area Otherwise,
30. Type of Farm Operation conducted	ed on these subject lands: Not Applica	able
Type: Dairy []	Beef Cattle [] Swine []	Poultry [] Other []
31. Dimensions of Barn(s)/Outbu	ildings/Sheds (that are to remain) Severed & Retained Lands
		Use
		Use
	ength Area	
		0000
Width Le	ength Area	Use
Width Le 32. Manure Storage Facilities on the	ength Area ese lands:	
Width Le 32. Manure <u>Storage Facilities</u> on the DRY	ength Area ese lands: SEMI-SOLID	LIQUID
Width Le 32. Manure Storage Facilities on the	ength Area ese lands:	LIQUID Covered Tank []
Width Le 32. Manure <u>Storage Facilities</u> on the DRY Open Pile []	ength Area ese lands: SEMI-SOLID Open Pile []	LIQUID
Width Le 32. Manure Storage Facilities on the DRY Open Pile []	ength Area ese lands: SEMI-SOLID Open Pile []	LIQUID Covered Tank [] Aboveground Uncovered Tank []
Width Le 32. Manure Storage Facilities on the DRY Open Pile [] Cover	ength Area ese lands: SEMI-SOLID Open Pile [] Storage wit the retained and severed lands?	LIQUID Covered Tank [] Aboveground Uncovered Tank [] Belowground Uncovered Tank []
Width Le 32. Manure Storage Facilities on the DRY Open Pile [] Cover	ength Area ese lands: SEMI-SOLID Open Pile [] Storage wit	LIQUID Covered Tank [] Aboveground Uncovered Tank] Belowground Uncovered Tank [] Open Earth-sided Pit [] YES [] NO [] Outlet Location []
Width Le 32. Manure Storage Facilities on the DRY Open Pile [] Cover 33. Are there any drainage systems on the Type Municipal Drain []	ength Area ese lands: SEMI-SOLID Open Pile [] Storage wit the retained and severed lands?	LIQUID Covered Tank [] Aboveground Uncovered Tank] Belowground Uncovered Tank [] Open Earth-sided Pit [] YES [] NO [] Outlet Location Owner's Lands []
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Width Le 32. Manure Storage Facilities on the DRY Open Pile [] Cover 33. Are there any drainage systems on the Type	ength Area ese lands: SEMI-SOLID Open Pile [] Storage wit the retained and severed lands? Drain Name & Area	LIQUID Covered Tank [] Aboveground Uncovered Tank] Belowground Uncovered Tank] Open Earth-sided Pit [] YES [] NO [] Outlet Location Owner's Lands [] Neighbours Lands [] River/Stream [] rea, or Intake Protection Zone of a Source YES [X] NO []

October 30, 2017



Project: 17-14-431

Ms. Deborah Turchet Secretary-Treasurer Land Division Committee Wellington County Administration Centre 74 Woolwich Street GUELPH, Ontario N1H 3T9

Dear Ms. Turchet:

Re: Proposed Consent and Lot line Adjustment – 4610 Sideroad 10 North Part of Lot 10, Concession 3, Township of Puslinch

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Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

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

Attachments

Copy: Lynn Poore, David & Denise Marshall

Surveying | Mapping | GIS Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1 T: [519] 822-4031 | F: [519] 822-1220 www.jdbarnes.com 35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

NO []

YES [X]

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

Deborah Turchet

- 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.

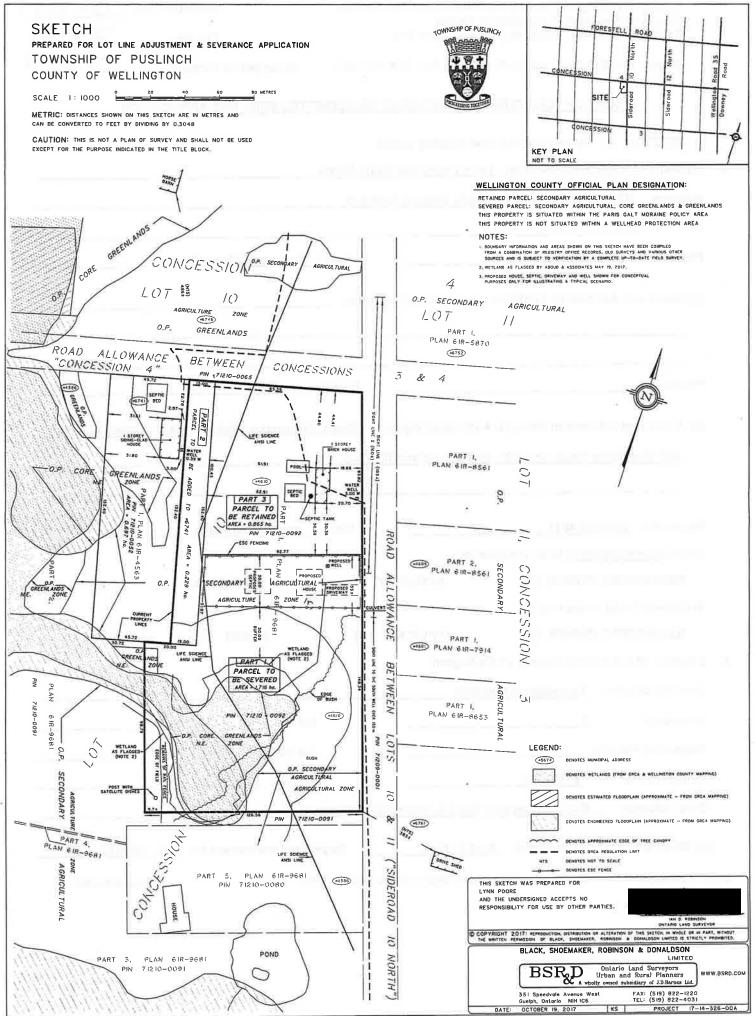
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- 6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
- 7. ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

	APPLICATION FOR C	ONSENT		(Ontario Pla	anning Act
1.	Approval Authority:		8	SECT	ION A	
	County of Wellington Planning and Land Division Comm County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9	nittee		Fee R File N	Received: Io.	0431/1 BBB/1-
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837	-3875	Accepte	ed as Comp	olete on:	00/31/1
	A COPY OF YOUR CURRENT DEED MUST BE	ESUBMIT	TED WITI	H THIS APP	LICATION	N
	SECTION A: Parcel to which land is being added.					
•	(a) Name of Registered Owner(s) <u>Lynn Poore and Kevi</u>	n Poore				
	Address6741 Concession 4, Puslinch, Ontario N0B 2	2J0				
	(b) Name and Address of Applicant (as authorized by Ow	ner)				
	Phone No	Email:				
	(c) Name and Address of Owner's Authorized Agent:	Black, S				dson Limited
		Black, S	hoemake	r, Robinsor	n & Donald	
	(c) Name and Address of Owner's Authorized Agent:	Black, S	hoemake	r, Robinsor	n & Donald	dson Limited
	(c) Name and Address of Owner's Authorized Agent:	Black, S	hoemake	r, Robinsor	n & Donald	dson Limited
	(c) Name and Address of Owner's Authorized Agent:	Black, S	hoemake	r, Robinsor	n & Donald	dson Limited
	(c) Name and Address of Owner's Authorized Agent: _257 Woodlawn Road, Unit 101, Guelph, Ontario N1H	<u>Black, S</u> 8J1	hoemake	r, Robinsor	n & Donale	dson Limited
	 (c) Name and Address of Owner's Authorized Agent: <u>257 Woodlawn Road, Unit 101, Guelph, Ontario N1H</u> (d) All <u>Communication</u> to be directed to: 	<u>Black, S</u> 8J1	hoemake	r, Robinson	n & Donale	dson Limited
	 (c) Name and Address of Owner's Authorized Agent: <u>257 Woodlawn Road, Unit 101, Guelph, Ontario N1H</u> (d) All <u>Communication</u> to be directed to: REGISTERED OWNER [X] APPLICANT 	<u>Black, S</u> 8J1	<u>hoemake</u>	r, Robinson	n & Donale	dson Limited
	 (c) Name and Address of Owner's Authorized Agent: <u>257 Woodlawn Road, Unit 101, Guelph, Ontario N1H</u> (d) All <u>Communication</u> to be directed to: REGISTERED OWNER [X] APPLICANT (e) Notice Cards Posted by: 	<u>Black, S</u> 8J1	<u>hoemake</u>	r <u>, Robinson</u> GENT [X]	n & Donale	dson Limited
	 (c) Name and Address of Owner's Authorized Agent: <u>257 Woodlawn Road, Unit 101, Guelph, Ontario N1H</u> (d) All <u>Communication</u> to be directed to: REGISTERED OWNER [X] APPLICANT (e) Notice Cards Posted by: REGISTERED OWNER [] APPLICANT [<u>Black, S</u> 8J1	<u>hoemake</u>	r <u>, Robinson</u> GENT [X]	n & Donale	dson Limited
	 (c) Name and Address of Owner's Authorized Agent: <u>257 Woodlawn Road, Unit 101, Guelph, Ontario N1H</u> (d) All <u>Communication</u> to be directed to: REGISTERED OWNER [X] APPLICANT (e) Notice Cards Posted by: REGISTERED OWNER [] APPLICANT [Location of Land in the County of Wellington: 	<u>Black, S</u> 8J1 []	<u>hoemake</u> A	r, Robinson GENT [X]	n & Donald	dson Limited
	 (c) Name and Address of Owner's Authorized Agent: <u>257 Woodlawn Road, Unit 101, Guelph, Ontario N1H</u> (d) All <u>Communication</u> to be directed to: REGISTERED OWNER [X] APPLICANT (e) Notice Cards Posted by: REGISTERED OWNER [] APPLICANT [Location of Land in the County of Wellington: Local Municipality: <u>Township of Puslinch</u> 	<u>Black, S</u> 8J1 []]	hoemake A AG ot No. <u>P</u> a	r, Robinson GENT [X] ENT [X] art Lot 10	n & Donald	dson Limited
	(c) Name and Address of Owner's Authorized Agent: <u>257 Woodlawn Road, Unit 101, Guelph, Ontario N1H</u> (d) All <u>Communication</u> to be directed to: REGISTERED OWNER [X] APPLICANT (e) Notice Cards Posted by: REGISTERED OWNER [] APPLICANT [Location of Land in the County of Wellington: Local Municipality: <u>Township of Puslinch</u> Concession <u>3</u>	<u>Black, S</u> 8J1 []]	hoemake A AG ot No. Pa ot No	r, Robinson GENT [X] ENT [X]	n & Donald	dson Limited



ATTACHMENT 'B(c)'

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

November 10, 2017

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: October 31, 2017

FILE NO. B139/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Tibor & Eva Szabo c/o Michael Henley Miller Thomson 100 Stone Road W Suite 301 Guelph ON N1G 5L3

TOWNSHIP OF PUSLINCH Part Lot 11 Concession 11

Proposed severance is 62m fr x 187m = 1.2 hectares, vacant land for proposed rural residential use.

Retained parcel is 2.6 hectares with 140m frontage on Concession Rd 11 and 185m frontage on Hume Rd, existing and proposed rural residential use with existing dwelling and shed.

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

December 6, 2017

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA Source Water Protection

Bell Canada County Clerk

Roads/Solid Waste

Civic Addressing

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

	AP	PLICATION FOR CONSENT		Untario Planning Act
1. A	Approval Authority:			INCO
	County of Wellington Planning and County of Wellington Administration 74 Woolwich Street, GUELPH, On	Centre		Required Fee: \$_1080 Fee Received:
	Phone: 519-837-2600, ext. 2170 or	2160 Fax: 519-837-3875	Accepted as	Complete on: QA 31/17
	A COPY OF YOUR CURR	ENT DEED MUST BE SUBMIT	TED WITH TH	IS APPLICATION
2. (a) Name of Registered Owner(s) <u>Til</u>	bor Imre SZABO & Eva S	ZABO	
	Address	and an internal state of the second	1.00	
	o Michael Henley, Miller Tho	nson, 100 Stone Road W	lest, Suite 3	01, Guelph, ON, N1G 5L3
				5
		20000		
(b) Name and Address of Applicant (as authorized by Owner)		
F	Phone No.	Email:		
	-			
(c) Name and Address of Owner's A	uthorized Agent:		
	Jeff Buisman of VanH	larten Surveying Inc.		
		Guelph, ON, N1H 3X3		
				<u>n</u>
		n n no maint o n		
((d) All <u>Communication</u> to be directed			
	REGISTERED OWNER []	APPLICANT []	AGENT	[X]
	(e) Notice Cards Posted by:			
	REGISTERED OWNER []	APPLICANT []	AGENT	[X]
2 -	Type and Purpose of Proposed Tran	anotion: (Chack off appropriate	o box & provide	short evolution)
3. 1		Y.		
	RURAL RESIDENTIAL[X] AGRI	CULTURAL[] URBAN RES	IDENTIALĮ J	COMMERCIAL/INDUSTRIAL
<u>OR</u>	To create a new lot for resid	lential purposes		
	EASEMENT [] RIGHT OF	WAY [] CORRECTION C		LEASE[]
	(a) If known, the name of person to	whom the land or an interest ir	n the land is to	be transferred, charged or leased
	Future owner will be owner	s daughter and son-in-la	w	
Count	y of Wellington	LAND DIVISION FORM - SEVERAN		Revised May 2017
	-			

Reference Plan No. 61R-4578 Part No. 1 Civic Address 309 Hume Road (b) When was property acquired: August 1991 Registered Instrument No. ROS649100 Description of Land intended to be SEVERED: Metric [X] Imperial [] Frontage/Width 62 ± AREA 1.2 ha ± Depth 187 ± Existing Use(s) Vacant Field / Bush Existing Buildings or structures: None Proposed Uses (s): A new rural residential dwelling rpe of access (Check appropriate space) Existing [X] Proposed [] [] Provincial Highway [] Right-of-way [] Private road [] Municipal road, maintained year round [] Crown access road [] Water access		
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Registered Plan No.	Local Municipality: Township of	Puslinch
Reference Plan No. 61R-4578 Part No. 1 Civic Address 309 Hume Road Registered Instrument No. ROS649100 (b) When was property acquired: August 1991 Registered Instrument No. ROS649100 Description of Land intended to be SEVERED: Metric [X] Imperial [] Frontage/Width 62 ± AREA 1.2 ha ± Depth 187 ± Existing Use(s) Vacant Field / Bush Existing Buildings or structures: None None Proposed Uses (s): A new rural residential dwelling rpe of access (Check appropriate space) Existing [X] Proposed [] [] Provincial Highway [] Right-of-way [] Private road [] Municipal road, maintained year round [] Crown access road [] Water access	Concession <u>11</u>	Lot No. Part of Lot 11
Civic Address 309 Hume Road (b) When was property acquired: August 1991 Registered Instrument No. ROS649100 Description of Land intended to be SEVERED: Metric [X] Imperial [] Frontage/Width 62 ± AREA 1.2 ha ± Depth 187 ± Existing Use(s) Vacant Field / Bush Existing Buildings or structures: None Proposed Uses (s): A new rural residential dwelling vpe of access (Check appropriate space) Existing [X] Proposed [] [] Provincial Highway [] Right-of-way [] Private road [X] Municipal road, maintained year round [] Cown access road [] Cown access road [] Water access [] Water access [] Water access	Registered Plan No.	Lot No
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pe 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	Existing Buildings or structures:	None
[] Provincial Highway [] Right-of-way [] County Road [] Private road [X] Municipal road, maintained year round [] Crown access road [] Municipal road, seasonally maintained [] Water access	Proposed Uses (s):	A new rural residential dwelling
[] Provincial Highway [] Right-of-way [] County Road [] Private road [X] Municipal road, maintained year round [] Crown access road [] Municipal road, seasonally maintained [] Water access	a of access (Check appropriate and	(a) Evipting (V) Depresed ()
	 [] Provincial Highway [] County Road [X] Municipal road, maintained year 	[] Right-of-way [] Private road round [] Crown access road

LAND DIVISION FORM -- SEVERANCE

6.	Description of Land inten	ded to <u>RETAINED</u> :	Metric	Ŀ.,	Impe	rial	[]	
	Frontage/Width	<u>185 ±</u>	AREA	<u>2.6 ha ±</u>				
	Depth	<u>144 ±</u>	Existing Use(s)	Rural	Resi	den	tial	
	Existing Buildings or s	tructures: Dwelling :	and shed					
	Proposed Uses (s):	No Chang	<u>le</u>					
	Type of access (Check a	ppropriate space)	Existing [X]	Proposed []				
	 Provincial Highway County Road Municipal road, mainta Municipal road, seaso Easement 		 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other 					
	Type of water supply - E	ixisting [X] Propos	ed [] (check appropria	te space)				
	[] Municipally owned an [X] Well [X] individua [] Lake [] Other	d operated piped wate [] communal	r system					_
	Type of sewage disposa [] Municipally owned an [X] Septic Tank (specify w [] Pit Privy [] Other (Specify):	d operated sanitary se vhether individual or co		propriate space)				
7.	metres of the Subject land	s (severed and retaine	manure storage, abattoir, liv d parcels)? ication must be accompanie		YES	[]	NO	0 [X]
8.	Is there a landfill within 50	0 metres [1640 feet]?			YES	[]	NO	[X]
9.	a) Is there a sewage trea	tment plant or waste st	tabilization plant within 500	metres [1640']?	YES	[]	NO	[X]
10.	Is there a Provincially Sigr within 120 metres [394 fe		wamp, bog) located on the l	ands to be retair	ned or YES		severe NO	d or []
11.	Is there any portion of the	land to be severed or t	to be retained located within	a floodplain?	YES	[]	NO	[X]
12.	Is there a provincial park o	or are there Crown Lan	ds within 500 metres [1640']?	YES	[]	NO	[X]
13.	Is any portion of the land t	o be severed or retaine	ed within a rehabilitated min	e/pit site?	YES	[]	NO	[X]
14.	Is there an active or aband	loned mine, quarry or g	gravel pit within 500 metres	[1640']?	YES	[]	NO	[X]
15.	Is there a noxious industria	al use within 500 meter	res [1640']?		YES	[]	NO	[X]

LAND DIVISION FORM - SEVERANCE

	. Is	there an active or abandoned principal or secondary railway w	ithin 500/	met	res [1	640)'] ?	YES	[]	NC) [X]
		Name of Rail Line Company:									
17.	. Is	there an airport or aircraft landing strip nearby?					2	YES	[]	NO	[X]
18.		there a propane retail outlet, propane filling tank, cardlock/keyl thin 750 metres of the proposed subject lands?	lock or pr	ivate	e prop	ane	e outl	et/cont YES			entre [X]
19.	. PF	REVIOUS USE INFORMATION:							G.		
	a)	Has there been an industrial use(s) on the site?	YES	[]	0	[X]	UN	KNOV	VN [1
	١f	YES, what was the nature and type of industrial use(s)?									
	b)	Has there been a commercial use(s) on the site?	YES	[]	10	[X]	UNI	KNOW	/N [1
	١f١	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 landscaping?)	accomm	noda	te sej	otic	syste	ems or	reside	ntial	
			YES	1] N	0	[X]	UNI	KNOW	'N []
	d)	Has there been commercial petroleum or other fuel storage o been used for a gas station at any time, or railway siding?	on the site YES	e, un • [d fue [X]		ge, or l KNOV		
	١f ١	YES, specify the use and type of fuel(s)	_	_							_
20.	ls	this a resubmission of a previous application?						YES	[]	NC	[X]
20.		this a resubmission of a previous application? YES, is it identical [] or changed [] Provide previous File N	lumber _					YES	[]	NC) [X]
		YES, is it identical [] or changed [] Provide previous File N	-		xistec	as	of Ma	-	2005	and a	
	١f ١	YES, is it identical [] or changed [] Provide previous File N Has any severance activity occurred on the land from the hol	Iding whic	ch e on th	ne rec			arch 1, YES	2005 []	and a NO	IS
21.	If N a) b) Has	YES, is it identical [] or changed [] Provide previous File N Has any severance activity occurred on the land from the hol registered in the Land Registry/Land Titles Office? If the answer in (a) is YES, please indicate the previous sever	Iding which rance(s) of el Transfo subject of sors?	ch e on th erre	ne rec d. appli	cati	ed ske	arch 1, YES etch an	2005 [] d prov	and a NO ride: 	is [X]
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21. 22. 23.	If N a) b) Has othe	YES, is it identical [] or changed [] Provide previous File N Has any severance activity occurred on the land from the hol registered in the Land Registry/Land Titles Office? If the answer in (a) is YES, please indicate the previous sever Transferee's Name, Date of the Transfer and Use of Parce	Iding which rance(s) of el Transfe subject of sors?	on the erre	appli	cati	ed ske on fo NO	erch 1, YES etch an r a plan	2005 [] d prov	and a NO ride: bdivis OWN	is [X]
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21. 22. 23. 24.	If) a) b) Has othe Sim Is t	YES, is it identical [] or changed [] Provide previous File N Has any severance activity occurred on the land from the hol registered in the Land Registry/Land Titles Office? If the answer in (a) is YES, please indicate the previous sever Transferee's Name, Date of the Transfer and Use of Parce is the parcel intended to be severed ever been, or is it now, the er Consent or approval under the Planning Act or its predecess der a separate application, is the Owner, applicant, or agent ap jultaneously with this application?	Iding which rance(s) of el Transfo subject of sors? Y oplying for	ch e on th erre of an (ES	appli	cati	on fo NO	arch 1, YES etch an r a plan [X] I nts on t YES	2005 [] d prov n of su JNKN his hol []	and a NO ride: bdivis OWN ding NO	sion or
21. 22. 23. 24.	If) a) b) Has other Sim Is t	YES, is it identical [] or changed [] Provide previous File N Has any severance activity occurred on the land from the hol registered in the Land Registry/Land Titles Office? If the answer in (a) is YES, please indicate the previous sever Transferee's Name, Date of the Transfer and Use of Parce is the parcel intended to be severed ever been, or is it now, the er Consent or approval under the Planning Act or its predecess der a separate application, is the Owner, applicant, or agent ap initianeously with this application? the application consistent with the Provincial Policy Statement?	Iding which rance(s) of el Transfo subject of sors? Y oplying for ? rovincial p	on the on the on the on the on the one of an one of an one of the one one of the one of the one of the one of the one of	appli appli [] ditiona	cati al co	ed ske on fo NO onser	arch 1, YES etch an r a plan [X] I its on t YES YES	2005 [] d prov n of su JNKN his hol []	and a NO ride: bdivis OWN ding NO	sion or
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LAND DIVISION FORM - SEVERANCE

7. a) What is b) What i <u>Seco</u> c) If this o	s the exis is the exi ondary A consent	sting Loca	I Officia	surplus farm dwe al Plan designatic cial Plan designa	on(s) of the su					ION F	OR	М
b) What i <u>Seco</u> c) If this	is the exi ondary A	sting Cou	nty Offi			bject land	I? (severed and	d retain	ed)			
Second c) If this d	ondary A			cial Plan designa	ation(s) of the			_	_	_		
Second c) If this d	ondary A			cial Plan designa	ation(s) of the							-
c) If this	consent	gricultur	ral			subject la	nd? (severed a	and reta	ined)			
c) If this pleas	consent											
	e indicate	relates dire the Amer	ectly to a indment	an Official Plan A Number and the	mendment(s) applicable file	currently number(under review b s).	oy an ap	proval	autho	ority	,
Amen	ndment N	lumber(s)	:			File Nun	nber(s):					
. What is th	ne zoning	of the sub	oject lan	ds? Agricultura	al (A)							
Does the	proposal	for the sub	bject lar	nds conform to the	e existing zon	ng?		YES	[X]	NO	[]]	J
lf NO,	a) ha		ication b YES [een made for re-z		mber		_				
	b) ha		ication b YES [een made for a m	ninor variance File Nu		and the second					
. Are the la	nds subje	ect to any i										
			provide	ges, easements, r a copy of the rele e complete name	evant instrum	ent.		YES	[]	NO	[X]]
uestions 31 is is not ap	For mor – 34 mu plicable	tgages jus ist be ans to your ap	provide st provid swered 1 pplication	a copy of the rele e complete name for Applications on, please state	evant instrum and address for severanc "not Applica	ent. of Mortga e in the F ble"	igee.					
uestions 31 is is not ap	For mor – 34 mu plicable Farm Ope	tgages jus ist be ans to your ap	provide st provid swered f pplication	a copy of the rele e complete name for Applications	evant instrum and address for severanc "not Applica	ent. of Mortga e in the F ble" ne	igee.	ural Are		Other		
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LAND SURVEYORS and ENGINEERS

November 1, 2017 25129-17 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch 309 Hume Road Part of Lot 11, Concession 11 Part 1, 61R-4578 PIN 71188-0086 Township of Puslinch County of Wellington

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deed, PIN report and map, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel along Concession Road 11 with a frontage of 62±m, depth of 187±m and an area of 1.2±ha. The proposed severed parcel is currently vacant land with some bush and trees along the side property lines and to the rear of the parcel. There is a large open area with scrubby grass growth. The limit of the northern property line is to be in the centre line of the tree row. The retained parcel is a corner lot with a frontage along Hume Road and Concession 11. The retained parcel will have an area of 3.2±ha where the existing dwelling and small sheds will remain for residential use.

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

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

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

Van Harten Surveying Inc.

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

cc Tibor & Eva Szabo c/o Michael Henley of Miller Thomson

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

Туре	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?

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

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

YES [] NO [X]

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

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

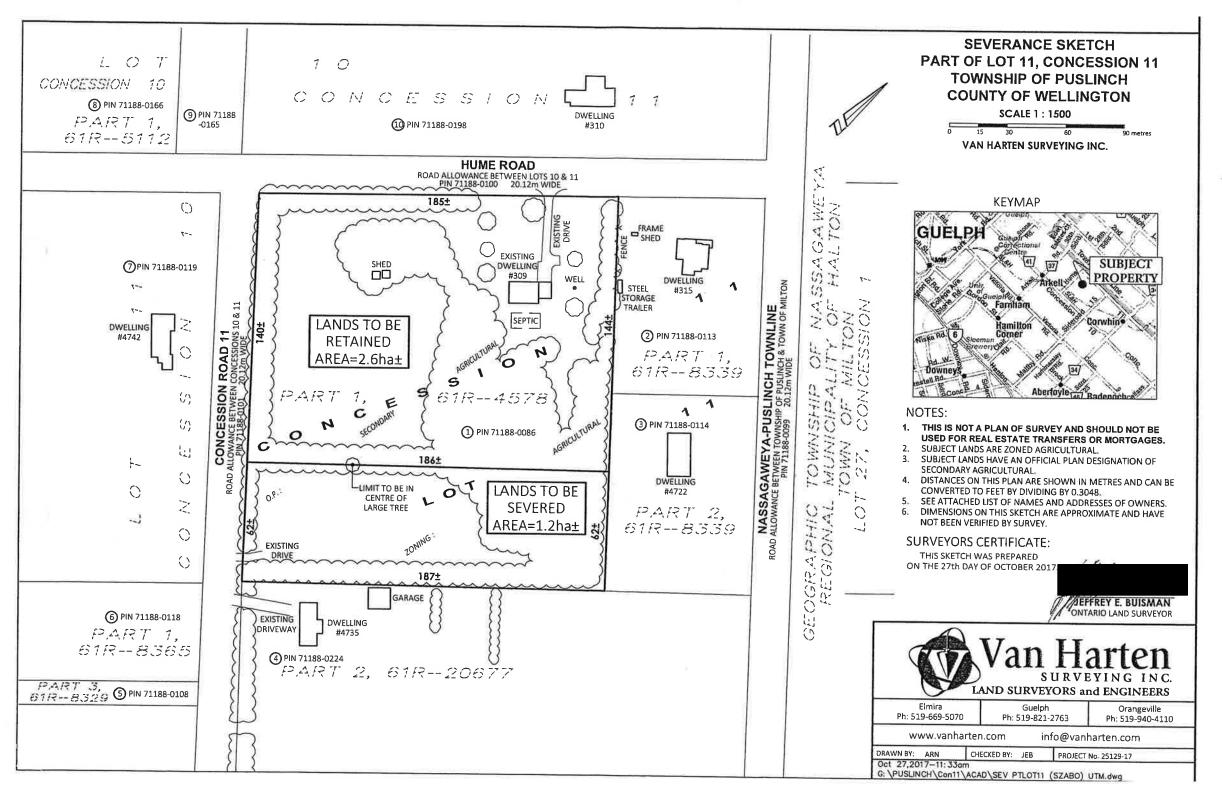
Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(d)'

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

November 10, 2017

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: October 31, 2017

FILE NO. B140/17

APPLICANT

LOCATION OF SUBJECT LANDS:

2353730 Ontario Limited c/o Brian Fitzpatrick 806 Watson Road S Arkell ON N0B 1C0 TOWNSHIP OF PUSLINCH Part Lot 6 Reg PI 131, East of the Blind Line

Proposed severance is 37.9m fr x 106.5m = 0.40 hectares, vacant land for proposed rural residential use.

Retained parcel is 37.9m fr x 106.5m = 0.40 hectares, existing and proposed rural residential use with existing dwelling and shop.

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

December 6, 2017

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

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

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

If you wish to be **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

City of Guelph Source Water Protection

Bell Canada County Clerk Roads/Solid Waste

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

Civic Addressing

	APPLICATION FOR CONSENT Ontario Planning Act						
1.	Approval Authority:						
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre						
	74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. B400						
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:(
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION						
2.	(a) Name of Registered Owner(s) 2353730 ONTARIO LIMITED c/o Brian Fitzpatrick						
	Address 806 Watson Road South, Arkell, ON, N0B 1C0						
	(b) Name and Address of Applicant (as authorized by Owner)						
	Phone No Email:						
	(c) Name and Address of Owner's Authorized Agent:						
	Jeff Buisman of VanHarten Surveying Inc.						
	423 Woolwich Street, Guelph, ON, N1H 3X3						
	(d) All <u>Communication</u> to be directed to:						
	REGISTERED OWNER [] APPLICANT [] AGENT [X]						
	(e) Notice Cards Posted by:						
	REGISTERED OWNER [] APPLICANT [] AGENT [X]						
3.	Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)						
	RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]						
	To create a new lot for residential purposes						
<u>OR</u>	EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []						
	(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.						
	Future owner is not known						
Cour	ty of Wellington LAND DIVISION FORM – SEVERANCE Revised May 2017						

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4. (a	a) Location of Land in the County of Wellington:	
	a) Location of Land in the County of Weinington.	
L	ocal Municipality: <u>Township of Puslinch</u>	
С	Concession	Lot No. Part of Lot 6, East of Blind Line
R	Registered Plan No. 131	Lot No
R	Reference Plan No. 61R-8681	Part No. 2
С	tivic Address <u>43 Carter Road</u>	
(b)	When was property acquired: <u>December 2012</u>	Registered Instrument No. WC362941
5. [Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [X] Imperial []
	Frontage/Width <u>37.9 ±</u>	AREA <u>0.40 ha ±</u>
	Depth <u>106.5 ±</u>	Existing Use(s) Residential yard
	Existing Buildings or structures: None	
	Proposed Uses (s): <u>A new rural resi</u>	dential dwelling
_		
Туре		sting [] Proposed [X]
		Right-of-way Private road
-	X] Municipal road, maintained year round	Crown access road
]		Water access Other
L		
Т	ype of water supply - Existing [] Proposed [X]	(check appropriate space)
-] Municipally owned and operated piped water system	1
[] r	X] Well [X] individual [] communal] Lake	
Ì] Other	
т	Type of sewage disposal - Existing [] Propose	d [X] (check appropriate space)
] Municipally owned and operated sanitary sewers	
Į,	X] Septic Tank (specify whether individual or communa	al): <u>Individual</u>
r] Pit Privy] Other (Specify):	

LAND DIVISION FORM - SEVERANCE

6	De	escription of <u>Land</u> in	ntended to be <u>RETAINED</u> :	Metric [X]	Imp	beri	ial	[]	
		Frontage/Width	<u>37.9 ±</u>	AREA	0.40	<u>ha ±</u>				
		Depth	<u>106.5±</u>	Existing Use(s)	Rura	l res	ide	ent	ial	
		Existing Buildings	or structures: Dwelling	<u>& Shop</u>	27 61					
		Proposed Uses (s)	No Chang	16						
	Тур	e of access (Che	ck appropriate space)	Existing [X] P	roposed [1				
	[] [X] []	Provincial Highwa County Road Municipal road, m Municipal road, se Easement	y aintained year round easonally maintained	 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other 						
	[]	Municipally owned	and operated piped wate	ed [] (check appropriate :	space)					
	i i	Well [X] individ Lake Other	dual [] communal							
	[] [X] []	Municipally owned Septic Tank (speci Pit Privy	and operated sanitary sev fy whether individual or co	mmunal): Individual	priate space)					
7.	*	co or the oubject la	equirements and the applic	nanure storage, abattoir, lives d parcels)? cation must be accompanied b		VEC	- r\	V1		—)0 []
8.	ls th	ere a landfill within	500 metres [1640 feet]?			YES	1	1	NO	[X]
9.	a) I:	s there a sewage tr	eatment plant or waste sta	abilization plant within 500 met	res [1640']?	YES	[]	NO	[X]
10.	ls the withi	ere a Provincially S n 120 metres [394	ignificant Wetland (e.g. sw feet]?	ramp, bog) located on the lanc	ls to be retain	ned or YES	to [be s]	severe NO	
11.	Is the	ere any portion of th	ne land to be severed or to	be retained located within a f	loodplain?	YES	[1	NO	[X]
12.	Is the	ere a provincial par	k or are there Crown Land	s within 500 metres [1640']?		YES	[1	NO	[X]
13.	ls an	y portion of the land	d to be severed or retained	d within a rehabilitated mine/pi	t site?	YES	[1	NO	[X]
14.	Is the	ere an active or aba	andoned mine, quarry or gr	avel pit within 500 metres [16	40']?	YES	[1	NO	[X]
15.	Is the	ere a noxious indus	trial use within 500 metere	s [1640']?		YES	[]	NO	[X]

LAND DIVISION FORM - SEVERANCE

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16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO	[]
	Name of Rail Line Company: Guelph Junction Railway	
17.	Is there an airport or aircraft landing strip nearby? YES [] NO	[X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill ce within 750 metres of the proposed subject lands? YES [] NO	ntre [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)?	
6	b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN [1
	If YES, what was the nature and type of the commercial use(s)	
2	 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 [1
	 d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the 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?	[X]
	If YES, is it identical [] or changed [] Provide previous File Number	
21.	a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?	
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	
22.	. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivis 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?	[X]
24.	. Is the application consistent with the Provincial Policy Statement? YES [] NO	[X]
25.	. Is the subject land within an area of land designated under any provincial plan or plans?	
	Greenbelt Plan [] Places to Grow [X] Other []	
	If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO	[]
Cou	unty of Wellington LAND DIVISION FORM – SEVERANCE Revised May	2017

26. Is	the subject l					YES []	NO [X]	
	*lf yes, an	application to	sever a surplus farm	n dwelling must be ac	companied by a FAR	M INFORMAT	ION FORM	
7. a)				gnation(s) of the subje				
b)	What is the	e existing Cou	nty Official Plan de	esignation(s) of the su	bject land? (severed	and retained)		
	Prime Ag	ricultural &	Special Policy Ar	rea PA7-4 (Former	Policy Area Num	or 5)		
c)	 Prime Agricultural & Special Policy Area PA7-4 (Former Policy Area Number 5) c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approplease indicate the Amendment Number and the applicable file number(s). 							
	Amendme	nt Number(s)):	Fi	le Number(s):			
3. W	/hat is the zor	ning of the sub	oject lands? Agricu	litural (A)				
			bject lands conform	to the existing zoning	?	YES [X]	NO []	
lf	NO, a)		cation been made fo					
			YES [] NO [oer			
	b)	has an annli	cation been made fo	r a minor vorience?				
	5)	nuo un appli	YES [] NO [)er			
				1 110 114111		_		
lf t	the answer is For i	YES, please mortgages jus	provide a copy of the t provide complete n	nts, right-of-ways or o e relevant instrument. ame and address of I	Mortgagee		NO []	
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LAND DIVISION FORM - SEVERANCE



November 1, 2017 24815-17 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch 43 Carter Road Part of Lot 6, Registered Plan 131 East of the Blind Line Part 2, 61R-8681 PIN 71185-0176 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 deeds, addresses of neighbouring properties, PIN Report and Map, Farm Data Sheet, Source Water Protection Form, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to sever the property at 43 Carter Road in order to create a new lot for rural residential purposes. A dwelling and shop exist on the retained lands and a new dwelling is proposed for the severed lands. Each parcel will have a frontage of 37.9m along Carter Road, a depth of 106.5m and an area of 4,035m².

The severed parcel is currently vacant side yard for the existing dwelling, consisting of cut grass and some trees along the side property line. This severance is very logical and a natural fit given the placement of the existing buildings and natural features on the subject property. The size and form of the new parcel conforms very well with the character of the area. Both severed and retained parcels easily conform to the Agricultural Zoning By-law requirements.

The severed parcel has a County Official Plan designation of Prime Agricultural which normally does not support severances for residential uses. However, the subject lands are part of Special Policy Area PA7-4. This section states that "if the livestock operations are not affected or have ceased operation, the uses permitted under the Secondary Agricultural Areas would be allowed without an amendment to this Plan." There are no livestock operations on the subject property therefore the subject lands can be treated as if they are designated Secondary Agricultural.

660 Riddell Road, Unit 1, 423 Woolwich Street, 12 Memorial Avenue, Orangeville, Ontario L9W 5G5 Guelph, Ontario N1H 3X3 Elmira, Ontario N3B 2R2 Phone: 519-940-4110 Phone: 519-821-2763 Phone: 519-669-5070 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.



We provide the opinion that the proposed severance meets the requirements of Section 10.4.4 of the Official Plan for lot creation in Secondary Agricultural areas 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 have been considered and MDS calculations have been provided for the barns located at 86 Farnham Road (shown as parcel 8 on the sketch) and 129 Farnham Road (shown as parcel 9 on the sketch).

The livestock facility at 86 Farnham Road (Jefferson Farm) has been unoccupied for over 10 years, but the forms were filled out based on capacity. The required distance using Type B calculation is 331m and the actual distance is 240±m. After reviewing the MDS Guideline #12, we are under the impression that MDS is not applicable as there are 4 or more residential uses located closer to the livestock facility and therefore, the reduced setback would be granted. We have also entered the data using Type A and found the required distance to be 165m, which the severance easily meets.

The barn across the road from the subject property at 129 Farnham Road is more complicated. The accessory building is used as a garage, shop and storage building with 2 horse stalls. Based on the Type B calculation, the required distance from the barn to the severed parcel would be 162m and the Type A calculation would be 81m. However the actual distance is around 37±m. We took the liberty of completing MDS 2 calculations and found that MDS minimum under Type A would be 37m and under Type B would be 74m. We are not sure how this barn was evaluated prior to the issuance of a building permit and the Township reported to us that there are no records of MDS data/calculations for this barn. Maybe this barn did not comply with MDS when it was constructed.

Furthermore, applying MDS requirements seems unfair and unreasonable for the proposed severance. There are many dwellings in close proximity to this barn and the barn's impact on a new dwelling on the proposed severance would not be greater. We are suggesting that maybe the new house not be constructed closer to the barn than 58m or 52m – being the distances from the barn to the house on the left and the house on the right respectively.

One option would be to not apply MDS and another would be to apply for a Minor Variance for the MDS.

This severance is very practical and provides a great opportunity for in-fill development. This proposed property configuration conforms with the neighbouring parcels along Carter Road, meets the Zoning requirements and the Official Plan requirements. The technical application of MDS does not seem to be appropriate in this instance.

Please call me it you or the Planning Statt have any questions.

Very truly yours, Van Harten Surveying Inc.

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

cc Lidia & Brian Fitzpatrick

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

YES [] NO [X]

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

35. Source Water Protection Plan

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

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

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

YES	IX1	NO	F	1
	1 23		ь.	- - -

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

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

Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE



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.

Jefferson Farms Ltd., care of Tom Jefferson Owner(s) of Livestock Facility

Contact Information

Road / 86 Farnham Road Municipality Puslinch **Civic Address** 112 Carter West of the Blind Line Division Concession Lot 5 acres 37 hectares Lot Size (where livestock facility is located) Note: BARN HAS NOT BEEN USED FOR ANIMALS FOR THE PAST 10 YEARS

the property. This information is used to verify maximum Please provide the size of the barns ld **BARN(S) SIZE** ft_2/m_2 60'x100' ft₂/m₂ livestock capacity.

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

Solid, Inside, bedded pack ٧1

Solid, outside, covered ν2

- Solid, outside, no cover, ≥30% dry matter V3
- Solid, outside, no cover, 18% <30% dry matter, with √4
- covered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- Liquid, outside, with a permanent, tight-fitting cover V6

Liquid n	nanure: <18% dry matter	
L1	Solid, outside, no cover, 18%- <30% dry matter, with	
	uncovered liquid runoff storage	
1.7	Liquid outside with a permanent floating cover	

- 17 Liquid, outside, with a permanent flo Liquid, outside, no cover, straight-walled storage
- M1 M2 Liquid, outside, roof, but with open sides
- Liquid, outside, no cover, sloped-sided storage H1

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)	60	V3
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hiefers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)	30	V3
	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)	30	<u>V3</u>
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed: 30 - 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds Including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Page 1 of 2 Jan.20/17 VER

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

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; Includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layerbarn)		
	Broiler breeder layers (males/females transferred in from growerbarn)		
	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		
	Brollers (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 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.*		

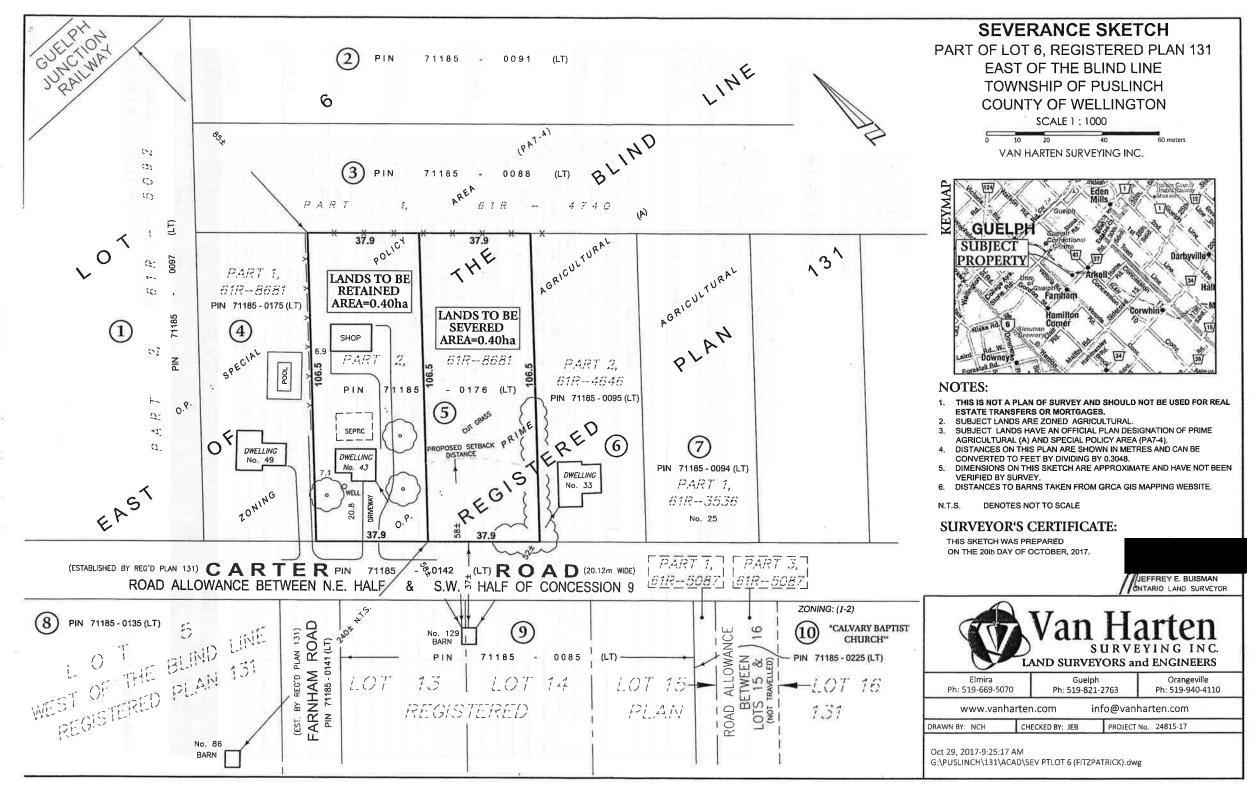
*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see implementation Guideline 20 for more information).

QUESTIONS?

PLEASE CONTACT

County of Wellington

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



ATTACHMENT 'B(e)'

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

November 10, 2017

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: October 31, 2017

FILE NO. B141/17

APPLICANT

LOCATION OF SUBJECT LANDS:

2079597 Ontario Inc. c/o Glenn Morgan PO Box 27034 Guelph ON N1L 0A0

TOWNSHIP OF PUSLINCH Part Lots 36 & 37, Gore Concession Part Lot 37, Concession 8

Proposed severance is 0.5 hectares with 75m frontage, existing and proposed rural residential use with existing dwelling.

Retained parcel is 5.8 hectares with 178m frontage, existing and proposed rural residential use with existing shop, driveshed & shed.

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

December 6, 2017

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

Conservation Authority - Hamilton Conservation

MTO – London MTO - Owen Sound

Ministry of Natural Resources

Civic Addressing

Bell Canada County Clerk

Roads/Solid Waste

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

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Ontario Planning Act

1. Approva	I Authority:
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County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9

Required Fee:	\$_1
Fee Received:	2

File No.

BK41/

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on: _

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

2. (a) Name of Registered Owner(s) 2079597 Ontario Inc. c/o Glenn John MORGAN

Address PO Box 27034, Guelph, ON, N1L 0A0

Phone No	·	Email:		
(c) Name	and Address of Owner's	Authorized Agent:		
	Jeff Buisman of Van	Harten Surveying Inc.		
	423 Woolwich Street	t, Guelph, ON, N1H 3X3		
(d) All <u>Co</u>	mmunication to be direct	ed to:		
REGIS	TERED OWNER []	APPLICANT []	AGENT	[X]
(e) Notice	Cards Posted by:			
REGIS	TERED OWNER []	APPLICANT []	AGENT	[X]
Type and	Purpose of Proposed Tra	nsaction: (Check off appropri	ate box & provide	short explanation)
RURA	RESIDENTIAL[X] AGR	ICULTURAL[] URBAN RE		COMMERCIAL/INDUSTRIAL[
	eate a new lot for res	idential purposes		
EASE	MENT[] RIGHTO			LEASE []

	Land in the County of Wellington	on:	
Local Municipalit	y: Township of Puslinch		
Concession	Gore	Lot No. Part	of Lots 36 & 37
Concession	8	Lot No. Parl	t of Lot 37
Registered Plan	No	Lot No	
Reference Plan N	No	Part No	
Civic Address	<u>4063 Highway 6</u>		
(b) When was pr	operty acquired: <u>July 2012</u>	Registered Ir	strument No. <u>WC349740</u>
Description of <u>La</u>	and intended to be <u>SEVERED</u> :	Metric [X]	Imperial []
Frontage/Wid	th <u>75 / 68 ±</u>	AREA	<u>0.5 ha ±</u>
Depth	<u>110 ±</u>	Existing Use(s)	Rural Residential
Existina Build	ings or structures: Dwelling		
	es (s): <u>No Change</u>		
Proposed Use rpe of access (Chr [X] Provincial Hig [] County Road [] Municipal roa	es (s): <u>No Change</u> eck appropriate space)	1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	osed []

LAND DIVISION FORM - SEVERANCE

6.	Description of Land intended to be I	RETAINED:	Metric [X]	Imperial []	
	Frontage/Width 178 &	81 / 217 ± ARE	EA <u>5.</u>	<u>8 ha ±</u>	
	Depth <u>276 ±</u>	Exis	sting Use(s)	ural Residentia	I Yard
	Existing Buildings or structures:	Shop, driveshed and s	shed		
	Proposed Uses (s):	Rural Residential – Pr	oposed Dwelling		
	Type of access (Check appropriate	space) Existing [X	[] Proposed	[]	
	 [X] Provincial Highway [] County Road [] Municipal road, maintained year [] Municipal road, seasonally main [] Easement 	tained [] Water a	road access road		
	Type of water supply - Existing [] Proposed [X] (chec	k appropriate space)		
	Image: Municipally owned and operated [X] Well [X] individual [] co. [] Lake [] Other				
	Type of sewage disposal - Exist [] Municipally owned and operated [X] Septic Tank (specify whether ind [] Pit Privy [] Other (Specify):	I sanitary sewers lividual or communal): Ind	ividual	ce)	
7.	Is there an agricultural operation, (ei metres of the Subject lands (severed *If yes, see sketch requirements a SEPARATION FORM.	and retained parcels)?		YES []	in 500 NO [X]
8.	Is there a landfill within 500 metres	[1640 feet]?		YES []	NO [X]
9.	a) Is there a sewage treatment plan	t or waste stabilization plant	within 500 metres [164	0']? YES []	NO [X]
10.	Is there a Provincially Significant We within 120 metres [394 feet]?	tland (e.g. swamp, bog) loca	ated on the lands to be	retained or to be se YES []	evered or NO [X]
11.	Is there any portion of the land to be	severed or to be retained lo	cated within a floodplain	n? YES []	NO [X]
12.	. Is there a provincial park or are there	e Crown Lands within 500 m	etres [1640']?	YES []	NO [X]
13.	. Is any portion of the land to be sever	ed or retained within a rehal	pilitated mine/pit site?	YES []	NO [X]
14.	. Is there an active or abandoned min	e, quarry or gravel pit within	500 metres [1640']?	YES []	NO [X]
15.	. Is there a noxious industrial use with	in 500 meteres [1640']?		YES []	NO [X]

LAND DIVISION FORM - SEVERANCE

i.

16.	ls	there an	active or	abando	ned prin	icipal o	r seconda	ary railwa	ay withir	n 500	metre	s [164	0']?	YES	[X]	NC) []
		Name	of Rail L	ine Co	npany:		Canad	lian Pa	cific F	Railw	ay							
17.	ls	there an	airport or	aircraft	landing	strip ne	earby?							YES	[]	N) []	X]
18.	ls wi	there a p ithin 750	ropane re metres of	etail outl the proj	et, propa	ane filli ubject l	ng tank, c ands?	ardlock/	keylock	or pri	vate p	propan	e outl		ainer		enti D []	
19.	PI	REVIOUS	S USE INF	ORMA	TION:													
	a)	Has the	ere been a	an indus	trial use	e(s) on t	the site?			YES	[]	NO	[X]	UN	KNO	WN	[]	
	lf '	YES, wha	at was the	e nature	and typ	e of ind	lustrial us	e(s)?										
	b)	Has th	ere been	a comm	ercial us	se(s) oi	n the site?	?		YES	[]	NO	[X]	UN	KNOV	VN []	
	lf `	YES, wha	at was the	a nature	and type	e of the	commer	cial use(s)									
1	c)	Has fill landsca	been brou ping?)	ught to a	and used	d on the	e site (oth	er than f	ill to ac				-				_	
	(ام	l les the								YES	[]	NO			KNOV	-]	
	d)	been u	sed for a g	gas stati	ion at ar	ny time,	or other fu , or railwa	iel storag	ge on th ?	YES	, unde	rgroui NO	nd fue [X]		ge, or KNO\			ite
	١f	YES, spe	cify the us	se and t	ype of fu	uel(s) _											_	
20.	ls	this a res	ubmissio	on of a p	orevious	applic	ation?							YES	[]	N) [X]
	١f٢	YES, is it	identical	[] or c	hanged	[] P	rovide pre	evious Fi	ile Num	ber _				_				
21.	a)	Has an registe	y severar red in the	nce activ Land Re	/ity occu egistry/L	irred or and Ti	the land tles Office	from the	e holdin	g whic	h exis	sted as	s of Ma	arch 1, YES			as [)	(]
	b)	lf the ar Transfe	swer in (a ree's Na	a) is YES me, Dat	S, pleas e of the	e indica Trans	ate the pre fer and U	evious se Ise of Pa	everanc arcel Ti	ce(s) c ransfe	on the erred.	requir	ed ske	etch ar	id pro	vide:		
22.	Has	s the parc er Conse	el intendent nt or appr	ed to be oval un	severed der the I	d ever l Plannin	been, or is g Act or it	s it now, ts predec	the sub cessors	?	fana ïES		ion fo		n of si UNKN			
23.	Uno sim	der a sep iultaneou	arate app sly with th	lication, is applic	is the C cation?)wner, a	applicant,	or agen	t applyi	ng for	addit	ional c	onsen		his ho) [)	(]
24.	ls t	the applic	ation con	sistent v	vith the	Provinc	cial Policy	Stateme	ent?					YES	[X]	NC	[1
25.	ls t	the subje	ct land wit	thin an a	area of la	and de	signated u	under an	y provir	ncial p	lan or	plans	?					
	Gr	reenbelt	Plan [X]		F	Places	to Grow [1	Other [1_	_							
	lf `	YES, doe	s the app	lication	conform	with th	ie applica	ble Prov	incial P	lan(s)				YES	[X]	NO	[]]]
Coun	ty of	f Wellingtor				LAN	D DIVISION	I FORM –	SEVERA	NCE	2				Revi	sed May	2017	7

26. Is the subject land	a proposed surpl	us farm dwelling?*				YES []	NO [X]	1
*If yes, an app	plication to sever a	surplus farm dwelling	g must be	accompanie	ed by a FAR	M INFORMAT	ION FOR	М.
27. a) What is the ex	isting Local Offici	al Plan designation(s) of the su	bject land?	(severed an	d retained)		
b) What is the ex OP: Second	tisting County Off	icial Plan designation	n(s) of the Greenbe	subject land It Protecte	d? (severed and country	and retained) <u>side</u>		
 c) If this consent please indica 	relates directly to te the Amendment	an Official Plan Amer Number and the app	ndment(s) licable file	currently un number(s).	nder review b	oy an approva	authority	,
Amendment	Number(s):	1.00		File Numb	er(s):			
28. What is the zoning	g of the subject lar	ds? Agricultural						
29. Does the proposa	I for the subject la	nds conform to the ex	isting zon	ing?		YES [X]	NO []	
lf NO, a) h	as an application t YES [een made for re-zoni] NO []		mber		_		
b) h	as an application b YES [een made for a mino] NO []	r variance File Nu			_		
30. Are the lands subj	ject to any mortgag	ges, easements, right	-of-ways c	or other char	rges?	YES [X]	NO []	
If the answer is YI	-S please provide	a copy of the relevar	nt instrume	ent				
		e complete name and			e.			
Mortgage as in Inst	trument No. WC	319079 with the B	ank of N	ova Scotia	, located a	at 10 Wright	Blvd.,	
Stratford, ON, N5A	<u>7X9</u>							
Questions 31 – 34 m	ust be answered	for Applications for	severanc	e in the Ru	ral/Agricult	ural Area (Otherwise	e, if
this is not applicable	to your applicati	on, please state "no	t Applica	ble"				
31. <u>Type of Farm Op</u> No livestock buildi	eration conducte	d on these subject lar 2-4 beef cattle in p	nds: p asture a	<u>at times</u>				
Туре:	Dairy []	Beef Cattle [X]	Swine	[] Po	oultry []	Other []	
32. Dimensions of	Barn(s)/Outbui	Idings/Sheds (that	are to re	emain) Sev	vered & Re	tained Land	s	
Severed Width		Length	Area		Use			
Retained Width	<u>17±m</u>	Length <u>32±m</u>	Area	<u>544±m²</u>	Use	<u>Shop</u>		
Width	<u>10±m</u>	Length <u>18±m</u>	Area	<u>180±m²</u>	Use	<u>Driveshed</u>	l,	
Width	<u>8±m</u>	Length 10±m	Area	80±m ²	Use	<u>Shed</u>		
33. Manure Storage	Facilities on the	se lands: None						
DRY	in the second	SEMI	SOLID			LIQUID		-
Open Pile []		Open Pile	[]		Covered T		1	j
Covered Pile []		Storage with Buck	Walls []]		Abovegrou	Ind Uncovered	Tank [
								1
					Belowgrou Open Eart	nd Uncovered	Tank []

LAND DIVISION FORM - SEVERANCE



LAND SURVEYORS and ENGINEERS

November 1, 2017 24319-16 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch 4063 Highway 6 Part of Lots 36 & 37, Concession GORE Part of Lot 37, Concession 8 PIN 71193-0064 Township of Puslinch

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties and a cheque to Wellington County for \$1,050. Both the Halton Conservatin Authority and the Hamilton Conservation Authority informed us that there is no review fee for this application.

Proposal:

The proposal is to sever a new rural residential parcel along Highway 6 with a frontage of 75±m, depth of 74±m and an area of 0.5±ha. The proposed severed parcel currently contains a dwelling and pool, which will remain. The retained parcel has an area of 5.8±ha where a shop, driveshed and shed will continue to exist. A dwelling is proposed to be built on this parcel.

The large building on the retained parcel is used by the owner's business as a distributor of food grade oils to local industry, agriculture, food processing, University of Guelph, Cargill. Large containers of food grade oil is delivered to the property about once per month. The oils are repackaged into smaller containers such as drums and 20 litre pails. The smaller containers are shipped by cargo trucks with single-axle trucks about once a day. There is one full time employee, one part-time employee and the owner.

The parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

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

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

Van Harten Surveying Inc.

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

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

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.

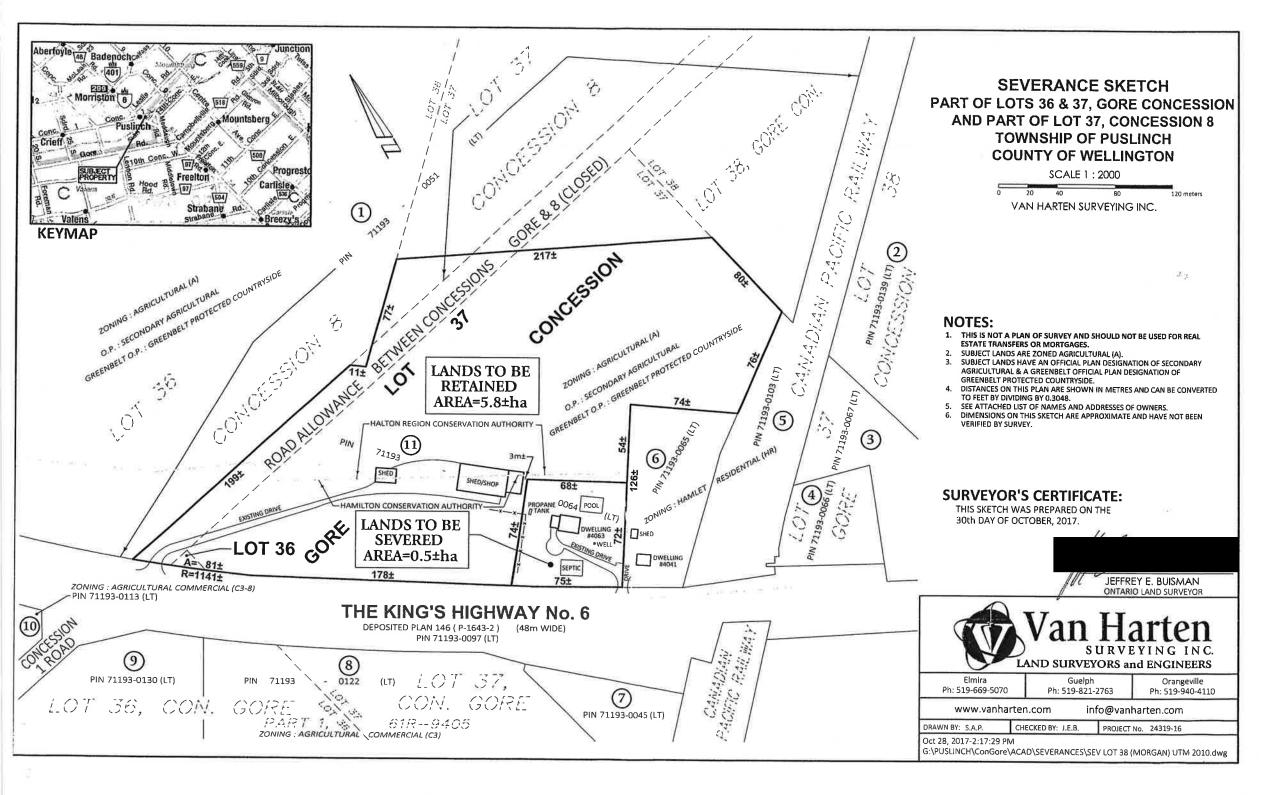
Please see covering letter.

NOTES:

- 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.
- 3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- 4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- 5. Generally, regular severance application forms are also available at the local municipal office.
- 6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(f)'

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

November 10, 2017

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: October 31, 2017

FILE NO. B142/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Nolan Evans & Karen Hand 142 Hume Road Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 10 Concession 10

Proposed severance is 0.4 hectares with 41m frontage, vacant land for proposed rural residential use.

Retained parcel is 3.5 hectares with 36m frontage, existing and proposed rural residential use with existing dwelling and pool.

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

December 6, 2017

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

Civic Addressing

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste

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

	Ar	PLICATION FOR CONSENT	Ontario Pla	anning Act
1. /	Approval Authority:			1000
	County of Wellington Planning and County of Wellington Administratior 74 Woolwich Street, GUELPH, Or	n Centre	Required Fee: Fee Received: File No.	5 1050 0773/17 B142/17
	Phone: 519-837-2600, ext. 2170 or		Accepted as Complete on:	0ct3/1
	A COPY OF YOUR CURF	RENT DEED MUST BE SUBMIT	TED WITH THIS APPLICATION	אר
2. (a) Name of Registered Owner(s) <u>No</u>			
	ddress 142 Hume Road, Pusli		the second s	
) Name and Address of Applicate			
(b) Name and Address of Applicant (
P	hone No			
			the second states and	
(0	c) Name and Address of Owner's Address o			
	<u>Jeff Buisman of Van</u> H			
	423 Woolwich Street,	Guelph, ON, N1H 3X3		
(0	d) All <u>Communication</u> to be directed	to:		
	REGISTERED OWNER []	APPLICANT []	AGENT [X]	
(e	e) Notice Cards Posted by:			
	REGISTERED OWNER []	APPLICANT []	AGENT [X]	
3. TY	ing and Burnoop of Bronoped Trans	estions (Obsels figures is to		
·. •:	pe and Purpose of Proposed Trans			
	RURAL RESIDENTIAL[X] AGRIC		ENTIAL[] COMMERCIAL/	INDUSTRIAL[]
<u>DR</u>	To create a new lot for resid	ential purposes		
	EASEMENT [] RIGHT OF	WAY [] CORRECTION OF	TITLE[] LEASE[]	
	(a) If known, the name of person to	whom the land or an interact in th	and in the her transferred where	
		whom the rand of an interest in ti		arged of leased.
	Future owner is not known			

ATION FOR CONSEN

(a) Location of Land in the County of Wellington:	
Local Municipality: Township of Puslinch	
Concession <u>10</u>	Lot No. Part of Lot 10
Registered Plan No.	Lot No
Reference Plan No.	Part No.
Civic Address <u>142 Hume Road</u>	
(b) When was property acquired: <u>April 2007</u>	Registered Instrument No. WC171226
Description of Land intended to be SEVERED:	Metric [X] Imperial []
Frontage/Width <u>41 ±</u>	AREA 0.4 ha ±
Depth <u>96 ± / 109 ±</u>	Existing Use(s) Rural Residential / Bush
Existing Buildings or structures: None	
Proposed Uses (s): <u>A new rural re</u>	esidential dwelling
[] Provincial Highway [[] County Road [[X] Municipal road, maintained year round [[] Municipal road, seasonally maintained [Image: Signature Proposed [X] Image: Private road Private road Image: Crown access road Water access Image: Water access Other
Type of water supply - Existing [] Proposed [] Municipally owned and operated piped water sys [X] Well [X] individual] communal [] Lake] Other Type of sewage disposal - Existing [] Proposed [] Municipally owned and operated sanitary sewers [X] Septic Tank (specify whether individual or communication of the second	tem osed [X] (check appropriate space) unal): <u>Individual</u>
	Local Municipality: Township of Puslinch Concession 10 Registered Plan No.

LAND DIVISION FORM - SEVERANCE

6.	Description of Land inte	nded to be <u>RETAINED</u> :	Metric	[X]	imp	erial	[]	
	Frontage/Width	<u>36 / 108 ±</u>	AREA	<u>3.5 h</u>	a ±			
	Depth	<u>166 & 251 ±</u>	Existing Use(s)	<u>Rura</u>	I Res	ider	ntial	
	Existing Buildings or	structures: Dwelling a	nd Pool					
	Proposed Uses (s):	No Chang	<u>e</u>					
	Type of access (Check	appropriate space)	Existing [X]	Proposed []			
	 Provincial Highway County Road Municipal road, mair Municipal road, seas Easement 	tained year round sonally maintained	 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other 					
	Type of water supply - [] Municipally owned a [X] Well [X] individua [] Lake [] Other		ed [] (check appropriat	e space)				
7.	 Municipally owned an [X] Septic Tank (specify Pit Privy Other (Specify): there an agricultural op 	nd operated sanitary sew whether individual or con 	nmunal): <u>Individual</u>			ard) v	vithin 50	
r	neues of the Subject land	is (severed and retained	parcels)? ation must be accompanied		YES	LXJ	NO	[]
8.	Is there a landfill within 5	00 metres [1640 feet]?			YES	[]	NO	[X]
9. a)) Is there a sewage trea	itment plant or waste sta	pilization plant within 500 m	netres [1640']?	YES	[]	NO	[X]
10. I: v	s there a Provincially Sig vithin 120 metres [394 fe	nificant Wetland (e.g. swa et]?	amp, bog) located on the la	nds to be retair	ned or ' YES			ed or
11 . is	s there any portion of the	land to be severed or to	be retained located within a	a floodplain?	YES	[]	NO	[X]
12. Is	s there a provincial park o	or are there Crown Lands	within 500 metres [1640']?	?	YES	[]	NO	[X]
13. Is	s any portion of the land t	o be severed or retained	within a rehabilitated mine	/pit site?	YES	[]	NO	[X]
14. Is	s there an active or aband	doned mine, quarry or gra	avel pit within 500 metres [1640']?	YES	[]	NO	[X]
15. Is	s there a noxious industri	al use within 500 meteres	s [1640']?		YES	[]	NO	[X]
County	of Wellington	LAND DIVIS	ON FORM - SEVERANCE			Rev	ised May	2017

16.	Is there an active or abandoned principal	or secondary railway with	in 500 metres	[1640']?	YES [X]	NO	[]
	Name of Rail Line Company:	Guelph Junction	Railway				
17.	Is there an airport or aircraft landing strip	nearby?			YES []	NO	[X]
18.	Is there a propane retail outlet, propane fi within 750 metres of the proposed subjec	-	k or private pro	opane outle	et/container re YES []	efill cer NO	
19.	PREVIOUS USE INFORMATION:						
	a) Has there been an industrial use(s) or	n the site?	YES []	NO [X]	UNKNOW	/N []
	If YES, what was the nature and type of in	ndustrial use(s)?					
	b) Has there been a commercial use(s)	on the site?	YES []	NO [X]	UNKNOW	N []	I
	If YES, what was the nature and type of t	he commercial use(s)					
9	c) Has fill been brought to and used on t	he site (other than fill to a	ccommodate s	eptic syste	ems or resider	ntial	
	landscaping?)		YES []	NO [X]	UNKNOW	N []	1
	d) Has there been commercial petroleun been used for a gas station at any times the second se	ne, or railway siding?	YES []	NO [X]	l storage, or h UNKNOW		
	If YES, specify the use and type of fuel(s)					_	
20.	Is this a resubmission of a previous app	lication?			YES []	NO	[X]
	If YES, is it identical [] or changed []	Provide previous File Nu	mber		-		
21.	 a) Has any severance activity occurred registered in the Land Registry/Land 		ing which exist	ed as of M	arch 1, 2005 YES []	and as NO	
	b) If the answer in (a) is YES, please inc Transferee's Name, Date of the Tra	licate the previous severa nsfer and Use of Parcel	nce(s) on the r Transferred.	equired sk	etch and prov	vide:	
22.	Has the parcel intended to be severed events of the parcel intended to be severed events of approval under the Plan	er been, or is it now, the s ning Act or its predecesso	ors?				
			YES [-			1]
23.	Under a separate application, is the Owner simultaneously with this application?	er, applicant, or agent app	lying for addition	onal conse	YES []	NO	[X]
24.	Is the application consistent with the Prov	vincial Policy Statement?			YES [X]	NO	[]
25.	Is the subject land within an area of land	designated under any pro	ovincial plan or	plans?			
	Greenbelt Plan [] Places to	Grow [X] Other []					
	If YES, does the application conform wit	h the applicable Provincia	l Plan(s)		YES [X]	NO	[]

LAND DIVISION FORM - SEVERANCE

26. Is the subject land a proposed surplus farm dwelling?*

YES [] NO [X]

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

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

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

Secondary Agricultural, Core Greenlands and Greenlands

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

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

28. What is the zoning of the subject lands? Agricultural 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. <u>Mortgage as in Instrument No. WC443549 with Manulife Bank of Canada c/o Manulife Bank Mortgage</u> Administration, located at 500 King Street North, Deliver 21 (1997)

Administration, located at 500 King Street North, Delivery Station 500-G-A, Waterloo, ON, N2J 4C6

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. <u>Type of Farm Operation</u> conducted on these subject lands: None

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

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

Severed	Width	Length	Area	Use
	Width	Length	Area	Use
Retained	Width	Length	Area	Use
	Width	Length	Area	Use

33. Manure Storage Facilities on these lands: None

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		

County of Wellington

LAND DIVISION FORM - SEVERANCE



LAND SURVEYORS and ENGINEERS

November 1, 2017 23872-16 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch 142 Hume Road Part of Lot 10, Concession 10 PIN 71188-0142 Township of Puslinch Property Owner: Nolan Evans

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, Source Water Protection Form, Site Plan, Environmental Impact Study prepared by Natural Resource Solutions Inc. (NRSI), a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel along Hume Road with a frontage of 41±m, depth of 96m to 109m with an area of 0.4±ha. This area is vacant bush area with a wetland abutting the northern property line of the severed parcel. The retained parcel will have an area of 3.5±ha where the existing dwelling will remain.

An Environmental Impact Study (EIS) was prepared by Natural Resource Solutions Inc. to examine if a proposed dwelling would impact the existing natural features and wetland on the subject property. It was determined that a 15m buffer at the rear of the severed parcel would provide ample room for the protection of the wetland. Mitigation measures such as the planting of trees, buffer to the wetland and providing a sediment fence during the construction were recommended by NRSI. It was concluded that the proposed driveway, dwelling, septic and lawn area are not anticipated to pose any risk or negative impacts to the wetland, wildlife and natural features.

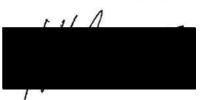
The Site Plan included with this submission shows as sample/example of a 375m² (4000 sq.ft.) house footprint, septic, drive and well. A grading design has been completed to show that a dwelling of this size can be accommodated on the proposed parcel. The Site Plan also shows erosion and sediment control fencing in accordance with instructions from the author of the EIS.

The parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

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

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

Very truly yours, Van Harten Surveying Inc.



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

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

YES [] NO [X]

Туре	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?

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:

Elizabeth Martelluzzi & Sarah Wilhelm

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

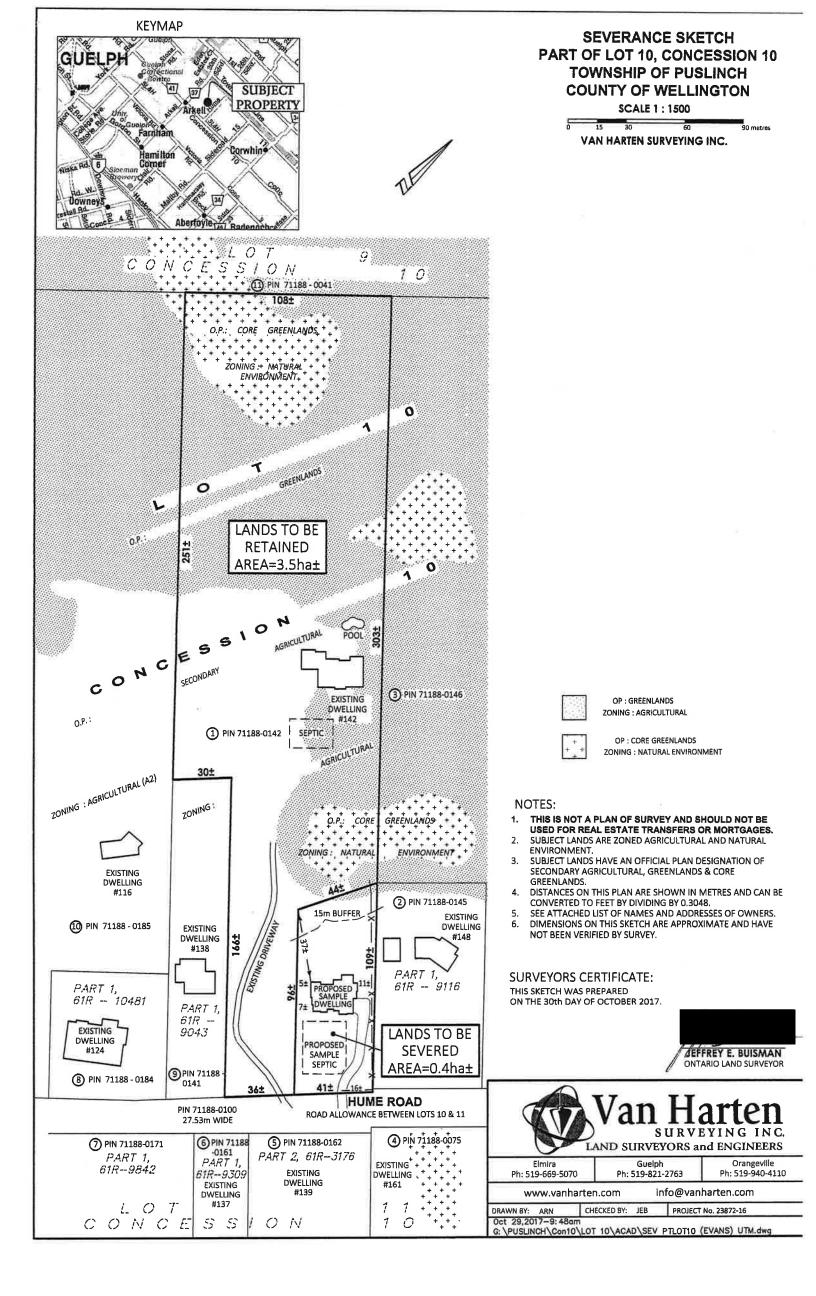
Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(g)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B144/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Daryl Gates c/o Peter Gates 4053 Sideroad 10 S Puslinch ON N0B 2J0

TOWNSHIP OF PUSLINCH Part Lot 11 Concession Gore

Proposed severance is 1.0 hectares with 95m frontage, existing and proposed rural residential use with existing dwelling & garage.

Retained parcel is 4.7 hectares with 162m frontage, vacant land for proposed rural residential use.

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

December 6, 2017

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

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

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

If you wish to be **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 - PuslinchCounty PlanningConservation Authority - GRCABell CanadaCounty ClerkRoads/Solid WasteCivic Addressing

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

1.	Approval Authority:	
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No.	
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:	7
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION	
2.	a) Name of Registered Owner(s) Daryl Margaret GATES c/o Peter Gates	
	Address 4053 Sideroad 10 South, Puslinch, ON, N0B 2J0	
	b) Name and Address of Applicant (as authorized by Owner)	_
		_)
	Phone No Email:	
	c) Name and Address of Owner's Authorized Agent:	
	<u>Jeff Buisman of VanHarten Surveying Inc.</u> 423 Woolwich Street, Guelph, ON, N1H 3X3	
	(d) All <u>Communication</u> to be directed to:	
	REGISTERED OWNER [] APPLICANT [] AGENT [X]	
	(e) Notice Cards Posted by:	
	REGISTERED OWNER [] APPLICANT [] AGENT [X]	
3.	Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)	
0.	RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIA	L[]
<u>O</u> F	To create a new lot for residential purposes	
	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 lea	ased.
	Future owner is not known	
Co	ty of Wellington LAND DIVISION FORM – SEVERANCE Revised May 201	7

APPLICATION FOR CONSENT

Ontario Planning Act

. (a) Location of Land in the County of W	/ellington:
Local Municipality: Township of Pus	linch
Concession GORE	Lot No. Part of Lot 11
Registered Plan No.	Lot No
Reference Plan No.	Part No.
Civic Address <u>4053 Sideroad 10 S</u>	South
(b) When was property acquired: <u>June</u>	2001 Registered Instrument No. LT55390
. Description of <u>Land</u> intended to be <u>SEVE</u>	RED: Metric [X] Imperial []
Frontage/Width 95/75±	AREA <u>1.0 ha ±</u>
Depth <u>116 ±</u>	Existing Use(s) <u>Rural Residential</u>
Existing Buildings or structures: Dwel	lling and Garage
Proposed Uses (s): Rura	I Residential (No Change)
	I Residential (No Change)
ype of access (Check appropriate space) [] Provincial Highway	I Residential (No Change) Existing [X] Proposed [] [] Right-of-way
ype of access (Check appropriate space) [] Provincial Highway [] County Road [X] Municipal road, maintained year round	I Residential (No Change) Existing [X] Proposed [] [] Right-of-way [] Private road [] Crown access road
 ype of access (Check appropriate space) [] Provincial Highway [] County Road [X] Municipal road, maintained year round [] Municipal road, seasonally maintained 	I Residential (No Change) Existing [X] Proposed [] [] Right-of-way [] [] Private road [] [] Crown access road [] [] Water access []
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LAND DIVISION FORM - SEVERANCE

	ontage/Width	<u>162 ±</u>	AREA	4.7 ha	ъ				
Der				4.7 11 a	<u> </u>				
	pth	<u>217 ±</u>	Existing Use(s)	Vacant Lan	d				
Exi	sting Buildings or st	ructures: Man-mad	e pond						
Pro	posed Uses (s):	A future r	rural residential dwellin	ng					
Туре о	of access (Check a	ppropriate space)	Existing []	Proposed [X]					
[] Co [X] Mu [] Mu	ovincial Highway ounty Road unicipal road, mainta unicipal road, seaso asement	ained year round nally maintained	 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other 						
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[] La [] Ot	ake ther			<u> </u>					
[X] Se [] Pr [] Of 7. Is there metres	eptic Tank (specify v t Privy ther (Specify): e an agricultural ope s of the Subject land	eration, (either a barn, ls (severed and retaine	ommunal): Individual manure storage, abattoir, liv ed parcels)?		YES	[X	[]	nin 50 NO	 0 []
	es, see sketch reque PARATION FORM.	irements and the app	lication must be accompanie		10151	Ar	NCE		
8. Is ther	re a landfill within 50	00 metres [1640 feet]?	contract and the state		YES	[1	NO	[X]
9. a) Ist	there a sewage trea	tment plant or waste s	stabilization plant within 500 r	metres [1640']?	YES	[1	NO	[X]
	e a Provincially Sigr 120 metres [394 fe		swamp, bog) located on the l	ands to be retair	ned or YES	to [)	be s (]	evere NO	d or
11. Is ther	e any portion of the	land to be severed or	to be retained located within	a floodplain?	YES	[)	(]	NO	[]
12. Is ther	e a provincial park o	or are there Crown La	nds within 500 metres [1640'	?	YES	I	3	NO	[X]
13. Is any	portion of the land t	to be severed or retain	ned within a rehabilitated min	e/pit site?	YES	Ι]	NO	
14. Is ther	e an active or aban	doned mine, quarry or	gravel pit within 500 metres	[1640']?	YES	[1	NO	[X]
					YES			NO	[X]

LAND DIVISION FORM - SEVERANCE

16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO	rX1
	Name of Rail Line Company:	- 4
17.	Is there an airport or aircraft landing strip nearby? YES [] NO	[X]
	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill cent within 750 metres of the proposed subject lands? YES [] NO	tre
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 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?	[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 subdivisio 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?	[X]
24.	Is the application consistent with the Provincial Policy Statement? YES [X] NO [[]
25.	Is the subject land within an area of land designated under any provincial plan or plans?	
	Greenbelt Plan [] Places to Grow [X] Other []	
	If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO [1
`	nty of Wellington LAND DIVISION FORM – SEVERANCE Revised May 20	17

 28. What is the zoning of the subject lands? Agricultural and Natural Env. 29. Does the proposal for the subject lands conform to the existing zoning? If NO, a) has an application been made for re-zoning? YES [] NO [] File Number 20. Are the lands subject to any mortgages, easements, right-of-ways or other lif the answer is YES, please provide a copy of the relevant instrument. For mortgages just provide complete name and address of Mortgage as in Instrument No. WC236351 with the Toronto-Dominic Building 1, Mississauga, ON, L4W 5P2 Questions 31 – 34 must be answered for Applications for severance in the 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 [] 32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed Width 6±m Length Area 48±m Width Length Area 	
 b) What is the existing County Official Plan designation(s) of the subject Secondary Agricultural and Core Greenlands c) If this consent relates directly to an Official Plan Amendment(s) current please indicate the Amendment Number and the applicable file numbe Amendment Number(s):	anied by a FARM INFORMATION FORM.
Secondary Agricultural and Core Greenlands c) If this consent relates directly to an Official Plan Amendment(s) currently please indicate the Amendment Number and the applicable file number Amendment Number(s):	nd? (severed and retained)
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Questions 31 – 34 must be answered for Applications for severance in the his is not applicable to your application, please state "not Applicable" 1. Type of Farm Operation conducted on these subject lands: None Type: Dairy [] Beef Cattle [] Swine [] 2. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed Width 6±m Length 8±m Area Width Length Area Width Length Area	
Type: Dairy [] Beef Cattle [] Swine [] 2. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) evered Width 6±m Length 8±m Area 48±m Width Length Length Area 48±m Width Length Area 48±m Width Length Area	Rural/Agricultural Area Otherwise, if
2. <u>Dimensions of Barn(s)/Outbuildings/Sheds (<i>that are to remain</i>) evered Width <u>6±m</u> Length <u>8±m</u> Area <u>48±n</u> Width Length Area etained Width Length Area</u>	
Severed Width 6±m Length 8±m Area 48±m Width Length Length Area Retained Width Length Area	Poultry [] Other []
everedWidth6±mLength8±mArea48±mWidthLengthAreaWidthLengthAreaWidthLengthArea	Severed & Retained Lands
etained Width Length Area	n² Use <u>Garage</u>
	Use
	Use
Width Length Area	Use
3. <u>Manure Storage Facilities</u> on these lands: None	
DRY SEMI-SOLID	LIQUID
Open Pile Open Pile I Open Pile I Storage with Buck Walls I	Covered Tank [] Aboveground Uncovered Tank []

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

LAND DIVISION FORM - SEVERANCE

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 Peter Gates 4053 Sideroad 10 South Part of Lot 11, Concession GORE PIN 71205-0047 Township of Puslinch

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel along Sideroad 10 South with a frontage of 95±m, depth of 116±m and an area of 1.0±ha. The proposed severed parcel is configured around the existing dwelling, garage, cut grass and natural features. The retained parcel will have an area of approximately 4.7±ha where a dwelling is proposed to be built by the current owner. The retained parcel contains a man-made pond, woodland and natural features.

An EIS is being prepared by Premier Environmental Services and is almost completed. The EIS is examining the impact of a new residential development in the building envelope shown on the Severance Sketch. The preliminary draft indicates that there will be no significant disturbance on the existing natural features of the woodlands, man-made pond, or wetland. In order to create a suitable building envelope, there will be the removal of approximately 24 mature, non-native trees. The owner will be planting a number of native trees on the site following the construction of a dwelling as a mitigation measure.

The edge of the building envelope is at least 15m away from the pond to the north and at least 20m from the wetland to the south.

The building envelope is in the Core Greenlands mapping of the County Official Plan due to the GRCA mapping of the flood plain. The owner has reviewed the flood plain mapping with the GRCA and elevation surveys have been completed to show that the proposed building envelope is well above the flood plain elevation of 302.0m. We expect the GRCA mapping to be amended accordingly.

The parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available An entrance along Sideroad 10 South has been examined and deemed acceptable.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- Zoning By-law requirements are met
- MDS requirements are met MDS was discussed with Planning Staff for surrounding barns and it
 was determined that the MDS requirement has been met.

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

Very truly yours, Van Harten Surveying Inc.



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

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

YES [] NO [X]

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

35. Source Water Protection Plan

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

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

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

YES [X] NO []

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

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

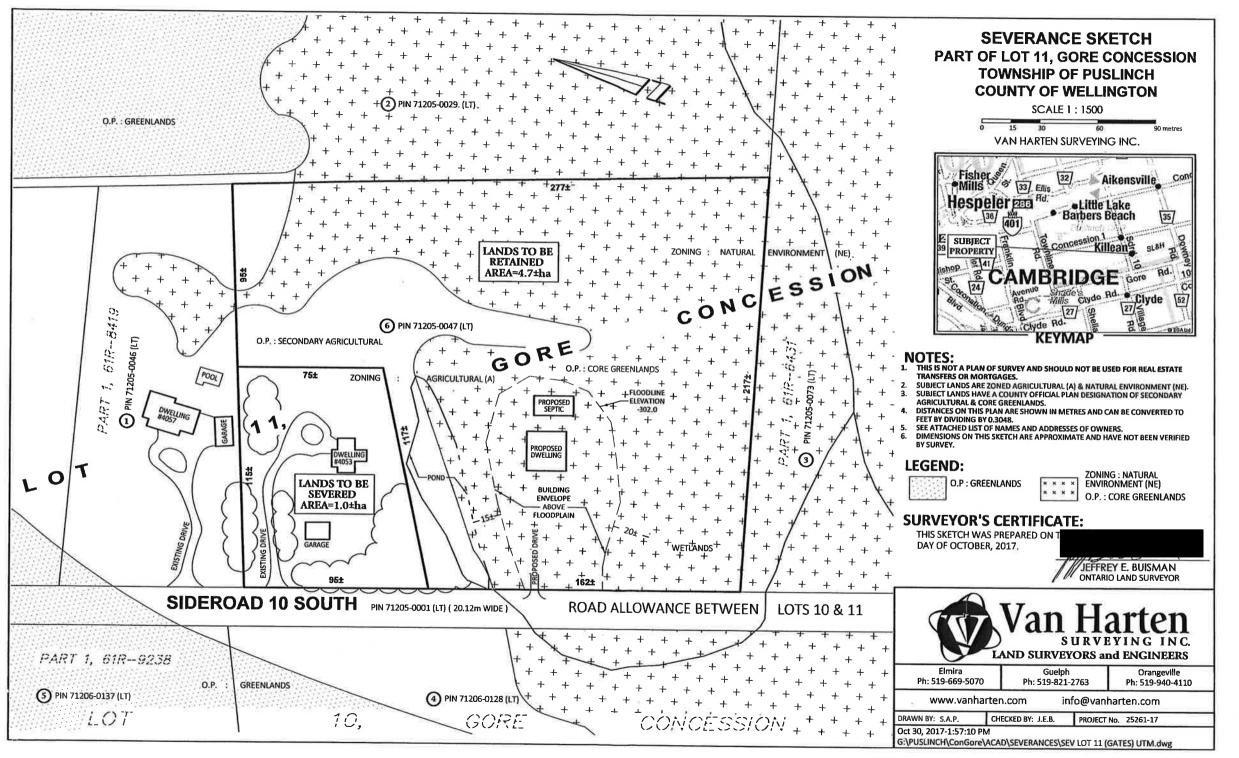
Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(h)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B145/17

APPLICANT

LOCATION OF SUBJECT LANDS:

David Wright & Elizabeth Reade 161 Hume Road Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 11 Concession 10

Proposed severance is 3.0 hectares with 10m frontage, vacant land for proposed rural residential use.

Retained parcel is 2.9 hectares with 140m 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

December 6, 2017

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

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

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

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

MAIL	ED T	Ю:
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Local Municipality – Puslinch	County Planning	Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk

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

Roads/Solid Waste

Civic Addressing

Ontario Planning Act

1.	Approval Authority:					
	County of Wellington Pl County of Wellington Ac 74 Woolwich Street, G	ministration	and Division Committee Centre ario N1H 3T9		Required Fee: Fee Received: File No.	
	Phone: 519-837-2600,	ext. 2170 or :	2160 Fax: 519-837-3875	Accepted as	Complete on:	Nov 1/17
	A COPY OF Y		ENT DEED MUST BE SUBM	ITTED WITH TI	HIS APPLICATI	ON
2.	(a) Name of Registered O	wner(s) <u>Dav</u>	vid Charles WRIGHT 8	Elizabeth A	nn READE	
	Address 161 Hume Ro					
	(b) Name and Address of	Applicant (a	s authorized by Owner)			
	 Phone No		Email:			
	(a) Nome and Address of	0				
	(c) Name and Address of					
			arten Surveying Inc.			
	423 WOOIWIC	<u>n Street, C</u>	Suelph, ON, N1H 3X3			
	(d) All <u>Communication</u> to					
	REGISTERED OWNER		APPLICANT []	AGENT	[X]	
	(e) Notice Cards Posted by					
	REGISTERED OWNER	[]	APPLICANT []	AGENT	[X]	
3.	Type and Purpose of Prop	osed Transa	ction: (Check off appropria	te box & provide	short explanation	on)
			JLTURAL[] URBAN RES			
	To create a new lot					
<u>OR</u>		RIGHT OF W		OF TITLE[]	LEASE[]	
				19. J. J.	-	
	(a) If known, the name of	f person to w	hom the land or an interest	in the land is to l	be transferred, c	harged or leased.
	Future owner is not	<u>known</u>				
Coun	nty of Wellington	L	AND DIVISION FORM - SEVERAN	NCE	ş	Revised May 2017

(a	i) Location of Land i	in the County of Wellington:		
L	ocal Municipality: To	wnship of Puslinch		
С	oncession <u>10</u>		Lot No. Part of Lot 11	
R	egistered Plan No.		Lot No	
R	eference Plan No. 6	1R-7797	Part No. 1-3	
С	ivic Address <u>161</u>	Hume Road		
(b)	When was property	/ acquired: <u>October 1998</u>	Registered Instrument No	. <u>RO800267</u>
۵	Description of <u>Land</u> int	tended to be <u>SEVERED</u> :	Metric [X] Im	perial []
	Frontage/Width	<u>10 & 137 / 144 ±</u>	AREA <u>3.0 ha ±</u>	
	Depth	<u>400 ±</u>	Existing Use(s) Vacant b	oush
	Existing Buildings o	or structures: <u>None</u>		
	Proposed Uses (s):	<u>A new rural resi</u>	dential dwelling	2
]	of access (Check a] Provincial Highway] County Road X] Municipal road, ma	ppropriate space) Exis y [] aintained year round [] asonally maintained []	idential dwelling sting [] Proposed [X] Right-of-way Private road Crown access road Water access Other	
 	of access (Check and Provincial Highway County Road Municipal road, ma Municipal road, se Easement ype of water supply Municipally owned Municipally owned Well [X] individ Lake Other	ppropriate space) Existence propriate space) Existence aintained year round [] aintained year round [] aintained [] - Existing [] Proposed [X] and operated piped water systence and [] communal	sting [] Proposed [X] Right-of-way Private road Crown access road Water access Other (check appropriate space)	

LAND DIVISION FORM - SEVERANCE

6.	D	escription of <u>Land</u> intend	ed to be <u>RETAINED</u> :	Metric [X]		Impe	eria	ı [1	
		Frontage/Width	<u>140 ±</u>	AREA	<u>2.9 ha</u>	±				
		Depth	<u>137 ±</u>	Existing Use(s)	Rural I	Res	ide	enti	al	
		Existing Buildings or str	ructures: Dwelling							
		Proposed Uses (s):	No Change							
	Ту	vpe of access (Check ap	opropriate space)	Existing [X] Propo	sed []					
	[[X	 Provincial Highway County Road Municipal road, maintal Municipal road, seasor Easement 	ined year round nally maintained	 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other 	• • •					
	Ту	pe of water supply - Ex	kisting [X] Proposed	[] (check appropriate space	e)					
	[X] [] Municipally owned and] Well [X] individual] Lake] Other	operated piped water sy [] communal							
	[X] [Municipally owned and Septic Tank (specify whether and the section of the sect	nether individual or comr	nunal): <u>Individual</u>						_
7.	me	etres of the Subject lands	(severed and retained p	nure storage, abattoir, livestock a arcels)? ion must be accompanied by a N	Ŋ	/ES	٢X	1	nin 50 NO	
8.	ls	there a landfill within 500	metres [1640 feet]?		١	(ES	[1	NO	[X]
9.	a)	Is there a sewage treatm	nent plant or waste stabil	lization plant within 500 metres [1640']? <mark>`</mark>	(ES	[]	NO	[X]
10.	ls t wit	here a Provincially Signifi hin 120 metres [394 feet]	icant Wetland (e.g. swan ?	np, bog) located on the lands to		d or ′ES				d or 【】
11.	ls t	here any portion of the la	nd to be severed or to be	e retained located within a flood	olain? Y	ES	[]	NO	[X]
12.	ls t	here a provincial park or	are there Crown Lands v	within 500 metres [1640']?	Y	'ES	[1	NO	[X]
13.	ls a	any portion of the land to	be severed or retained w	vithin a rehabilitated mine/pit site	? Y	′ES	[3	NO	[X]
14.	ls t	here an active or abando	ned mine, quarry or grav	vel pit within 500 metres [1640']?	Y	'ES	1]	NO	[X]
15.	ls t	here a noxious industrial	use within 500 meteres	[1640']?	Y	ΈS	[]	NO	[X]

LAND DIVISION FORM - SEVERANCE

Revised May 2017

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16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES	I]	NO	[X]
	Name of Rail Line Company:	_				
17.	Is there an airport or aircraft landing strip nearby?	YES	[1	NO	[X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outle within 750 metres of the proposed subject lands?	et/cont		-	fill cei NO	
19.	PREVIOUS USE INFORMATION:					
	a) Has there been an industrial use(s) on the site? YES [] NO [X]	UN	IKN	owi	N []
	If YES, what was the nature and type of industrial use(s)?					
	b) Has there been a commercial use(s) on the site? YES [] NO [X]	UN	KN	OWN	1 I :]
	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 syste landscaping?) 	ms or	res	iden	tial	
	YES [] NO [X]	UN	KN	OWN	4 I I	J
	d) Has there been commercial petroleum or other fuel storage on the site, underground fuel been used for a gas station at any time, or railway siding? YES [] NO [X]		-		as the N [
	If YES, specify the use and type of fuel(s)	_	-	-		
20.	Is this a resubmission of a previous application?	YES	I]	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 Ma registered in the Land Registry/Land Titles Office?	arch 1 YES			nd as NO	
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	etch a	nd p	orovi	de:	
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application fo other Consent or approval under the Planning Act or its predecessors? YES [] NO				odivisi DWN	
23.	Under a separate application, is the Owner, applicant, or agent applying for additional conser simultaneously with this application?	nts on YES		holo]		[X]
24.	Is the application consistent with the Provincial Policy Statement?	YES	p	Ŋ	NO	[]
25.	Is the subject land within an area of land designated under any provincial plan or plans?					
	Greenbelt Plan [] Places to Grow [X] Other []					
	If YES, does the application conform with the applicable Provincial Plan(s)	YES	[X]	NO	[]
Cou	Inty of Wellington LAND DIVISION FORM – SEVERANCE			Revise	ed May	2017

26. Is the subject land a propose				YES [] NO [X]
*If yes, an application to	sever a surplus farm dw	velling must be acco	ompanied by a FARM	M INFORMATION FOR
7. a) What is the existing Loca	al Official Plan designa	tion(s) of the subiec	t land? (severed and	d retained)
	Ç	() * *******		
b) What is the existing Cou	unty Official Plan design	nation(s) of the subj	ect land? (severed a	and retained)
Secondary Agricultu	ral and Core Greenla	ands		
 c) If this consent relates dir please indicate the Ame 	rectly to an Official Plan , andment Number and the	Amendment(s) curre e applicable file num	ently under review b nber(s).	y an approval authority
Amendment Number(s):	File	Number(s):	
8. What is the zoning of the sul	bject lands? Agricultu	ral and Natural F	nvironment	
9. Does the proposal for the su	bject lands conform to the	he existing zoning?		YES [] NO [X]
A Minor Variance will If NO, a) has an appli	ication been made for re	ing severance ap	oproval	
		File Numbe		
		The Numbe		
	ication been made for a	minor variance?		
	YES [] NO []	File Numbe	r	
A rothe levels subtration				
0. Are the lands subject to any	mortgages, easements,	right-of-ways or oth	er charges?	YES [X] NO [X]
			er charges?	YES [X] NO [X]
If the answer is YES, please	provide a copy of the re	levant instrument.		YES [X] NO [X]
If the answer is YES, please		levant instrument.		YES [X] NO [X]
If the answer is YES, please For mortgages jus	provide a copy of the re st provide complete nam	levant instrument. e and address of Mo	ortgagee.	
If the answer is YES, please For mortgages jus Questions 31 – 34 must be ans	provide a copy of the re st provide complete nam	levant instrument. e and address of Mo	ortgagee.	
If the answer is YES, please For mortgages jus Intestions 31 – 34 must be ans	provide a copy of the re st provide complete nam	levant instrument. e and address of Mo	ortgagee.	
If the answer is YES, please For mortgages jus cuestions 31 – 34 must be ans his is not applicable to your ap	provide a copy of the re st provide complete nam wered for Applications pplication, please state	levant instrument. e and address of Mo s for severance in t e "not Applicable"	ortgagee.	
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If the answer is YES, please For mortgages jus tuestions 31 – 34 must be ans his is not applicable to your ap 1. <u>Type of Farm Operation</u> co	provide a copy of the re st provide complete name wered for Applications pplication, please state ponducted on these subject	levant instrument. e and address of Mo s for severance in t s "not Applicable" ct lands: None	ortgagee. t he Rural/Agricultu	ral Area Otherwise
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For mortgages just Questions 31 – 34 must be ans his is not applicable to your applin	provide a copy of the re st provide complete name wered for Applications pplication, please state onducted on these subject] Beef Cattle [] 	levant instrument. e and address of Mo s for severance in t e "not Applicable" ct lands: None Swine [] <u>that are to remai</u> Area Area Area Area EMI-SOLID	ortgagee. the Rural/Agricultu Poultry [] m) Severed & Ret Use Use Use Use Use Use	Differ []

LAND DIVISION FORM - SEVERANCE



LAND SURVEYORS and ENGINEERS

November 1, 2017 24377-16 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch 161 Hume Road Part of Lot 11, Concession 10 Parts 1-3, 61R-7797 PIN 71188-0075 Township of Puslinch Property Owners: David Wright & Elizabeth Reade

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, Source Water Protection Form, MDS Calculation, Site Plan, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel along Hume Road with a frontage of 10±m, depth of 400±m and an area of 3.0±ha. The severed parcel is reforested bush and a dwelling is proposed to be built near the northern property line of the severed parcel. The retained parcel will have an area of approximately 2.9±ha where the existing dwelling will remain.

Aboud and Associates is currently preparing an Environmental Impact Study (EIS) in support of the proposed severance and development on the land. Various discussions were made between the property owner, GRCA, Aboud & Associates and myself on potential severance configurations. Due to the various factors such as the wetland, natural features and existing dwelling, septic and geothermal heating, it was determined that the most suitable configuration for the severance is a flag shaped parcel with a building envelope near the north property line of the severed parcel as shown on the sketch and Site Plan.

The frontage of the severed parcel is 10±m, which is under the 24.3m requirement for lands zoned Agricultural n the Zoning By-law. A Minor Variance will be applied for pending severance approval.

The MDS evaluation for the barn on the abutting property to the east is required. Attempts were made to contact the owner; however we were not able to reach them. An estimate of the farm data was made with 5 medium-sized horses. Using the MDS calculation program we determined that the minimum distance requirement is 81m. Utilizing MDS Guideline #41, a building envelope of 0.5ha has been drawn at 82m away from the subject barn.

The enclosed Site Plan presents a sample proposed dwelling, septic, well, and proposed driveway. This design was used as part of the EIS study as well as providing confirmation that a driveway can be constructed in the 10m strip.

The parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural
- Ownership is longer than 5 years
- No severance since March 2005
- Safe entrance is available The proposed entrance along Hume Road was evaluated for sightline distance in order to ensure the proposed entrance would have a safe entrance.
- Adequate space for new dwelling and septic As shown on the Site Plan
- No impacts on environmentally sensitive lands or woodlot
- MDS requirements are met

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

Very truly yours, Van Harten Surveying Inc.

r 11 A

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

YES [] NO [X]

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

35. Source Water Protection Plan

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

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

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

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

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

Please see covering letter.

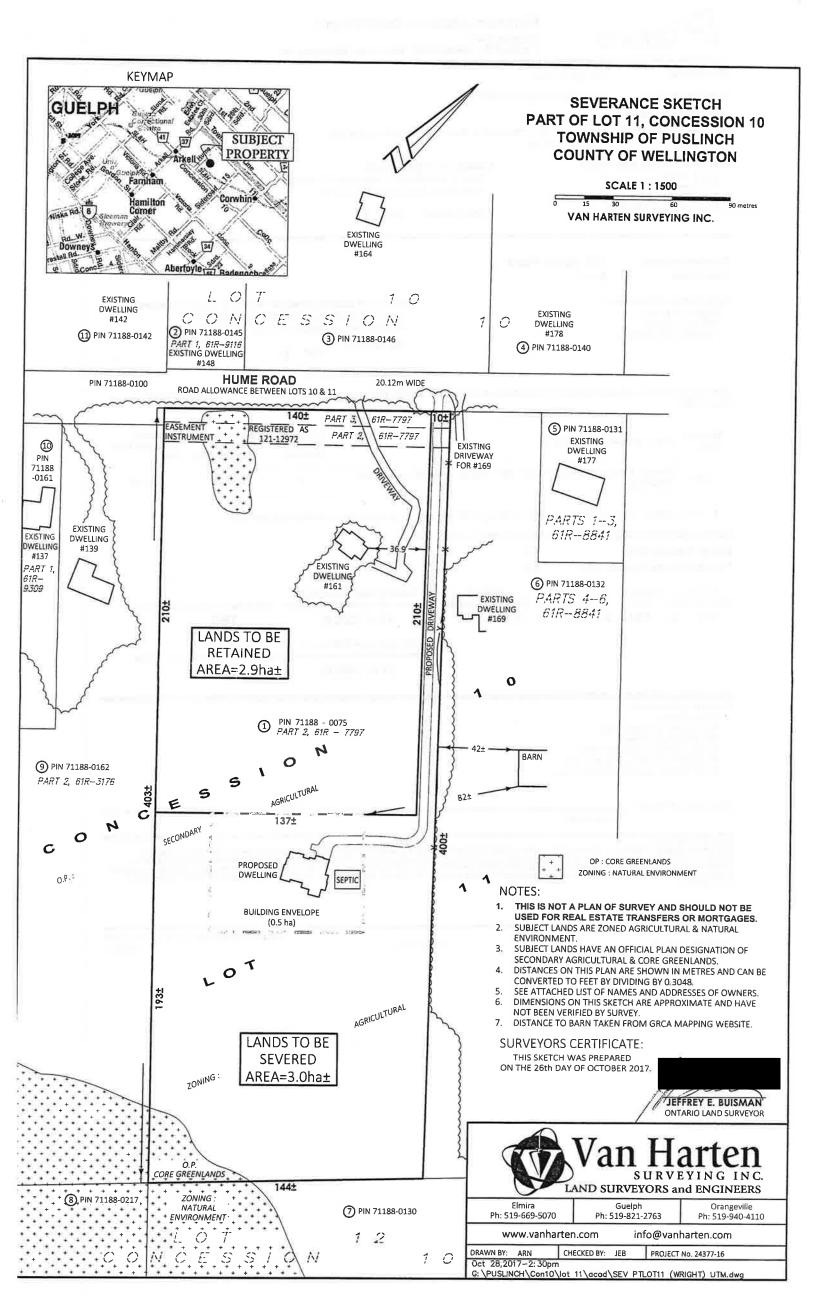
NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE

Descriptio	n:	169 Hurne	Road					
pplicatio			October 26,	2017				
	File Number:							
Proposed	Application:	Lot creatio Type A La		num of three n	ion-agricultural use lo	ts		
David W	Contact Inform right	mation		County of 1	Subject Lands Wellington, Township ł, Concession: 10, Lo			
				Roli Numb	er: 2301 <u>i</u>			
alculation escription		169 Hur Barn 1	ne Road					
arm Cont	act Informatio	on			Location of exis	sting livestock	facility or anaer	obic digester
						ington, Townshi oncession: 10, L		
					Roll Number:	2301 i		
					Total Lot Size:			
he barn ar asonable.	ea is an estim	ate only and	l is intended	to provide use	rs with an indication o	f whether the n	umber of livestoci	k entered is
Manure Type	Type of Live	stock/Man	Jre			Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Med offspring)	ium-framed,	mature; 22	7 - 680 kg (incl	uding unweaned	5	5.0	116 m ²
esign Cap potential D Factor A Odour Potent 0.7 Peparer In Hailey Ke Van Hart	Factor B (Size) X 150 formation east en Surveying	ty (NU): Facto (Manure X 0.7	5.0 5.0 r D F	=	Building Base Dis (minimum distance from 81 m (265 Storage Base Dis (minimum distance from n 81 m (265	livestock barn) (a 5 ft) stance 'S' nanure storage) (ad	ictual distance from I TBD ctual distance from m TBD	,
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DTE TO THE e Ontario Mi paration (Mi nsidered to b	nistry of Agricultu DS) Formulae as the official vers	re, Food and F a public service ion for purpose of modification	Rural Affairs (ON to assist farme s of calculating of the software	MAFRA) has deve ers, consultants, a MDS. OMAFRA or errors arising	loped this software progra ind the general public. This is not responsible for error out of incorrect inputting o	m for distribution ar s version of the soft s due to inaccurate f data. All data and	nd use with the Minim ware distributed by C or incorrect data or i calculations should b	um Distance MAFRA will be nformation; mistakes e verified before



ATTACHMENT 'B(i)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B146/17

APPLICANT

LOCATION OF SUBJECT LANDS:

James & John Clark 4240 Victoria Rd S RR#1 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lots 29 & 30 Concession 8

Proposed severance is 50m x 100m = 0.5 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 15.9 hectares with 517m frontage on Wellington Road 36 and 745m frontage on Hwy 401, existing and proposed agricultural use.

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

December 6, 2017

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

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

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

If you wish to be **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 - PuslinchCounty PlanningConservation Authority – Conservation HaltonCounty EngineeringMTO – LondonMTO – Owen SoundMinistry of Natural ResourcesBell CanadaCounty ClerkRoads/Solid WasteCivic Addressing

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

	APPLICATION FOR CONSENT	Ontario Planning Act
1.	1. Approval Authority:	
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9	Required Fee: \$1050 Fee Received: 101 1/17 File No. 3146/17
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accept	ed as Complete on: <u>Nov 1/17</u>
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED W	ITH THIS APPLICATION
2.		
	Address 4240 Victoria Road South, RR#1, Puslinch, ON, N0B	<u>2J0</u>
	Email:	
	(b) Name and Address of Applicant (as authorized by Owner)	
	Phone No Email:	
	(c) Name and Address of Owner's Authorized Agent:	
	Jeff Buisman of VanHarten Surveying Inc.	
	423 Woolwich Street, Guelph, ON, N1H 3X3	
	(d) All <u>Communication</u> to be directed to:	
	REGISTERED OWNER [] APPLICANT [] AC	GENT [X]
	(e) Notice Cards Posted by:	
	REGISTERED OWNER [] APPLICANT [] AC	GENT [X]
3.	3. Type and Purpose of Proposed Transaction: (Check off appropriate box & p	provide short explanation)
	RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIA	L[] COMMERCIAL/INDUSTRIAL[]
	To create a new lot for residential purposes	
<u>OR</u>	DR 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 Future owner is not known	l is to be transferred, charged or leased.

LAND DIVISION FORM – SEVERANCE Revised May 2017

Local Municipality: Township of Puslinch	
Concession <u>8</u>	Lot No. Part of Lots 29 & 30
Registered Plan No	Lot No.
Reference Plan No.	Part No.
Civic Address Wellington Road 36	
) When was property acquired: <u>November 1995</u>	Registered Instrument No. <u>RO742116</u>
Description of Land intended to be <u>SEVERED</u> :	Metric [X] Imperial []
Frontage/Width 50 ±	AREA <u>0.5 ha ±</u>
Depth <u>100 ±</u>	Existing Use(s) <u>Agricultural</u>
Existing Buildings or structures: None	
Proposed Uses (s): <u>A new rural reside</u>	ential dwelling
] Provincial Highway[] RiK] County Road[] Pr] Municipal road, maintained year round[] Cr] Municipal road, seasonally maintained[] W	ing [] Proposed [X] ight-of-way rivate road rown access road /ater access ther
Type of water supply - Existing [] Proposed [X]] Municipally owned and operated piped water system X] Well [X] individual [] communal] Lake] Other Type of sewage disposal - Existing [] Proposed	(check appropriate space) [X] (check appropriate space)

LAND DIVISION FORM - SEVERANCE

6.	De	escription of <u>Land</u> intend	ed to be <u>RETAINED</u> :	Metric [X]	impe	ria	I [ີ	
		Frontage/Width	<u>87 & 430 / 745±</u>	AREA	<u>15.9</u>	h	<u>a ±</u>		
		Depth	<u>414 / 108 ±</u>	Existing Use(s)	<u>Agri</u>	cu	ıltu	ral	
		Existing Buildings or str	ructures: <u>None</u>						
		Proposed Uses (s):	Agricultural ((No Change)					
	Ту	pe of access (Check a	opropriate space)	Existing [X] Proposed []				
	[X] [[Provincial Highway County Road Municipal road, mainta Municipal road, season Easement	ained year round nally maintained	 Right-of-way Private road Crown access road Water access Other 					
	Ту	pe of water supply - Ex	kisting [] Proposed	[] (check appropriate space)					
	[] Well [] individual] Lake	l operated piped water sys [] communal guired for agricultural						
				psed [] (check appropriate space)					
	[[]		l operated sanitary sewers thether individual or comm <u>Not required for agric</u>	nunal):					-
7.	me	tres of the Subject lands	(severed and retained page (severed and retained page)	ure storage, abattoir, livestock area or s ircels)? on must be accompanied by a MINIMUI	YES	1]	NO	0 [X]
8.	ls	there a landfill within 500) metres [1640 feet]?		YES	I]	NO	[X]
9.	a)	Is there a sewage treat	ment plant or waste stabili	zation plant within 500 metres [1640']?	YES	Ĩ	1	NO	[X]
10.		here a Provincially Signi hin 120 metres [394 fee		p, bog) located on the lands to be retai	ned or YES			evere NO	
11.	ls t	here any portion of the la	and to be severed or to be	retained located within a floodplain?	YES	[1	NO	[X]
12.	ls t	here a provincial park or	are there Crown Lands w	ithin 500 metres [1640']?	YES	I]	NO	[X]
13.	ls a	any portion of the land to	be severed or retained w	ithin a rehabilitated mine/pit site?	YES	[]	NO	[X]
14.	ls t	here an active or aband	oned mine, quarry or grave	el pit within 500 metres [1640']?	YES	[]	NO	[X]
15.	ls t	here a noxious industria	l use within 500 meteres [1640']?	YES	[]	NO	[X]

LAND DIVISION FORM - SEVERANCE

2 I						
16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES	I]	NO	[X]
	Name of Rail Line Company:	-0				
17.	Is there an airport or aircraft landing strip nearby?	YES	[1	NO	[X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outler within 750 metres of the proposed subject lands?	t/cont YES			efill ce NO	
19.	PREVIOUS USE INFORMATION:					
	a) Has there been an industrial use(s) on the site? YES [] NO [X]	UN	IKN	wo	'N []
	If YES, what was the nature and type of industrial use(s)?					
	b) Has there been a commercial use(s) on the site? YES [] NO [X]	UN	KN	ow	N []
	If YES, what was the nature and type of the commercial use(s)					
3	c) Has fill been brought to and used on the site (other than fill to accommodate septic syster landscaping?)	ns or	res	ider	itial	
	YES [] NO [X]	UN	KN	ow	1 И]
	d) Has there been commercial petroleum or other fuel storage on the site, underground fuel been used for a gas station at any time, or railway siding? YES [] NO [X]		-		as the N [
	If YES, specify the use and type of fuel(s)				-	
20.	Is this a resubmission of a previous application?	YES	I	1	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 Ma registered in the Land Registry/Land Titles Office?	rch 1 YES			and as NO	
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	tch a	nd p	vorc	ide:	
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? YES [] NO [bdivis OWN	
23.	Under a separate application, is the Owner, applicant, or agent applying for additional consensimultaneously with this application?	ts on YES				[X]
24.	Is the application consistent with the Provincial Policy Statement?	YES	D	(]	NO	[]
25.	Is the subject land within an area of land designated under any provincial plan or plans?					
	Greenbelt Plan [X] Places to Grow [] Other []					
	If YES , does the application conform with the applicable Provincial Plan(s)	YES	[X	[]	NO	[]
Cou	Inty of Wellington LAND DIVISION FORM – SEVERANCE			Revis	ed May	2017

6. Is	the subject land a propose	a surplus farm dwelli	ing r		YES []	NO [X]
	*If yes, an application to	sever a surplus farm	dwelling must be accon	npanied by a FARM	M INFORMAT	ION FOR
'. a)	What is the existing Loca	I Official Plan desigr	nation(s) of the subject	land? (severed and	d retained)	
b)	What is the existing Cour	nty Official Plan des	ignation(s) of the subject	ct land? (severed a	and retained)	
	Secondary Agricultur	al, Prime Agricult	ural and Core Green	lands		
c)	If this consent relates dire please indicate the Amer	ectly to an Official Pla	n Amendment(s) currer	ntly under review b	y an approva	l authority
	Amendment Number(s)		File N	Number(s):		
. w	hat is the zoning of the sub	ject lands? Agricul	tural and Natural En	vironment		
	oes the proposal for the sub				YES IX1	ΝΟΓΙ
	NO, a) has an applic	cation been made for (ES [] NO []	re-zoning?			
	b) has an applic Y	cation been made for 'ES [] NO []				
lf ti	e the lands subject to any n he answer is YES, please p For mortgages just	nortgages, easement provide a copy of the provide complete na	s, right-of-ways or othe relevant instrument. The and address of Mor	tgagee.	YES []	NO [X]
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LAND DIVISION FORM - SEVERANCE

Revised May 2017

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LAND SURVEYORS and ENGINEERS

November 1, 2017 23947-16 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch Jim Clark & John Clark Wellington Road 36 Part of Lots 29 & 30, Concession 8 PIN 71195-0277 Township of Puslinch

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, a cheque to the Halton Region Conservation Authority for \$850 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel along County Road 36 with a frontage of 50±m and depth of 100±m and an area of 0.5±ha. The proposed severed land is agricultural field. The retained parcel is vacant and will have an area of approximately 15.9±ha where the agricultural use will continue.

The severed parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

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

A portion of the retained parcel is designated Prime Agricultural in the Wellington County Official Plan; however, this land is not being altered. The subject property is also within the Greenbelt Protected Countryside according to the Official Plan. Section 9.9.4 of the Official Plan states that Rural Areas of the Greenbelt Protected Countryside include areas designated Secondary Agricultural and therefore, Section 10.4.4 mentioned above applies to this severance.

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

Very truly yours, Van Harten Surveying Inc.

11 Λ U

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

cc Jim & John Clark

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

Туре	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.

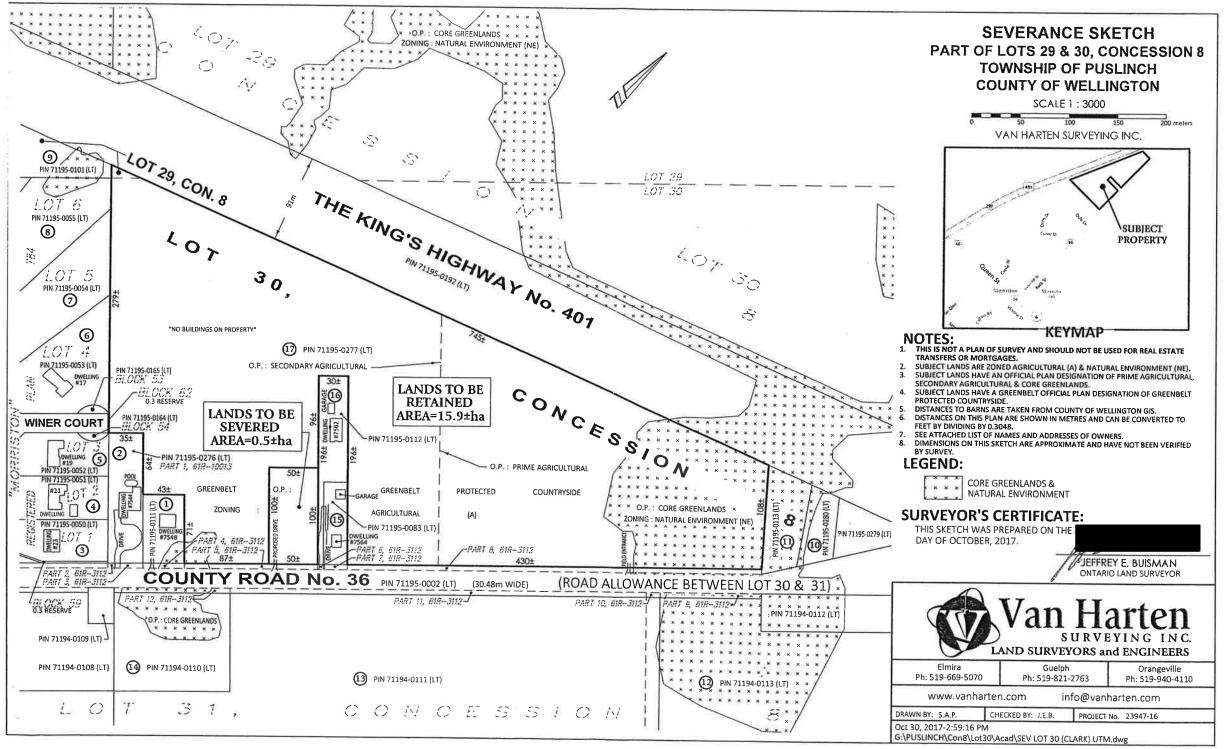
Please see covering letter.

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- 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.
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- 6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

County of Wellington

LAND DIVISION FORM - SEVERANCE



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ATTACHMENT 'B(j)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B147/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Jill & Stephen McGuinness Chari & Gary Wilkinson 6656 Wellington Road 34 Cambridge ON N3C 2V4 TOWNSHIP OF PUSLINCH Part Lot 7 Concession 3

Proposed severance is 0.44 hectares with 93m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 39.7 hectares with 79m frontage, existing and proposed rural residential and agricultural use with existing 2 dwellings & shed. Existing bank barn to be removed.

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

December 6, 2017

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

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

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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 F

Roads/Solid Waste

Civic Addressing

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

	APPLICATION FOR CONSENT Ontario Planning Act
1.	Approval Authority:
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. BL47/17
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION
•	
2.	(a) Name of Registered Owner(s) <u>Jill Carol MCGUINNESS, Stephen MCGUINNESS, Chari Lynn</u> <u>WILKINSON & Gary Norman WILKINSON</u>
	Address 6656 Wellington Road 34, Cambridge, ON, N3C 2V4
	<u></u>
	(b) Name and Address of Applicant (as authorized by Owner)
	Phone No Email:
	(c) Name and Address of Owner's Authorized Agent:
	Jeff Buisman of VanHarten Surveying Inc.
	423 Woolwich Street, Guelph, ON, N1H 3X3
	(d) All <u>Communication</u> to be directed to:
	REGISTERED OWNER [] APPLICANT [] AGENT [X]
	(e) Notice Cards Posted by:
	REGISTERED OWNER [] APPLICANT [] AGENT [X]
3.	Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
	RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]
	To create a new lot for residential purposes
<u> 0 </u>	EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []
	(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased
	Future owner is not known

County of Wellington LAND DIVISION FORM - SEVERANCE Revised May 2017

. (a) Location o	f Land in the County of Wellington:		
Local Municipal	lity: Township of Puslinch		
Concession	3	Lot No. Part of Lo	<u>ot 7</u>
Registered Plar	n No	Lot No.	
Reference Plan	No. <u>61R-6506</u>	Part No. <u>1</u>	
Civic Address	6656 Wellington Road 34		
(b) When was p	property acquired: <u>September 19</u>	94 Registered Instrument No.	<u>R0721711</u>
. Description of	Land intended to be <u>SEVERED</u> :	Metric [X]	Imperial []
Frontage/W	<i>l</i> idth <u>93 / 72±</u>	AREA	<u>0.44 ha ±</u>
Depth	<u>55 ±</u>	Existing Use(s)	Agricultural
Existing Bui	ildings or structures: <u>None</u>		
Proposed L	Uses (s): <u>A new rural re</u>	esidential dwelling	
Type of access(Check appropriate space)	xisting [] Proposed [X]
	ad [road, maintained year round [road, seasonally maintained [] Right-of-way] Private road] Crown access road] Water access] Other	
Type of water	supply - Existing [] Proposed	[X] (check appropriate space)	- Angelana kata 1 ki a
	y owned and operated piped water sys] individual [] communal	tem	
Type of sewag	ge disposal - Existing [] Propo	osed [X] (check appropriate spac	e)
[X] Septic Tar	y owned and operated sanitary sewers nk (specify whether individual or comm ecify):	unal): Individual	

LAND DIVISION FORM - SEVERANCE

6.	Description of <u>Land</u> intended to be <u>RETAINED</u> :	Metric [X]	Imperial []
	Frontage/Width 8 & 79 / 413 ±	AREA	<u>39.7 ha ±</u>
	Depth <u>977 ±</u> Existing Use(s)	Residential, Agricultural an	d Aggregate Operation
	Existing Buildings or structures: Barn, Shed and 2 D		
	Proposed Uses (s): Residential & Agricultural (No.	Change)	
	Type of access (Check appropriate space) Existing	[X] Proposed [1
	[] Provincial Highway[] Right[X] County Road[] Priva[] Municipal road, maintained year round[] Crow[] Municipal road, seasonally maintained[] Wate[] Easement[] Othe	ate road vn access road er access	
	Type of water supply - Existing [X] Proposed [] (ch	neck appropriate space)	
	 Municipally owned and operated piped water system [X] Weli [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): Ir Pit Privy Other (Specify): 	ndividual	2
7.	Is there an agricultural operation, (either a barn, manure storage metres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must b SEPARATION FORM.		VES IXI NO I I
8.	Is there a landfill within 500 metres [1640 feet]?		YES [] NO [X]
9.	a) Is there a sewage treatment plant or waste stabilization pla	ant within 500 metres [1640']?	YES [] NO [X]
10.	Is there a Provincially Significant Wetland (e.g. swamp, bog) lo within 120 metres [394 feet]?	ocated on the lands to be retain	ned or to be severed or 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 reh	abilitated mine/pit site?	YES [X] NO []
14.	. Is there an active or abandoned mine, quarry or gravel pit within	in 500 metres [1640']?	YES [X] NO []
15.	Is there a noxious industrial use within 500 meteres [1640']?		YES [] NO [X]

LAND DIVISION FORM - SEVERANCE

16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES [] NO	[X]
	Name of Rail Line Company:	_	
17.	Is there an airport or aircraft landing strip nearby?	YES [] NO	[X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outle within 750 metres of the proposed subject lands?	et/container refill cen YES [] NO	
19.	PREVIOUS USE INFORMATION:		
	a) Has there been an industrial use(s) on the site? YES [X] NO []	UNKNOWN []	
	If YES, what was the nature and type of industrial use(s)? <u>Extractive Zone (EXI-15: Capital Materials Wellington Pit 5)</u>		
	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 system landscaping?) YES [] NO [X] d) Has there been commercial petroleum or other fuel storage on the site, underground fue been used for a gas station at any time, or railway siding? YES [] NO [X] 	UNKNOWN [] I storage, or has the UNKNOWN []	site
	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	-8	
21.	 a) Has any severance activity occurred on the land from the holding which existed as of M registered in the Land Registry/Land Titles Office? b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sk Transferee's Name, Date of the Transfer and Use of Parcel Transferred. 	YES [] NO	
22.	. Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? YES [] NO	or a plan of subdivision [X] UNKNOWN	
23	. Under a separate application, is the Owner, applicant, or agent applying for additional conse simultaneously with this application? Application for a Hydro Easement is being submitted simultaneously	YES [X] NO	[]
24	. Is the application consistent with the Provincial Policy Statement?	YES [X] NO	[]
25	. Is the subject land within an area of land designated under any provincial plan or plans?		
	Greenbelt Plan [] Places to Grow [X] Other []		
	If YES, does the application conform with the applicable Provincial Plan(s)	YES [X] NO	[]
		Device of Mary	047

LAND DIVISION FORM - SEVERANCE

26. Is	the subject land	a proposed su	rplus farm dwelling?*			YES [] NO [X]
	*lf yes, an app	plication to sever	a surplus farm dwel	ling must be acc	ompanied by a FA	RM INFORMATION FORM.
27 . a)			icial Plan designatio			
b)	What is the ex	cisting County O	official Plan designa	tion(s) of the sub	oject land? (severe	d and retained)
	Secondary /	Agricultural an	nd Greenlands			
C)	If this consent please indica	relates directly t te the Amendme	to an Official Plan An ent Number and the a	nendment(s) cur applicable file nur	rently under reviev mber(s).	v by an approval authority,
	Amendment	Number(s):		File	e Number(s):	
28. W <u>Wellir</u>	hat is the zoning ngton Pit 5)) of the subject l	ands? Agricultura	I (A) and Extra	active Zone (EX	-15: Capital Materials
29. Do <u>A mino</u>	oes the proposa	I for the subject I the reduced lot	ands conform to the frontage of the ret	existing zoning? ained parcel wi	ll be applied for a	YES [] NO [X] fter severance approval
		as an applicatior	been made for re-zo			
		YES	[] NO []	File Number	er	
	b) ha	as an application YES	been made for a mi	nor variance? File Numbe	er	
30. Are	e the lands subi	ect to any morto	ages, easements, rig	ht-of-ways or ot	hor oborgoo?	
					ner charges?	YES [X] NO []
ii u	For mor	:S, please provid toages just prov	de a copy of the relevide complete name a	ant instrument.	lortanana	
Mortg	<u>age as in Inst</u>	rument No. W	C484453 with Far	m Credit Cana	ida, located at S	uite 200, 1133 St. George
Blvd.,	Moncton, NB	<u>, E1E 4E1</u>				110 200, 1100 01. Ocolge
Questi	ons 31 – 34 mu	ist he answerer	for Applications f	r covorance in	the Dunel/Ameteus	tural Area Otherwise, if
this is	not applicable	to your applica	tion, please state "	not Applicable"	the Rural/Agricul	tural Area Otherwise, if
			ed on these subject			
	Туре:	Dairy []	Beef Cattle []	Swine []	Poultry []	Other []
22 D:	monolous of					
32. <u>DI</u>	mensions of	Barn(s)/Outbu	ildings/Sheds (th	at are to rema	in) Severed & R	etained Lands
<u>Severe</u>	<u>d</u> Width		Length	Area	Use	
	Width		Length	Area	Use	
Retaine	d Width	<u>4±m</u>	Length <u>9±m</u>	Area <u>36</u>	±m² Use	Shed
	Width		Length	Area	Use	
33. <u>Ma</u>	nure Storage I	Facilities on the	ese lands: None			
	DRY		SEN	NI-SOLID		LIQUID
Open P			Open Pile	[]	Covered ⁻	
Covered	Pile []		Storage with Buck	(Walls []		und Uncovered Tank []
						und Uncovered Tank []
					Open Ear	th-sided Pit []

LAND DIVISION FORM - SEVERANCE

November 1, 2017 25317-17 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch Chari Wilkinson 6656 Wellington Road No. 34 Part of Lot 7, Concession 3 Part 1, 61R-6506 PIN 71210-0094 **Township of Puslinch**

Please find enclosed two severance applications: one for a new rural residential severance and a second application for the existing hydro service to the buildings on the retained parcel. Included with this submission are copies of the severance sketch, a completed application forms, the required deeds, PIN report and map, addresses of neighbouring properties, MDS Calculation, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$2,100.

Proposal:

The proposal is to create a new rural residential parcel along Wellington Road 34 with a frontage of 93±m and depth of 55±m with an area of 0.44±ha. The proposed severed land is a vacant unused field which would be ideal for a new rural residential dwelling. The retained parcel will have an area of approximately 39.7±ha where an aggregate operation currently exists.

Capital Paving operates the gravel pit and extraction and is scheduled to be completed in 2021. The haul route for the pit starts at the east property line about 300m from Wellington Road 34, then travels east and south through the abutting property and exits onto Wellington Road No. 34 about 400m east of the proposed severance. There are three rural residential parcels in between the haul route and the proposed severance.

The impact of the aggregate extraction on the proposed severance is no greater than on the four parcels to the west and the three parcels to the east. Parcel 16 on the sketch was Severance Application B107/04 and was initially denied by the Committee due to concerns with the aggregate activity. However, the application went before the OMB where it was then approved.

There is a fairly significant drop in grade from Wellington Road No. 34 to the front yard of the proposed severance. We considered driveway options and felt that the most practical would be to construct the driveway for the severed parcel near and parallel to the existing driveway to the retained parcel. The driveway would then have a reasonable slope to the severed parcel.

The existing barn on the retained parcel will not meet the MDS requirements and the owners plan to remove the barn so that MDS compliance can be achieved.

It is the owner's preference to keep the existing hydro line to the buildings on the retained parcel and therefore we are proposing a 4 m wide easement for this hydro line to the benefit of the retained parcel.

The severed parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural. .
- Ownership is longer than 5 years. .
- No severance since March 2005. .
- Safe entrance is available. .
- Adequate space for new dwelling and septic. .
- No impacts on environmentally sensitive lands or woodlot.
- Zoning requirements are met except that a Minor Variance will be required for the frontage of the retained parcel.
- MDS requirements are met.
- No greater impact from the extraction activities relative to the other 7 homes on the north side of Wellington Road 34 in this area.

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

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

YES [] NO [X]

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

35. Source Water Protection Plan

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

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

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

YES [] 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.

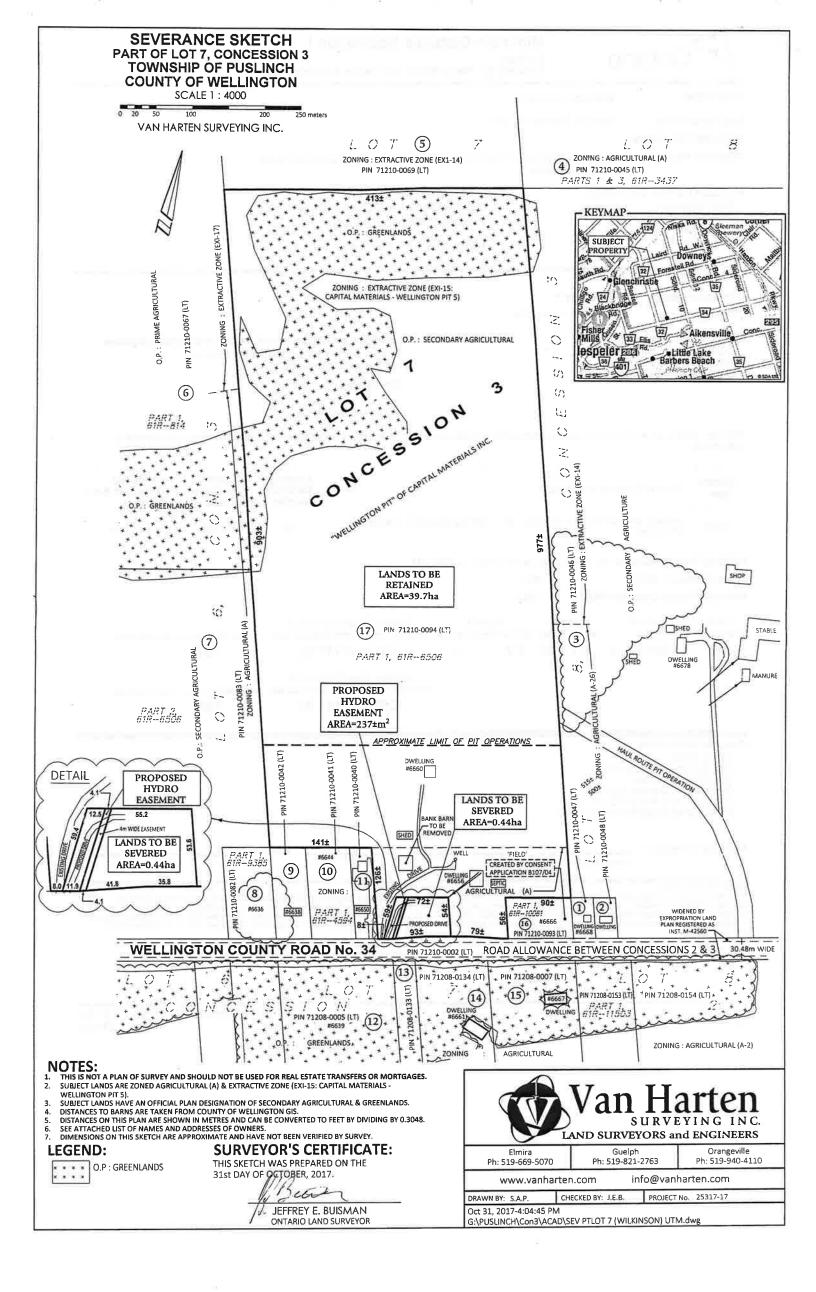
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County of Wellington

LAND DIVISION FORM - SEVERANCE

	n: W	/ilkinson Severand	се.				
Applicatio		londay, October 3					
	File Number:		.,				
Proposed	Application: Lo	ot creation for fou ype B Land Use	r, or more, residenti	al lots outside of	f a settlement area		
Applicant Chari Wi	Contact Informa	tion		Subject Lands /ellington, Town:	ship of Puslinch		
6656 We	llington Road 34		-	Concession: 3,	•		
			Roll Numbe	r: 2301 i	2		
Calculatio		erti Barn					
Descriptio	n: W	ilkinson Severand	ce .				
Farm Cont Frank Er	act Information			Location of	existing livestock Wellington, Townshi	facility or anaer	obic digester
6678 We	llington Road 34 ge, ON, Canada				H, Concession: 3, Lo		
- sinond	and and a second s			Roll Numb	er: 2301 i		
				Total Lot S	Size: 39 ha		
The barn a	rea is an estimate	only and is intend	ded to provide users	s with an indicati	on of whether the nu	umber of livestoc	k entered is
reasonable							
Manure Type	Type of Livesto	ock/Manure		-	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Bar Area
Solid	Horses, Medium offspring)	n-framed, mature;	227 - 680 kg (inclu	iding unweaned	36	36.0	836 m²
-		Factor D (Manure Type) (Er	0 Factor E ncroaching Land Use) 2.2 =	(minimum distance 350 m (Storage Base minimum distance fi	e Distance F' from livestock barn) (a (1147 ft) e Distance 'S' rom manure storage) (ad (1147 ft)	actual distance from I TBD ctual distance from m TBD	
Hailey K Van Har 423 Woo Guelph, Phone #	ten Surveying Inc blwich Street ON, Canada N1H 1: 519-821-2763 ailey.keast@vanh	ext. 248					
Hailey K Van Har 423 Woo Guelph, Phone # Email: h	olwich Street ON, Canada N1H 1: 519-821-2763 d ailey.keast@vanh f Preparer:	ext. 248			Date: ,		
Hailey K Van Har 423 Woo Guelph, Phone # Email: h Signature o HOTE TO TH he Ontario M Separation (M onsidered to	blwich Street ON, Canada N1H 1: 519-821-2763 d ailey.keast@vanh f Preparer: Haile EUSER: linistry of Agriculture, DS) Formulae as a pu be the official version errors arising out of m	ext. 248 arten.com y Keast Food and Rural Atfair ublic service to assist	farmers, consultants, an lating MDS, OMAFRA is	d the general public not responsible for	rogram for distribution at 2. This version of the soft errors due to inaccurate ting of data. All data and	ware distributed by 0 or incorrect data or	MAFRA will be



ATTACHMENT 'B(k)'

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

November 10, 2017

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: November 1,2017

FILE NO. B148/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Jill & Stephen McGuinness Chari & Gary Wilkinson 6656 Wellington Road 34 Cambridge ON N3C 2V4 TOWNSHIP OF PUSLINCH Part Lot 7 Concession 3

Proposed easement is 237 square metres with 4.1m frontage, for hydro line to benefit the existing residential dwellings on the retained parcel (B147/17).

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

December 6, 2017

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

County Engineering

Bell Canada County Clerk

Roads/Solid Waste

Civic Addressing

Conservation Authority - GRCA

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

APPLICATION F	OR CONSENT
---------------	------------

Ontario Planning Act

Nou

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

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

1. Approval Authority:

Required Fee: Fee Received:	
File No.	BIL

Accepted as Complete on: _

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

2. (a) Name of Registered Owner(s) <u>Jill Carol MCGUINNESS, Stephen MCGUINNESS, Chari Lynn</u> <u>WILKINSON & Gary Norman WILKINSON</u>

Address 6656 Wellington Road 34, Cambridge, ON, N3C 2V4

Phone No.	(b) Na	ame and Address of App	licant (as authorized by	Owner)	
(c) Name and Address of Owner's Authorized Agent: Jeff Buisman of VanHarten Surveying Inc. 423 Woolwich Street, Guelph, ON, N1H 3X3 (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[] AGRICULTURAL[] OR EASEMENT [X] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] To create a new lot for residential purposes (a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.	-				
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423 Woolwich Street, Guelph, ON, N1H 3X3 423 Woolwich Street, Guelph, ON, N1H 3X3 (d) All Communication to be directed to: REGISTERED OWNER [] APPLICANT [] AGENT [X] (e) Notice Cards Posted by: REGISTERED OWNER [] APPLICANT [] AGENT [X] APPLICANT [] AGENT [X] REGISTERED OWNER [] APPLICANT [] AGENT [X] RURAL RESIDENTIAL[] AGRICULTURAL[] URBAR ESIDENTIAL[] CORRECTION OF TITLE [] EASEMENT [X] RIGHT OF WAY [] CORRECTION OF TITLE [] (a) If known, th	(c) N	ame and Address of Ow	ner's Authorized Agent		
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OR EASEMENT [X] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] To create a new lot for residential purposes	R	URAL RESIDENTIAL []	AGRICULTURAL[]	URBAN RESIDENTIAL	OMMERCIAL/INDUSTRIALI
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(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.		ASEMENT [X] RIG	HT OF WAY [] CC	RRECTION OF TITLE []	LEASE[]
	Te	<u>o create a new lot fo</u>	r residential purpos	es	
	(a)) If known, the name of pe	erson to whom the land o	r an interest in the land is to be	transferred, charged or leased.
					,

County of Wellington

LAND DIVISION FORM - SEVERANCE

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

Local Municipality: Township of Puslinch	
Concession <u>3</u>	Lot No. Part of Lot 7
Registered Plan No.	Lot No
Reference Plan No. 61R-6506	Part No. 1
Civic Address 6656 Wellington Road 34	
(b) When was property acquired: <u>September 1994</u>	Registered Instrument No. <u>R0721711</u>
 Description of <u>Land</u> intended to be <u>SEVERED</u>: 	Metric [X] Imperial []
Frontage/Width <u>59 ±</u>	AREA <u>237m² ±</u>
Depth <u>4 ±</u>	Existing Use(s) Agricultural
Existing Buildings or structures: None	
[] Provincial Highway [] [] County Road [] [] Municipal road, maintained year round [] [] Municipal road, seasonally maintained []	Right-of-way Private road Crown access road Water access Other
Type of water supply - Existing [] Proposed []	(check appropriate space)
 Municipally owned and operated piped water system Well [] individual [] communal Lake Other <u>Not required for easement</u> 	1
Type of sewage disposal - Existing [] Propose	d [] (check appropriate space)
 Municipally owned and operated sanitary sewers Septic Tank (specify whether individual or communa Pit Privy Other (Specify): Not required for easer 	

LAND DIVISION FORM - SEVERANCE

6.	Description of <u>Land</u> intended to be <u>RETAINED</u> :	Metric [X]	Imperial []
	Frontage/Width 8 & 79 / 413 ±	AREA	<u>39.7 ha ±</u>	
	Depth <u>977 ±</u> Existing Use(s) <u>F</u>	Residential, Agricultural an	d Aggregate	Operation
	Existing Buildings or structures: Barn, Shed and 2 Dw	ellings		
	Proposed Uses (s): Residential & Agricultural (No C	hange)		
	Type of access (Check appropriate space) Existing [[] Provincial Highway [] Bight-c	-	1	
	[] County Road [] Private	access road		
	Not required for easement			
	Type of water supply - Existing [X] Proposed [] (che	ck appropriate space)		
	[] Municipally owned and operated piped water system [] Well [] individual [] communal [] Lake [X] Other			
	Not required for easement			
	Type of sewage disposal - Existing [X] Proposed []	(check appropriate space)		
	 Municipally owned and operated sanitary sewers Septic Tank (specify whether individual or communal): Pit Privy Other (Specify): Not required for easement 			
_				
7.	Is there an agricultural operation, (either a barn, manure storage metres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be SEPARATION FORM.		YES [X]	hin 500 NO []
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) loca within 120 metres [394 feet]?	ated on the lands to be retain	ned or to be s YES []	evered or NO [X]
11.	. Is there any portion of the land to be severed or to be retained lo	cated within a floodplain?	YES []	NO [X]
12.	. Is there a provincial park or are there Crown Lands within 500 m	etres [1640']?	YES []	NO [X]
13.	. Is any portion of the land to be severed or retained within a rehal	oilitated mine/pit site?	YES [X]	NO []
14.	. Is there an active or abandoned mine, quarry or gravel pit within	500 metres [1640']?	YES [X]	NO []
15.	. Is there a noxious industrial use within 500 meteres [1640']?		YES []	NO [X]
Cou	unty of Wellington LAND DIVISION FORM – SE	/ERANCE	Revise	ed May 2017

16.	ls t	there an active or abandoned principal or secondary railway within 5	500 r	netres	[1640	']?	YES	[]	NO	[X]
		Name of Rail Line Company:								
17.	ls f	there an airport or aircraft landing strip nearby?					YES	[]	NO	[X]
18.		there a propane retail outlet, propane filling tank, cardlock/keylock o thin 750 metres of the proposed subject lands?	or priv	vate pr	opane	outle	t/conta YES		efill ce NO	
19.	PR	REVIOUS USE INFORMATION:								
	a)	Has there been an industrial use(s) on the site?	/ES	[X]	NO	[]	UNI	KNOM	/N []
	lf \	YES, what was the nature and type of industrial use(s)? Extractive Zone (EXI-15: Capital Materials Wellington Pit	<u>t 5)</u>							
	b)	Has there been a commercial use(s) on the site?	(ES	[]	NO	[X]	UNM	NOW	N []
	١f ١	YES, what was the nature and type of the commercial use(s)								
	0)	Has fill been brought to and used on the site (other than fill to acco	omm	odate	septic	svste	ms or i	reside	ntial	
	0)	landscaping?)		[]					N [1
	d)	Has there been commercial petroleum or other fuel storage on the been used for a gas station at any time, or railway siding?	site	, unde	rgrour	id fuel	storag	je, or l	- nas th	e site
	١f	YES, specify the use and type of fuel(s)		_		_	_			
20.		this a resubmission of a previous application?					YES		NO	[X]
	lf `	YES, is it identical [] or changed [] Provide previous File Numb	er _		_					
21.	a)	Has any severance activity occurred on the land from the holding registered in the Land Registry/Land Titles Office?	whic	ch exis	ted as	s of Ma	arch 1, YES	2005 []	and a NO	s [X]
	b)	If the answer in (a) is YES, please indicate the previous severance Transferee's Name, Date of the Transfer and Use of Parcel Tra	e(s) (ansf	on the erred.	requir	ed ske	etch ar	d prov	/ide:	
22.	Ha oth	as the parcel intended to be severed ever been, or is it now, the subj her Consent or approval under the Planning Act or its predecessors?	?	ofana YES					ubdivis IOWN	
23.	. Un sin	nder a separate application, is the Owner, applicant, or agent applyir multaneously with this application? <u>Application for a Severance is being submitted sim</u>				onser	nts on f YES	this ho [X]	olding NO	[]
24	. Is	the application consistent with the Provincial Policy Statement?					YES	[X]	NO	[]
25	. Is	the subject land within an area of land designated under any provir	ncial	plan o	r plans	s?				
	G	Greenbelt Plan [] Places to Grow [X] Other []						_		
	lf	f YES , does the application conform with the applicable Provincial P	lan(s	6)			YES	[X]	NO	[]
Co	unty	of Wellington LAND DIVISION FORM – SEVERA	NCE					Rev	ised May	y 2017

26. Is the subject land a proposed surplus farm dwelling?*

YES [] NO [X]

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

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

- b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained) <u>Secondary Agricultural and Greenlands</u>
- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s):

File Number(s):

28. What is the zoning of the subject lands? <u>Agricultural (A) and Extractive Zone (EXI-15: Capital Materials</u> <u>Wellington Pit 5)</u>

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X] <u>A minor variance for the reduced lot frontage of the retained parcel will be applied for after severance approval</u>

If NO,	— a)	has an application be	en made for	re-zonina?	
			I NO [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. WC484453 with Farm Credit Canada, located at Suite 200, 1133 St. George

Blvd., Moncton, NB, E1E 4E1

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. <u>Type of Farm Operation</u> conducted on these subject lands: Cash Crop

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Oth)ther [[`	1
---	---------	-----	---

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
Retained	Width <u>4±m</u>	Length <u>9±m</u>	Area <u>36±m²</u>	Use Shed
	Width	Length	Area	Use

33. Manure Storage Facilities on these lands: None

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

County of Wellington

LAND DIVISION FORM - SEVERANCE

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 **Chari Wilkinson** 6656 Wellington Road No. 34 Part of Lot 7, Concession 3 Part 1, 61R-6506 PIN 71210-0094 **Township of Puslinch**

Please find enclosed two severance applications: one for a new rural residential severance and a second application for the existing hydro service to the buildings on the retained parcel. Included with this submission are copies of the severance sketch, a completed application forms, the required deeds, PIN report and map, addresses of neighbouring properties, MDS Calculation, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$2,100.

Proposal:

The proposal is to create a new rural residential parcel along Wellington Road 34 with a frontage of 93±m and depth of 55±m with an area of 0.44±ha. The proposed severed land is a vacant unused field which would be ideal for a new rural residential dwelling. The retained parcel will have an area of approximately 39.7±ha where an aggregate operation currently exists.

Capital Paving operates the gravel pit and extraction and is scheduled to be completed in 2021. The haul route for the pit starts at the east property line about 300m from Wellington Road 34, then travels east and south through the abutting property and exits onto Wellington Road No. 34 about 400m east of the proposed severance. There are three rural residential parcels in between the haul route and the proposed severance.

The impact of the aggregate extraction on the proposed severance is no greater than on the four parcels to the west and the three parcels to the east. Parcel 16 on the sketch was Severance Application B107/04 and was initially denied by the Committee due to concerns with the aggregate activity. However, the application went before the OMB where it was then approved.

There is a fairly significant drop in grade from Wellington Road No. 34 to the front yard of the proposed severance. We considered driveway options and felt that the most practical would be to construct the driveway for the severed parcel near and parallel to the existing driveway to the retained parcel. The driveway would then have a reasonable slope to the severed parcel.

The existing barn on the retained parcel will not meet the MDS requirements and the owners plan to remove the barn so that MDS compliance can be achieved.

It is the owner's preference to keep the existing hydro line to the buildings on the retained parcel and therefore we are proposing a 4 m wide easement for this hydro line to the benefit of the retained parcel.

The severed parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural. •
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- Zoning requirements are met except that a Minor Variance will be required for the frontage of the retained parcel.
- MDS requirements are met.
- No greater impact from the extraction activities relative to the other 7 homes on the north side of Wellington Road 34 in this area.

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

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

Туре	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?

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

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

YES [] NO [X]

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

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

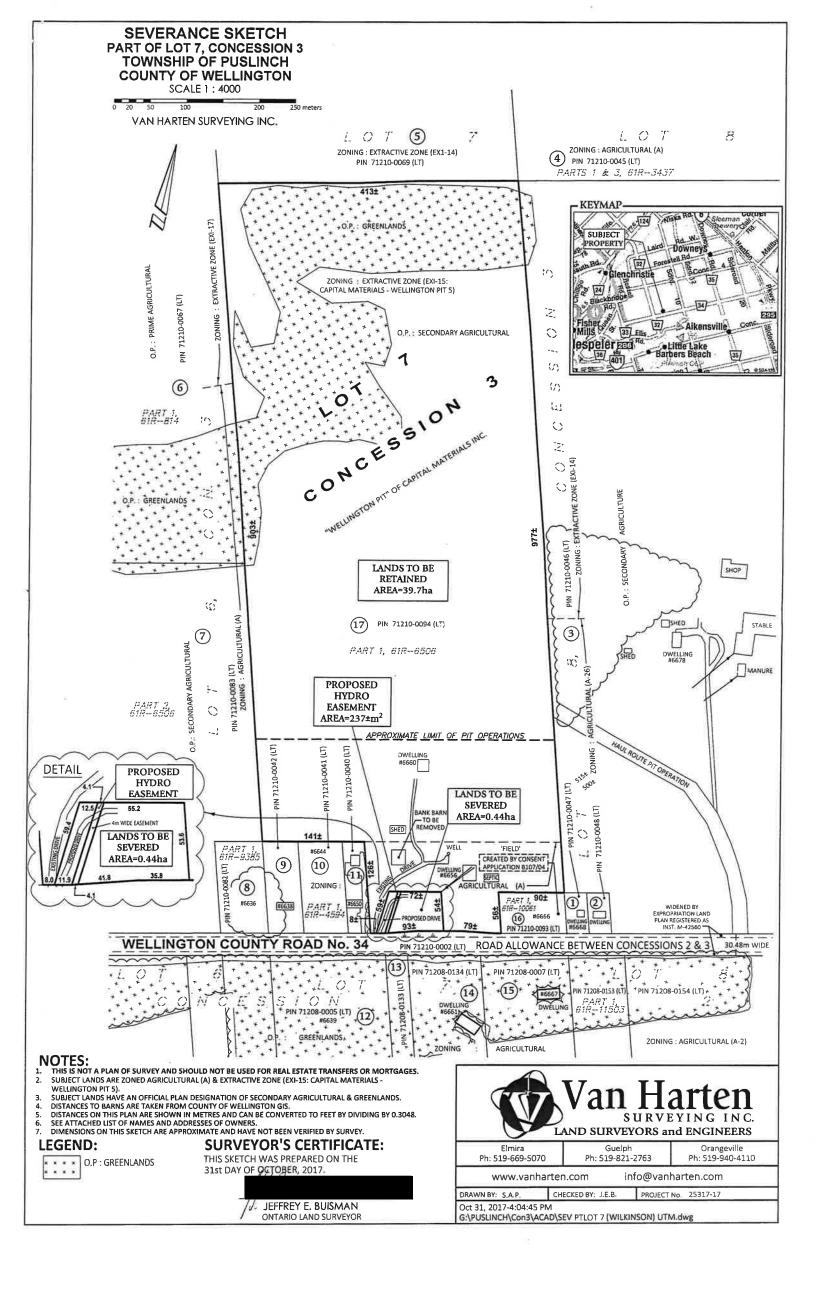
Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(I)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B149/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Pier Property Inc. Attn: James Zacharias c/o George St. Arnaud 2595 Inkster Blvd Winnipeg MB R3C 2E6 TOWNSHIP OF PUSLINCH Part Lots 26 & 27 Concession 7

Proposed severance is 1.1 hectares with 121m frontage, vacant land for proposed commercial use, existing temporary vegetable stand and fry stand.

Retained parcel is 18.3 hectares with 125m frontage on Wellington Rd 46 and 183m frontage on McLean Road, existing and proposed trucking company operation.

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

December 6, 2017

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

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

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

If you wish to be **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

	AP	PLICATION FOR CONSENT	Ontario Planning Act	
1.	Approval Authority:			
	County of Wellington Planning and L County of Wellington Administration 74 Woolwich Street, GUELPH, Onf	Centre	Required Fee: \$_1050 Fee Received: File NoB149/	, (丁 in
	Phone: 519-837-2600, ext. 2170 or	2160 Fax: 519-837-3875	Accepted as Complete on:	7
	A COPY OF YOUR CURR	ENT DEED MUST BE SUBM	IITTED WITH THIS APPLICATION	
2.	(a) Name of Registered Owner(s) Pie	er Property Inc. ATTN:	James Zacharias	
	Address c/o George St. Arnaud	, 2595 inkster Blvd., Wi	innipeg, MB, R3C 2E6	
	(b) Name and Address of Applicant (a	as authorized by Owner)		;
	Phone No	Email:		
	(c) Name and Address of Owner's Au	uthorized Agent:		
	Jeff Buisman of VanH	arten Surveving Inc.	17	
	423 Woolwich Street,			
	(d) All <u>Communication</u> to be directed	to:		
	REGISTERED OWNER []	APPLICANT []	AGENT [X]	
	(e) Notice Cards Posted by:	1101.1.000000	mig mig	
	REGISTERED OWNER []	APPLICANT []	AGENT [X]	
3.	Type and Purpose of Proposed Trans	action: (Check off appropria	ate box & provide short explanation)	
	RURAL RESIDENTIAL[] AGRIC	ULTURAL[] URBAN RE	SIDENTIAL[] COMMERCIAL/INDUSTRI	AL[X]
00	To create a new lot commer	cial purposes		
<u>OR</u>	EASEMENT [] RIGHT OF	WAY[] CORRECTION	OF TITLE [] LEASE []	
	(t		in the land is to be transforred, aborded or l	
	(a) If known, the name of person to	whom the land or an interest	In the land is to be transferred, charged of R	eased.
	(a) If known, the name of person to <u>Future owner is not known</u>	whom the land or an interest	In the land is to be transferred, charged of it	eased.

LICATION FOR CONCEN

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4.	(a)	Locatio	n of Lar	nd in the	County	of Wellington:

Concession 7		Lot No. Part o	of Lots 26 & 27
Registered Plan No.			
Reference Plan No.		Part No. <u>4</u>	
Reference Plan No.	<u>61R-10242</u>	Part No. 1-6	
Civic Address <u>26</u>	7 Brock Road		
(b) When was prop	erty acquired & Registered	Instrument No.:	
June 2006 - PIN 71	<u>196-0196 - INST WC15193 196-0004 - WC141102 196-0001 - WC141101</u>	31	
Description of Land i	intended to be <u>SEVERED</u> :	Metric [X]	Imperial []
Frontage/Width	<u>121 ±</u>	AREA	<u>1.1 ha ±</u>
Depth	<u>104 ±</u>	Existing Use(s)	Vacant land
Existina Buildinas	or structures: Temporany		
	of structures. <u>Temporary</u>	Vegetable Stand / Fries St	ands
Proposed Uses (s	s): Future Com	mercial Use	
Proposed Uses (s of access (Check] Provincial Highw [X] County Road] Municipal road, r	appropriate space)	mercial Use	ands sed []
Proposed Uses (s e of access (Check [] Provincial Highw [X] County Road [] Municipal road, r [] Municipal road, s [] Easement Type of water suppl [] Municipally owne	s): <u>Future Com</u> appropriate space) ay maintained year round seasonally maintained	Existing [X] Propose [] Right-of-way [] Private road [] Crown access road [] Water access [] Other d [X] (check appropriate space	sed []
Proposed Uses (s be of access (Check [] Provincial Highwa [X] County Road [] Municipal road, r [] Municipal road, s [] Easement Type of water supply [] Municipally owne [X] Well [X] indivi [] Lake [] Other	s): <u>Future Com</u> appropriate space) ay maintained year round seasonally maintained y - Existing [] Propose ed and operated piped water s idual [] communal	Existing [X] Propose [] Right-of-way [] Private road [] Crown access road [] Water access [] Other d [X] (check appropriate space	sed [] e)

County of Wellington

LAND DIVISION FORM - SEVERANCE

6.	Description of Land inter	nded to be <u>RETAINED</u> :	Metric	[X]	Imperial []
	Frontage/Width	<u>183 ±</u>	AREA	<u>18.3 k</u>	na ±	
	Depth	<u>585 ±</u>	Existing Use(s)	Trucking co	mpany op	erations
	Existing Buildings or s	structures: <u>See sketc</u>	<u>sh</u>			
	Proposed Uses (s):	No Chang	<u>1e</u>			
	Type of access (Check	appropriate space)	Existing [X]	Proposed []		
	 [] Provincial Highway [] County Road [X] Municipal road, main [] Municipal road, seas [] Easement 		 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other 			
	[] Municipally owned a	and the second	sed [] (check appropria er system	te space)		
	Type of sewage dispose [] Municipally owned and [X] Septic Tank (specify) [] Pit Privy [] Other (Specify):	nd operated sanitary se whether individual or co	ommunal): <u>Individual</u>	propriate space)		
7.	metres of the Subject land	ds (severed and retaine uirements and the appl	manure storage, abattoir, lived parcels)? ication must be accompanie		YES []	NO [X]
8.	Is there a landfill within 5	00 metres [1640 feet]?			YES []	NO [X]
9.	a) Is there a sewage trea	atment plant or waste s	tabilization plant within 500	metres [1640']?	YES []	NO [X]
10.	Is there a Provincially Sig within 120 metres [394 fe		wamp, bog) located on the	lands to be retair	ned or to be s YES []	severed or NO [X]
11.	Is there any portion of the	e land to be severed or	to be retained located withir	n a floodplain?	YES []	NO [X]
12.	Is there a provincial park	or are there Crown Lar	nds within 500 metres [1640	']?	YES []	NO [X]
13.	Is any portion of the land	to be severed or retain	ed within a rehabilitated mir	ne/pit site?	YES []	NO [X]
14.	Is there an active or aban	doned mine, quarry or	gravel pit within 500 metres	[1640']?	YES [X]	NO []
15.	Is there a noxious industr	ial use within 500 mete	res [1640']?		YES []	NO [X]
Cou	nty of Wellington	LAND DI	VISION FORM - SEVERANCE		Revis	ed May 2017

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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 [X] NO [] UNKNOWN []
	If YES, what was the nature and type of industrial use(s)? Zoned IND-3 to permit vehicle storage and sales/auction facility
	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 o other Consent or approval under the Planning Act or its predecessors?
	YES [] NO [X] UNKNOWN []
23.	Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]
24.	Is the application consistent with the Provincial Policy Statement? YES [X] NO []
25.	Is the subject land within an area of land designated under any provincial plan or plans?
	Greenbelt Plan [] Places to Grow [X] Other []

If YES, does the application confo	orm with the applica	ble Provincial Plar	n(s)	YES	۲ X ۱	NO	Г 1
26. Is the subject land a proposed sur				YES			[X]
*If yes, an application to sever	a surplus farm dwe	lling must be acco	ompanied by a FARI	M INFO	RMAT	FION F	ORM.
27. a) What is the existing Local Offi	cial Plan designatio	on(s) of the subjec	t land? (severed and	d retain	ed)		
b) What is the existing County O	official Plan designa	ation(s) of the subj	ect land? (severed a	and reta	ained)		
Rural Employment Area							
c) If this consent relates directly t please indicate the Amendme				oy an ap	prova	autho	ority,
Amendment Number(s):		File	Number(s):	10.0	ΫΠ.		
28. What is the zoning of the subject I	ands? Agricultur	al (A) and Indus	trial – 3 (IND-3);	Pendir	ng Ind	dustri	al
29. Does the proposal for the subject							
					[· ·]		
			÷۲				
b) has an application YES	n been made for a m [] NO []	ninor variance? File Numbe	Pr			Ð	
30. Are the lands subject to any mortg	jages, easements, r	ight-of-ways or oth	ner charges?	YES	[]	NO	[X]
If the answer is YES, please provi For mortgages just prov			ortgagee.				
Questions 31 – 34 must be answere this is not applicable to your applica				ural Are	ea	Other	wise, i
31. Type of Farm Operation conduc	ted on these subjec	t lands: None					
Type: Dairy []	Beef Cattle []	Swine []	Poultry []	Othe	er (]	
32. Dimensions of Barn(s)/Outb	uildings/Sheds (f	that are to rema	in) Severed & Re	tained	Land	ds	
Severed Width	Length	Area	Use				
Width	Length	Area	Use				
Retained Width	Length	Area	Use				
Width	Length	Area	Use				
33. Manure Storage Facilities on t			000				
DRY		EMI-SOLID		-	IQUID		
Open Pile []	Open Pile		Covered T				[]
Covered Pile []	Storage with Bu	uck Walls []	Abovegrou	ind Unc			
			Belowgrou			d Tank	(1)
			Open Eart	h-sided	Pit		[]

County of Wellington

LAND DIVISION FORM - SEVERANCE



LAND SURVEYORS and ENGINEERS

November 1, 2017 25218-17 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch Pier Property Inc. 267 Brock Road South Part of Lots 26 & 27, Concession 7 PIN 71196-0196, 71196-0004 & 71196-0001 Township of Puslinch

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to sever a new lot for commercial purposes along Brock Road South with a frontage of 121±m and an area of 1.1±ha. The rear limit is to follow an existing fence and top of bank. The retained parcel will have an area of 18.3±ha where the existing trucking company will continue its operations.

The severed parcel used to have a house and shed which were removed. The parcel is currently vacant with vegetable/ French fry stands.

The subject property consists of three PINS (71196-0196, 71196-0004 & 71196-0001); however they are likely merged under joint ownership.

The majority of the property is zoned Specialized Industrial – 3 (IND-3) which permits vehicle storage, and a sales/auction facility. The proposed severed parcel is being taken from the property shown as PIN 71196-0196, which is currently zoned Agricultural. The Township of Puslinch is in the process of revising the Zoning By-law and we note that the zoning for this parcel will be changing to Industrial as well. We are wondering if it would be appropriate for the zoning of the severed lands to be changed to Highway Commercial through the new Zoning By-law as well.

The owner does not have specific plans for the commercial site, nor is there a prospective purchaser. We do envision that the entrance to the commercial property be combined, somehow, with the traffic lights at the intersection of Nicolas Beaver & Brock Road South.

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

Very truly yours, Van Harten Surveying Inc.

1 11 11

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

cc George St. Arnaud, Pier Property Inc.

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

YES [] NO [X]

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

35. Source Water Protection Plan

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

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

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

YES [X] NO []

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

Michelle Innocente

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

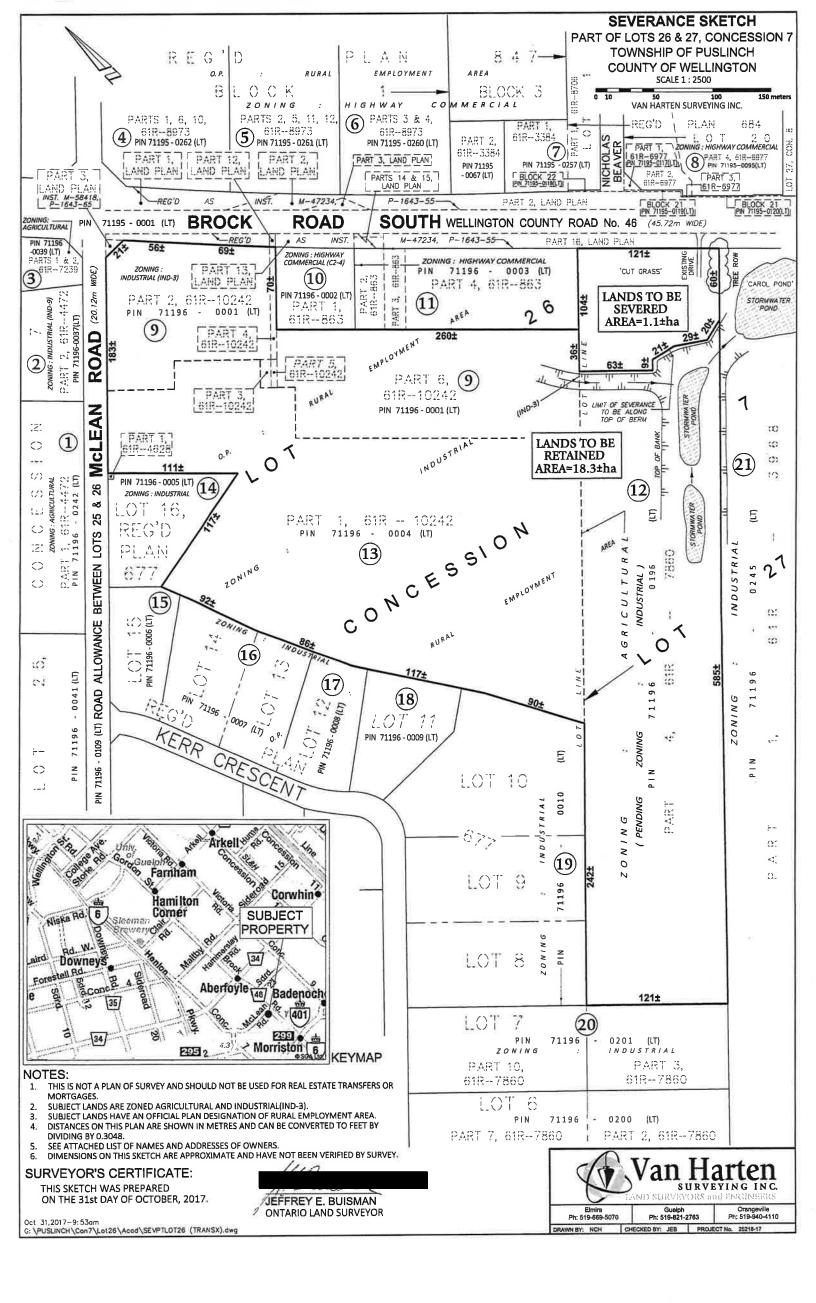
Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(m)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B150/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Kathy White 4540 Wellington Rd 35 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 15 Concession 3

Proposed severance is 29m fr x 143m = 0.4 hectares, agricultural land for proposed rural residential use.

Retained parcel is 5.7 hectares with 124m frontage, existing and proposed rural residential and agricultural use with existing dwelling and garage.

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

December 6, 2017

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

Civic Addressing

County Engineering Source Water Protection

Bell Canada County Clerk Roads/Solid Waste

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

					Untario P	•
1.	Approval	Authority:				
	County	v of Wellington Planning and of Wellington Administration of Wellington, GUELPH, C	d Land Division Committee on Centre Intario N1H 3T9		Required Fee: Fee Received: File No.	
	Phone	: 519-837-2600, ext. 2170 d	or 2160 Fax: 519-837-3875	Accepted as	Complete on:	
			RENT DEED MUST BE SU			
2.	(a) Name	of Registered Owner(s) K			HIS APPLICATI	ON
	Audress	4540 Weilington Roa	d 35, Puslinch, ON, N0	<u>B 2J0</u>	and the second second	
	(b) Name a	and Address of Applicant				
	(and Address of Applicant	(as authorized by Owner) _			
			01			
		2.1.1				
	Phone No.		Email	:		
	(c) Name a	and Address of Owner's A	uthorized Agent:			
			Harten Surveying Inc.			
		ben buisman of van	Tarten Surveying Inc			
			Guelph, ON, N1H 3X3			
	(d) All <u>Con</u>		Guelph, ON, N1H 3X3			
		423 Woolwich Street,	Guelph, ON, N1H 3X3		IXI	
	REGIST	423 Woolwich Street,	Guelph, ON, N1H 3X3	AGENT	[X]	
	REGIST (e) Notice (423 Woolwich Street, munication to be directed ERED OWNER [] Cards Posted by:	Guelph, ON, N1H 3X3	AGENT		
	REGIST (e) Notice (423 Woolwich Street, munication to be directed ERED OWNER []	Guelph, ON, N1H 3X3			
	REGIST (e) Notice (REGIST	423 Woolwich Street, munication to be directed ERED OWNER [] Cards Posted by: ERED OWNER []	d to: APPLICANT []	AGENT	[X]	
	REGIST (e) Notice (REGIST Type and P	423 Woolwich Street, munication to be directed ERED OWNER [] Cards Posted by: ERED OWNER []	d to: APPLICANT [] APPLICANT [] saction: (Check off appropr	AGENT AGENT iate box & provide	[X] short explanatio	
	REGIST (e) Notice (REGIST Type and P RURAL	423 Woolwich Street, munication to be directed ERED OWNER [] Cards Posted by: ERED OWNER [] urpose of Proposed Trans RESIDENTIAL[X] AGRIC	d to: APPLICANT [] APPLICANT [] saction: (Check off appropr	AGENT AGENT iate box & provide	[X] short explanatio	
3	REGIST (e) Notice (REGIST Type and P RURAL <u>To crea</u>	423 Woolwich Street, munication to be directed ERED OWNER [] Cards Posted by: ERED OWNER [] urpose of Proposed Trans RESIDENTIAL[X] AGRIC	d to: APPLICANT [] APPLICANT [] saction: (Check off appropr CULTURAL[] URBAN RE	AGENT AGENT iate box & provide ESIDENTIAL[]	[X] short explanation COMMERCIAL/	
3	REGIST (e) Notice (REGIST Type and P RURAL	423 Woolwich Street, amunication to be directed ERED OWNER [] Cards Posted by: ERED OWNER [] urpose of Proposed Trans RESIDENTIAL[X] AGRIC ate a new lot for resid	d to: APPLICANT [] APPLICANT [] saction: (Check off appropr CULTURAL[] URBAN RE	AGENT AGENT iate box & provide	[X] short explanation COMMERCIAL/	
	REGIST (e) Notice (REGIST Type and P RURAL <u>To crea</u> EASEMI	423 Woolwich Street, munication to be directed ERED OWNER [] Cards Posted by: ERED OWNER [] urpose of Proposed Trans RESIDENTIAL[X] AGRIC ate a new lot for resid ENT [] RIGHT OF	d to: APPLICANT [] APPLICANT [] saction: (Check off appropr CULTURAL[] URBAN RE lential purposes WAY [] CORRECTION	AGENT AGENT iate box & provide ESIDENTIAL[]	[X] short explanatic COMMERCIAL/ LEASE []	INDUSTRIAL[
3	REGIST (e) Notice (REGIST Type and P RURAL <u>To crea</u> EASEMI	423 Woolwich Street, munication to be directed ERED OWNER [] Cards Posted by: ERED OWNER [] urpose of Proposed Trans RESIDENTIAL[X] AGRIC ate a new lot for resid ENT [] RIGHT OF	d to: APPLICANT [] APPLICANT [] saction: (Check off appropr CULTURAL[] URBAN RE	AGENT AGENT iate box & provide ESIDENTIAL[]	[X] short explanatic COMMERCIAL/ LEASE []	INDUSTRIAL[
3	REGIST (e) Notice (REGIST Type and P RURAL <u>To crea</u> EASEMI (a) If kno	423 Woolwich Street, munication to be directed ERED OWNER [] Cards Posted by: ERED OWNER [] urpose of Proposed Trans RESIDENTIAL[X] AGRIC ate a new lot for resid ENT [] RIGHT OF	d to: APPLICANT [] APPLICANT [] saction: (Check off appropr CULTURAL[] URBAN RE lential purposes WAY [] CORRECTION	AGENT AGENT iate box & provide ESIDENTIAL[]	[X] short explanatic COMMERCIAL/ LEASE []	INDUSTRIAL[

APPLICATION FOR CONSENT

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

Local Municipality:	Township of Puslinch	<u>n</u>	
Concession	3	Lot No.	Part of Lot 15
Registered Plan No.		Lot No.	
Reference Plan No.	<u>61R-11315</u>	Part No.	Part 1
Civic Address	4540 Wellington	n Road 35	
(b) When was prope Lot Line Adjustm	erty acquired: <u>June 199</u> nent <u>March 20</u>		ument No. <u>ROS644167</u> ument No. <u>WC273032</u>
Description of Land	intended to be <u>SEVERED</u> :	Metric [X]	Imperial []
Frontage/Width	<u>28.5 ±</u>	AREA	<u>0.4 ha ±</u>
Depth	<u>143 ±</u>	Existing Use(s)	<u>Agricultural</u>
Existing Building	s or structures: <u>None</u>		
Proposed Uses (s): A new ru	iral residential dwelling	
		Existing [X] Pro [] Right-of-way [] Private road [] Crown access road [] Water access [] Other	posed []

County of Wellington

LAND DIVISION FORM - SEVERANCE

6.	De	escription of <u>Land</u> inte	ended to be <u>RETAI</u>	NED:			Metric [X]	Imp	eri	al]	
		Frontage/Width	<u>124-176 ±</u>		AREA		5.7 ha ± without					
		Depth	<u>400 ±</u>	Existing	g Use(s)		8.1 ha ± after LL Rural dwelling,	<u>A</u> forest,	ag	gric	ultu	ral
		Existing Buildings or	structures: Dwell	ing & (Garage							
		Proposed Uses (s):	No Cl	nange								
	Ту	pe of access(Check	appropriate space)	Existing	[X]	Proposed [1				
	[X] []	 Provincial Highway County Road Municipal road, main Municipal road, seas Easement 	ntained year round sonally maintained		[] Right [] Priva [] Crow [] Wate [] Other	te road n acce r acce	d ess road					
	[] [X]	pe of water supply - Municipally owned a Well [X] individua Lake Other	nd operated piped	water sy		ieck ap	opropriate space)					
7	[] [X] [] []	pe of sewage dispos Municipally owned a Septic Tank (specify Pit Privy Other (Specify):	nd operated sanita whether individual	ry sewer or comn	rs nunal): <u>Ir</u>	ndivid	<u>dual</u>					_
7.	iner	here an agricultural op tres of the Subject land 'If yes, see sketch req SEPARATION FORM.	us (severed and rei	tained pa	arcels)?			YES	- F	1	NO	00 [X]
8.	ls t	here a landfill within 5	00 metres [1640 fe	et]?				YES	ľ	1	NO	[X]
9.	a)	Is there a sewage trea	atment plant or was	ste stabil	ization pla	nt with	nin 500 metres [1640']	? YES	ľ	1	NO	[X]
10.	Is th with	nere a Provincially Sig nin 120 metres [394 fe	nificant Wetland (e. et]?	.g. swan	np, bog) lo	cated	on the lands to be reta	ained or YES				dor []
11.	ls th	nere any portion of the	land to be severed	d or to be	e retained	locate	d within a floodplain?	YES	[1	NO	[X]
12.	ls th	nere a provincial park	or are there Crown	Lands w	vithin 500 i	metres	\$ [1640']?	YES]]	NO	[X]
13.	ls a	ny portion of the land t	to be severed or re	tained w	vithin a reh	abilitat	ted mine/pit site?	YES	[]	NO	[X]
14.	ls th	nere an active or aban	doned mine, quarry	/ or grav	el pit withi	n 500	metres [1640']?	YES	[]	NO	[X]
15.	is th	nere a noxious industri	al use within 500 m	neteres [1640']?			YES	[]	NO	[X]
Cour	nty of	Wellington	LAN	D DIVISIOI	N FORM – S	EVERA	NCE		F	Revis	ed May :	2017

16.	ls	there an active or abandoned principal or secondary r	ailway withir	n 500 i	met	tres	[1640)']?	YES	[1	NO	[X	[]
		Name of Rail Line Company:				_	_	_	_					
17.	ls	there an airport or aircraft landing strip nearby?							YES	[3	NO	[X	(]
18.		there a propane retail outlet, propane filling tank, card ithin 750 metres of the proposed subject lands?	lock/keylock	or pri	vat	e pr	opan	e outle	et/cont YES			fill ce NO		
19.	PI	REVIOUS USE INFORMATION:												
	a)) Has there been an industrial use(s) on the site?		YES	[1	NO	[X]	UN	KN	ow] ۱]	
	lf	YES, what was the nature and type of industrial use(s))?											
	b)) Has there been a commercial use(s) on the site?		YES	Į]	NO	[X]	UN	KN	OWN	[]	
	lf	YES, what was the nature and type of the commercial	use(s)											
,	c)	Has fill been brought to and used on the site (other t landscaping?)	han fill to ac				•							
				YES	[]	NO	[X]	UNI	KNO	OWN	[]	
	d)	been used for a gas station at any time, or railway si	iding?	YES	ľ]	NO	[X]	UN	-	or ha OWN			te
	lf	YES, specify the use and type of fuel(s)	-		_		_							
20.	ls	this a resubmission of a previous application?							YES	E]	NO	[)	(]
	lf	YES, is it identical [] or changed [] Provide previo	ous File Num	ber _	_				-					
21.	a)	Has any severance activity occurred on the land fro registered in the Land Registry/Land Titles Office?	m the holdin	g whic	ch e	exist	ed as	s of Ma	arch 1, YES			nd as NO		
	Pr	If the answer in (a) is YES, please indicate the previo Transferee's Name, Date of the Transfer and Use revious Lot Line Adjustment – March 4, 2010 – obinson to Kathy White	of Parcel T	ransfe	егге	ed.								
22.		as the parcel intended to be severed ever been, or is it			fai	n ap	plicat	tion fo	r a pla	n o	fsub	divis	ion	or
	oth	her Consent or approval under the Planning Act or its p	predecessors		'ES	; []	NO	[X]	UN	KNO	WN	[]
23.		nder a separate application, is the Owner, applicant, or nultaneously with this application?	agent apply	ing for	ad	lditio	onal c	onser	nts on f YES	this [)		ling NO	I]
24.	ls	the application consistent with the Provincial Policy St	atement?						YES	[X	[]	NO	[1
25.	ls	the subject land within an area of land designated und	ler any provi	incial p	olar	о ог	plans	?						
	G	Greenbelt Plan [] Places to Grow [X]	Other []											
	lf	YES , does the application conform with the applicable	e Provincial I	Plan(s)				YES	[X]]	NO	[]	ł
Cou	nty	of Wellington LAND DIVISION FC	ORM - SEVER	ANCE						F	Revise	d May	2017	,

26. Is the subject land a proposed surplus farm dwelling?*

NO []

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

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

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

Secondary Agricultural, Greenlands and Core Greenlands

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

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

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

- 29. Does the proposal for the subject lands conform to the existing zoning? YES [X]
 - If NO, a) has an application been made for re-zoning?

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

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

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

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

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

31. <u>Type of Farm Operation</u> conducted on these subject lands: None

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

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

Severed	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width <u>9±m</u>	Length 15±m	Area <u>135±m²</u>	Use <u>Garage</u>
	Width	Length	Area	Use

33. Manure Storage Facilities on these lands: None

DRY	SEMI-SOLID	LIQUID	
Open Pile []	Open Pile []	Covered Tank [1]	
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []	
		Belowground Uncovered Tank []	
		Open Earth-sided Pit	

County of Wellington

LAND DIVISION FORM - SEVERANCE



November 1, 2017 25269-17 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Lot Line Adjustment and New Parcel Severance Application for Kathy White 4540 Wellington Road 35 Part of Lot 15, Concession 3 PIN 71209-0063 & PIN 72019-0169 Township of Puslinch

Please find enclosed an application for a lot line adjustment and for a severance on the above-mentioned properties. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, PIN reports and map, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$390 and two cheques to Wellington County for \$1,050 each.

Severance No. 1: The proposal of the lot line adjustment is to sever approximately ½ the pond from the parcel known as PIN 71209-0063 and merge it with rural residential parcel to the south at #4540 Wellington Road 35 (PIN 71209-0169). The proposed new property line is on a bit of an angle so that the existing drive on the vacant parcel can be used and so that the whole of the pond will be added to the parcel to the south.

The severed parcel has a width of 52±m, a depth of 403±m and area of 2.4±ha. The merged parcel will have a combined area of 8.1±ha where a dwelling, garage and pool exist. The retained parcel is vacant and contains forested land with an area of 2.4±ha.

The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted as long as there is no adverse effect on agricultural operations. This severance meets that requirement as there are no agricultural operations on the subject property.

Severance No. 2: The proposal is to create a new parcel at the south end of the property (PIN 71209-0169). The parcel will be about 29m wide and 144m deep with an area of 0.4ha. The intention is to have the northerly limit of the severance just south of a row of cedar trees and clear of the garage wall by about 3m.

The severed parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

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

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

Very truly yours, Van Harten Surveying Inc.



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

YES [] NO [X]

Type Municipal Drain [1]	Drain Name & Area	Outlet Location	
Field Drain []		Owner's Lands	
		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?

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

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

YES [] NO [X]

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

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

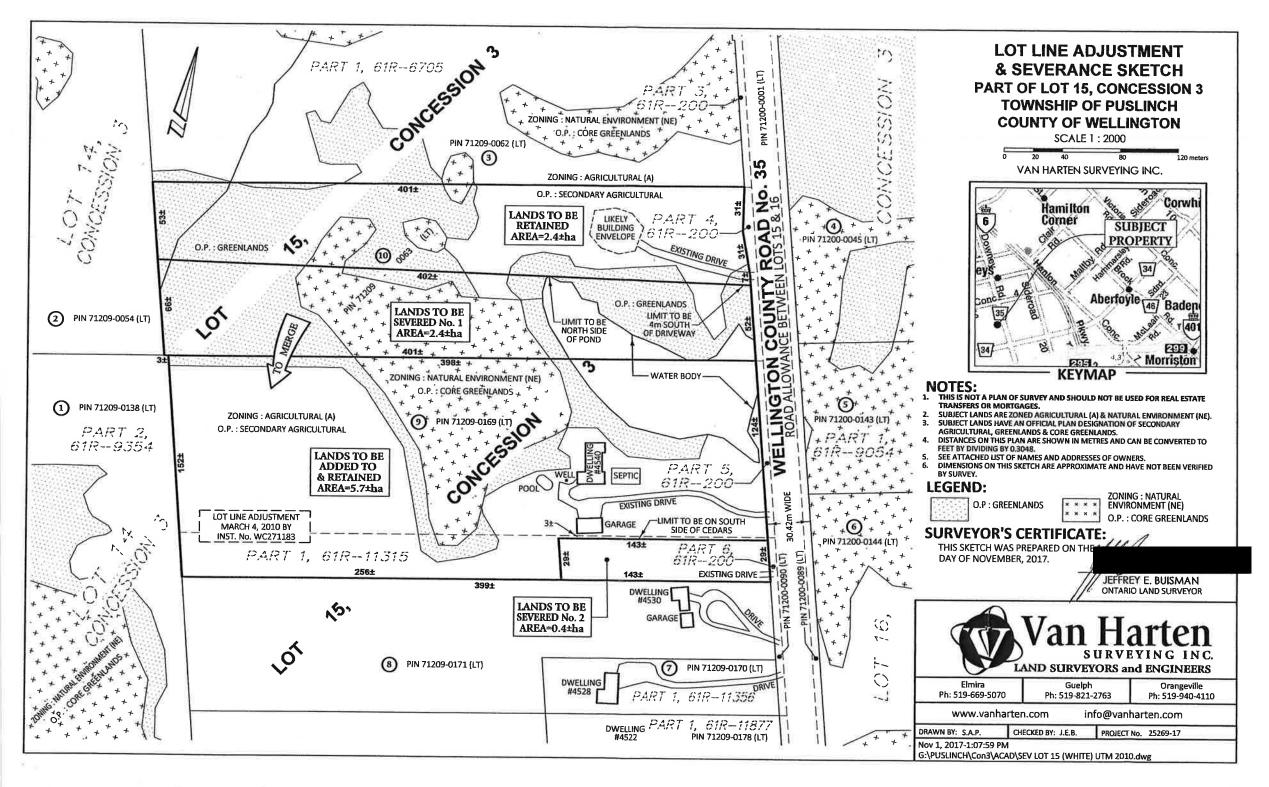
Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(n)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B151/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Full Moon Investments c/o Kathy White 4540 Wellington Rd 35 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 15 Concession 3

Proposed lot line adjustment is 2.4 hectares with 52m frontage, pond & forested land to be added to abutting rural residential parcel – Kathy White.

Retained parcel is 2.4 hectares with 69m frontage, existing and proposed forested land.

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

December 6, 2017

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

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

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

If you wish to be **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

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

Civic Addressing

1.	Approval Authority: SECTION B Required Fee: \$_1050
	County of Wellington Planning and Land Division Committee Fee Received:
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION
	SECTION B: Parcel from which land is being transferred
2(2	Name of Registered Owner(s) Full Moon Investments c/o Kathy WHITE
_ (a	
	Address 4540 Wellington Road 35, Puslinch, ON, N0B 2J0
	(b) Name and Address of Applicant (as authorized by Owner)
	Phone No. Email:
	Phone No Email:
	(c) Name and Address of Owner's Authorized Agent:
	Jeff Buisman of VanHarten Surveying Inc.
	423 Woolwich Street, Guelph, ON, N1H 3X3
	(d) All Communication to be directed to:
	REGISTERED OWNER [] APPLICANT [] AGENT [X]
	(e) Notice Cards Posted by:
	REGISTERED OWNER [] APPLICANT [] AGENT [X]
3 (a	Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
	[X] Conveyance to effect an addition to a lot
	[] Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):
	(b) Provide legal description of the lands to which the parcel will be added:
	Part of Lot 15, Concession 3, Part 1, 61R-11315 (PIN 71209-0169)
Cou	ty of Wellington LAND DIVISION FORM – LOT LINE ADJUSTMENT Revised May 2017

APPLICATION FOR CONSENT

Ontario Planning Act

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

2 - 10 10

	Local Municipality:	Township of Pusl	inch		
	Concession	3	Lot	t No.	Part of Lot 15
	Registered Plan No.		Lot	t No.	
	Reference Plan No.		Ра	rt No.	
	Civic Address	Wellington Road	35		
((b) When was property a	cquired: June 2016	Registered	l Instrumer	t No. <u>WC508018</u>
5.	Description of Land inter	nded to be <u>SEVERED</u> :	Ме	tric [X]	Imperial []
	Frontage/Width	<u>52 / 66 ±</u>	AREA	<u>2.4 h</u>	a <u>+</u>
	Depth	<u>403 ±</u>	Existing Use(s)	Pond	and forested land
	Existing Buildings or s	structures: <u>None</u>			
	Proposed Uses (s):	<u>To be added to 45 rural residential p</u>		oad 35 (P	IN 71209-0169) as part of
	 [X] Well [X] individual [] Lake [] Other (specify): Pr Type of sewage dispose [] Municipally owned a [X] Septic Tank [X] indi [] Pit Privy 	onally maintained Existing [X] Propose nd operated piped water s [] communal ivate well exists on al - Existing [X] Pro nd operated sanitary sew	system Iands to be adde posed [] (check ers	opriate space o <mark>d to</mark>	
6.	Description of Land inte	nded to be <u>RETAINED</u> :	Me	etric [X]	Imperial []
	Frontage/Width	<u>69 / 53 ±</u>	AREA		<u>2.4 ha ±</u>
	Depth	<u>402 ±</u>	Existing U	se(s)	Forested Land
	Existing Buildings or	structures: <u>None</u>			
	Proposed Uses (s):	No Change	2		
Соι	inty of Wellington	LAND DIVISION FORM	- LOT LINE ADJUSTMEN	т	Revised May 2017

	Type of access (Check appropriate space) E	xisting [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	e space)				
	[] Municipally owned and operated piped water syst [] Well [] individual [] communal [] Lake	em					
	[] Other (specify): Not required for lot line and	djustment					
	Type of sewage disposal - Existing [] Propo	sed [] (check appro	opriate space)				
	 Municipally owned and operated sanitary sewers Septic Tank [] individual [] communal Pit Privy 						
	[] Other (specify): Not required for lot I	<u>ine adjustment</u>					
7.	Is there an agricultural operation, (either a barn, manu metres of the Subject lands (severed and retained pare *If yes, see sketch requirements and the application MINIMUM DISTANCE SEPARAT	cels)? n must be accompanied		tockya YES		hin 50 NO	
8.	Is there a landfill within 500 metres [1640 feet]?			YES	[]	NO	[X]
9.	Is there a sewage treatment plant or waste stabilization	n plant within 500 metre	s [1640']?	YES	[]	NO	[X]
10.	Is there a Provincially Significant Wetland (e.g. swamp within 120 metres [394 feet]?	, bog) located on the la	nds to be retain	ned or f YES		evere NO	
11.	Is there any portion of the land to be severed or to be r	retained located within a	a floodplain?	YES	[]	NO	[X]
12.	Is there a provincial park or are there Crown Lands wit	hin 500 metres [1640']?		YES	[]	NO	[X]
13.	Is any portion of the land to be severed or retained with	nin a rehabilitated mine	pit site?	YES	[]	NO	[X]
14.	Is there an active or abandoned mine, quarry or gravel	pit within 500 metres [1	640']?	YES	[]	NO	[X]
15.	Is there a noxious industrial use within 500 meteres [16	640']?		YES	[]	NO	[X]
16.	Is there an active or abandoned principal or secondary	railway within 500 met	res [1640']?	YES	[]	NO	[X]
	Name of Rail Line Company:	a idalahan seri					
17.	Is there an airport or aircraft landing strip nearby?			YES	[]	NO	[X]
18.	Is there a propane retail outlet, propane filling tank, car within 750 metres of the proposed subject lands?	dlock/keylock or private	e propane outle	t/conta YES		fill cer NO	

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

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 so landscaping?) YES [] 	eptic systems or residential NO [X] UNKNOWN []
 d) Has there been commercial petroleum or other fuel storage on the site, undergoen used for a gas station at any time, or railway siding? YES [] 	
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 exists registered in the Land Registry/Land Titles Office? b) If the answer in (a) is YES, please indicate the previous severance(s) on the registered in the Land Registered indicate the previous severance(s) on the t	YES [X] NO []
Transferee's Name, Date of the Transfer and Use of Parcel Transferred. Lands to be Added to: Lot Line Adjustment – March 4, 2010 – Transfer Cynthia Robinson to Kathy White	rred from Barbara Cook and
22. Has the parcel intended to be severed ever been, or is it now, the subject of an ap other Consent or approval under the Planning Act or its predecessors? YES [
23. Under a separate application, is the Owner, applicant, or agent applying for addition simultaneously with this application?	onal consents on this holding YES [X] NO []
24. Is the application consistent with the Provincial Policy Statement?	YES [X] NO []
25. Is the subject land within an area of land designated under any provincial plan or	plans?
Greenbelt Plan [] Places to Grow [X] Other []	
If YES , does the application conform with the applicable Provincial Plan(s)	YES [X] NO []
26. a) What is the existing County Official Plan designation of the subject land? (se Secondary Agricultural, Core Greenlands and Greenlands	vered and retained)
b) What is the existing Local Official Plan (if any) designation of the subject lan	d? (severed and retained)
	······································
c) If this consent relates directly to an Official Plan Amendment(s) currently under please indicate the Amendment Number and the applicable file number(s).	er review by an approval authority,
Amendment Number(s): File Number(s):	
County of Wellington LAND DIVISION FORM – LOT LINE ADJUSTMENT	Revised May 2017

27. What is the zoning of the subject	lands? Agricultural	(A) and Natural E	nvironment (NE)						
28. Does the proposal for the subject lands conform to the existing zoning? YES [X] N									
If NO, a) has an application YES	been made for re-zor	ning? File Number							
b) has an application YES	been made for a mine [] NO []	or variance? File Number							
29. Are the lands subject to any mortg	ages, easements, righ	t-of-ways or other cl	narges? YES [] NO [X]						
If the answer is YES, please p For mortgages, provide comple	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 if this is not applicable to your appli	d for Applications for cation, please state "	severance in the F not Applicable"	Rural/Agricultural Area Otherwise,						
30 Type of Farm Operation conduc	tod on these subject is								
30. <u>Type of Farm Operation</u> conduction	led on these subject la	nds: NONE							
Type: Dairy []	Beef Cattle []	Swine []	Poultry [] Other []						
31. Dimensions of Barn(s)/Outbu	uildings/Sheds (tha	<u>t are to remain) S</u>	evered & Retained Lands None						
Severed Width	Length	Area	Use						
Width	Length	Area	Use						
Retained Width	Length	Area	Use						
Width	Length	Area	Use						
32. Manure Storage Facilities on th	nese lands: NONE								
DRY	SEMI-SOLID		LIQUID						
Open Pile []	Open Pile		Covered Tank []						
Covered Pile []	Storage with Buck V	Valls []	Aboveground Uncovered Tank []						
			Belowground Uncovered Tank []						
			Open Earth-sided Pit []						

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

YES [] NO [X]

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

34. Source Water Protection Plan

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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.

County of Wellington

LAND DIVISION FORM – LOT LINE ADJUSTMENT



November 1, 2017 25269-17 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Lot Line Adjustment and New Parcel Severance Application for Kathy White 4540 Wellington Road 35 Part of Lot 15, Concession 3 PIN 71209-0063 & PIN 72019-0169 **Township of Puslinch**

Please find enclosed an application for a lot line adjustment and for a severance on the above-mentioned properties. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, PIN reports and map, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$390 and two cheques to Wellington County for \$1,050 each.

Proposal:

Severance No. 1: The proposal of the lot line adjustment is to sever approximately 1/2 the pond from the parcel known as PIN 71209-0063 and merge it with rural residential parcel to the south at #4540 Wellington Road 35 (PIN 71209-0169). The proposed new property line is on a bit of an angle so that the existing drive on the vacant parcel can be used and so that the whole of the pond will be added to the parcel to the south.

The severed parcel has a width of 52±m, a depth of 403±m and area of 2.4±ha. The merged parcel will have a combined area of 8.1±ha where a dwelling, garage and pool exist. The retained parcel is vacant and contains forested land with an area of 2.4±ha.

The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted as long as there is no adverse effect on agricultural operations. This severance meets that requirement as there are no agricultural operations on the subject property.

Severance No. 2: The proposal is to create a new parcel at the south end of the property (PIN 71209-0169). The parcel will be about 29m wide and 144m deep with an area of 0.4ha. The intention is to have the northerly limit of the severance just south of a row of cedar trees and clear of the garage wall by about 3m.

The severed parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

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

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

Very truly yours, Van Harten Surveying Inc.

Jeffrev E. Buisman B.E.S. B.Sc.

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

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

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

None

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

Please see covering letter

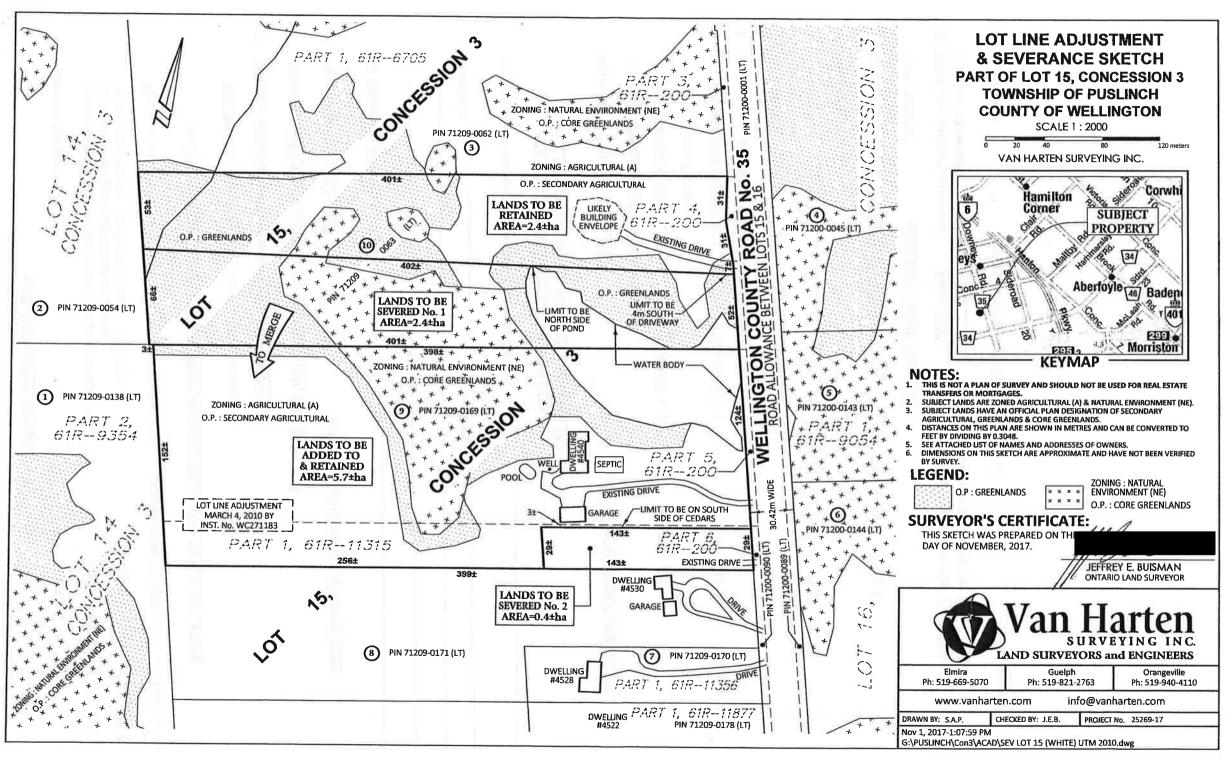
NOTES:

- 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.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
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- 5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
- 6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
- 7. ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

		APPLICATION FOR CONS	ENT	Ontario Planning Act
1.	Approval Authority:			SECTION A
	County of Wellingto	on Planning and Land Division Committee on Administration Centre t, GUELPH, Ontario N1H 3T9		Fee Received: <u>Nou / 1</u>
				File No. BISI/[]
	Phone: 519-837-26	600, ext. 2170 or 2160 Fax: 519-837-387	5 Accepte	d as Complete on:///
	A COPY O	F YOUR CURRENT DEED MUST BE SU	BMITTED WITH	THIS APPLICATION
	SECTION A: Par	cel to which land is being added.		
2.	(a) Name of Registere	d Owner(s) Kathy Aileen WHITE		
		lington Road 35, Puslinch, ON, N	IOB 2.10	
			00 200	
	(b) Name and Address	s of Applicant (as authorized by Owner)		6
		,		
	Phone No.	Ema		
			all	
	(c) Name and Addres	s of Owner's Authorized Agent:		
	Jeff Buis 423 Wool	<u>man of VanHarten Surveying Inc</u> wich Street, Guelph, ON, N1H 3)		
	-23 1100	wich Street, Gueiph, ON, NTH 32	<u>\</u>	
	(d) All Communication	<u>n</u> to be directed to:		
	REGISTERED OWN	NER [] APPLICANT []	AG	ENT [X]
	(e) Notice Cards Post			
		NER [] APPLICANT []	AG	ENT [X]
3.	Location of Land in th	e County of Wellington:		
	Local Municipality:	Township of Puslinch		
	Concession	3	Lot No.	Part of Lot 15
	Registered Plan No.		Lot No.	
	Reference Plan No.	<u>61R-11315</u>	Part No.	Part 1
	Civic Address	4540 Wellington Road 35		
(b)	When was property ac Lot Line Adjustment		-	ument No. <u>ROS644167</u> ument No. <u>WC273032</u>
our	nty of Wellington	LAND DIVISION FORM – LOT LINE ADJUS	STMENT	Revised May 2017



ATTACHMENT 'B(o)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B152/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Duncan & Susan McLeod 77 Gilmour Rd Puslinch ON N0B 2K0 TOWNSHIP OF PUSLINCH Part Lot 24 Concession 8

Proposed severance is 80m fr x 75m = 0.6 hectares, agricultural use for proposed rural residential use.

Retained parcel is 29.1 hectares with 592m frontage, existing and proposed agricultural and rural residential use with existing dwelling and 2 sheds.

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

December 6, 2017

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

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

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

If you wish to be **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 - PuslinchCounty PlanningConservation Authority - GRCABell CanadaCounty ClerkRoads/Solid WasteCivic AddressingNeighbour - as per list verified by local municipality and filed by applicant with this application

		A	PPLICATION FOR CO	NSENI	Ontario Pla	anning Act		
1. A	Approval A	uthority:			D	000		
	County	of Wellington Planning and of Wellington Administratio Iwich Street, GUELPH, OI	n Centre	itee	Required Fee: Fee Received: File No.			
	Phone:	519-837-2600, ext. 2170 o	r 2160 Fax: 519-837-	3875 Accepted as	Complete on:	Nov1/17		
		A COPY OF YOUR CURI	RENT DEED MUST BI	E SUBMITTED WITH T	HIS APPLICATI	ON		
2. (a) Name o	f Registered Owner(s) D						
		77 Gilmous Road, Pu	and the second second					
				°				
(b) Name a	nd Address of Applicant		er)				
	9 9	11.11.11.12.10.00	24					
F	Phone No.			Email:				
6	c) Name a	and Address of Owner's A	Authorized Agent:					
,	,		X	Inc				
		Jeff Buisman of Vanl 423 Woolwich Street						
			, Gueiph, ON, NT	1 3 . 3				
(nmunication to be directe						
		FERED OWNER []	APPLICANT [] AGENT	r [X]			
((e) Notice	Cards Posted by:						
	REGIST	FERED OWNER []	APPLICANT [] AGENT	r [X]			
3. T	Type and F	Purpose of Proposed Trar	nsaction: (Check off a	appropriate box & provid	le short explanat	ion)		
	RURAL	RESIDENTIAL[X] AGRI	ICULTURAL[] URI	BAN RESIDENTIAL[]	COMMERCIA	L/INDUSTRIAL[]		
	<u>To cre</u>	To create a new lot for residential purposes						
<u>OR</u>	EASEN	EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []						
	(a) If k	nown, the name of person t	o whom the land or an	interest in the land is to	be transferred,	charged or leased.		
	Future	<u>Future owner is not known</u>						
Count	y of Wellingto	n	LAND DIVISION FORM	- SEVERANCE		Revised May 2017		

LICATION FOR CONSENT

	(a) Location of Land in the County of Wellington		
	Local Municipality: Township of Puslinch		
	Concession 8	Lot No. Pa	rt of Lot 24
	Registered Plan No	Lot No	
	Reference Plan No.	- Part No	
	Civic Address 77 Gilmour Road		
	(b) When was property acquired: <u>July 1979</u>	Registered Instrum	ent No. <u>ROS219244</u>
•	Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [X]	Imperial []
	Frontage/Width 80 ±	AREA	<u>0.6 ha ±</u>
	Depth <u>75 ±</u>	Existing Use(s)	Agricultural field
	Existing Buildings or structures: None		
	Proposed Uses (s): A future res	idential dwelling	
	t (Oh	Evicting [] Dro	nocod [X]
ſy	 (Check appropriate space) 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 	posed [X]
Ту	 Provincial Highway County Road Municipal road, maintained year round Municipal road, seasonally maintained 	[] Right-of-way [] Private road [] Crown access road [] Water access [] Other d [X] (check appropriate s	
ſ	 [] Provincial Highway [] County Road [X] Municipal road, maintained year round [] Municipal road, seasonally maintained [] Easement Type of water supply - Existing [] Proposed [] Municipally owned and operated piped water sy [X] Well [X] individual [] communal [] Lake [] Other 	[] Right-of-way [] Private road [] Crown access road [] Water access [] Other d [X] (check appropriate s	pace)

County of Wellington

LAND DIVISION FORM - SEVERANCE

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6.	Description of <u>Land</u> i	intended to be <u>RETAINED</u> :	Metric [X]	Impe	rial [1	
	Frontage/Width	<u>592 / 718 ±</u>	AREA		ha ±	-	
	Depth	<u>326 ±</u>	Existing Use(s) Agricultura	al and	Res	ident	ial
	Existing Buildings						
	Proposed Uses (s	No Change	2				
	Type of access (Ch	eck appropriate space)	Existing [X] Proposed []				
	 [] Municipal road, s [] Easement Type of water suppl [] Municipally owned [X] Well [X] indiv [] Lake [] Other Type of sewage dis [] Municipally owned [X] Septic Tank (spedimed) [] Pit Privy 	anaintained year round seasonally maintained y - Existing [X] Propose ed and operated piped water ridual [] communal	oposed [] (check appropriate space) vers mmunal): <u>Individual</u>				
7.	metres of the Subject	lands (severed and retained requirements and the applic	nanure storage, abattoir, livestock area or s I parcels)? cation must be accompanied by a MINIMUM	YES	[X]	NO	0 []
8.	Is there a landfill with	nin 500 metres [1640 feet]?		YES	[]	NO	[X]
9.	a) Is there a sewage	e treatment plant or waste sta	abilization plant within 500 metres [1640']?	YES	[]	NO	[X]
10.	Is there a Provincially within 120 metres [39		vamp, bog) located on the lands to be retain	ned or YES		severe NO	
11.	Is there any portion o	f the land to be severed or to	be retained located within a floodplain?	YES	[X]	NO	[]
12.	Is there a provincial p	park or are there Crown Land	ls within 500 metres [1640']?	YES	[]	NO	[X]
13.	Is any portion of the I	and to be severed or retaine	d within a rehabilitated mine/pit site?	YES	[]	NO	[X]
14.	Is there an active or a	abandoned mine, quarry or g	ravel pit within 500 metres [1640']?	YES	[X]	NO	[X]
15.	Is there a noxious inc	lustrial use within 500 metero	es [1640']?	YES	[]	NO	[X]

County of Wellington

LAND DIVISION FORM - SEVERANCE

16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES	[]	NO	[X]
	Name of Rail Line Company:	_			
17.	Is there an airport or aircraft landing strip nearby?	YES	[]	NO	[X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outle within 750 metres of the proposed subject lands?	et/contai YES		fill cer NO	
19.	PREVIOUS USE INFORMATION:				
	a) Has there been an industrial use(s) on the site? YES [] NO [X]	UNK	NOW	NE]
	If YES, what was the nature and type of industrial use(s)?				
	b) Has there been a commercial use(s) on the site? YES [] NO [X]	UNK	NOW	N []	
	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 syster landscaping?) 				
	YES [] NO [X]		NOW		
	 d) Has there been commercial petroleum or other fuel storage on the site, underground fue been used for a gas station at any time, or railway siding? YES [] NO [X] 	UNK	e, or h NOW		
	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 M registered in the Land Registry/Land Titles Office?	arch 1, YES		and as NO	
	 b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sk Transferee's Name, Date of the Transfer and Use of Parcel Transferred. 	etch and	d prov	ide:	
22.	. Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? YES [] NO		i of su JNKN		
23	. Under a separate application, is the Owner, applicant, or agent applying for additional conse simultaneously with this application?	nts on ti YES	nis hol	ding NO	[X]
24	. Is the application consistent with the Provincial Policy Statement?	YES	[X]	NO	[]
25	. Is the subject land within an area of land designated under any provincial plan or plans?				
	Greenbelt Plan [] Places to Grow [X] Other []				
	If YES , does the application conform with the applicable Provincial Plan(s)	YES	[X]	NO	[]
Co	unty of Wellington LAND DIVISION FORM – SEVERANCE		Revis	ed May	2017

26. Is the subject la	nd a proposed surp	olus farm dwelling?*			YES [] NO [X]
*lf yes, an a	pplication to sever	a surplus farm dwelli	ng must be acco	ompanied by a FAR	M INFORMATION FORM.
27. a) What is the e	existing Local Offic	cial Plan designation	(s) of the subjec	t land? (severed ar	nd retained)
b) What is the	existing County Of	ficial Plan designation	on(s) of the subj	ect land? (severed	and retained)
Secondar	Agricultural, C	ore Greenlands ar	d Greenlands	<u>8</u>	
c) If this conse please indi	nt relates directly to cate the Amendmer	o an Official Plan Amo nt Number and the ap	endment(s) curr plicable file nur	ently under review nber(s).	by an approval authority,
Amendmer	t Number(s):	1	File	Number(s):	
28. What is the zon	ing of the subject la	ands? Agricultural	and Natural E	Invironment	
29. Does the propo	sal for the subject la	ands conform to the e	existing zoning?		YES [X] NO []
		been made for re-zo	ning?	er	
b)		been made for a min			
30. Are the lands su	ubject to any mortga	ages, easements, rigl	nt-of-ways or oth	ner charges?	YES [X] NO []
For n <u>Mortgage as in In</u> <u>Road, Guelph, Ol</u> Questions 31 – 34	nortgages just provi <u>istrument No. Wi</u> <u>N, N1G 4Z1</u> must be answered	for Applications fo	nd address of M Toronto Domi r severance in	inion Bank, loca	ted at 496 Edinburgh cural Area Otherwise, i
		tion, please state "r			
Туре:	Dairy []	Beef Cattle []	Swine []		Other []
	·				
32. Dimensions	of Barn(s)/Outbu	ildings/Sheds (the	at are to rema	in) Severed & R	etained Lands
Severed Wid	th	Length	Area	Use	
Wid	th	Length	Area	Use	
Retained Wid	th <u>5±m</u>	Length 25±m	Area <u>12</u>	<u>5±m²</u> Use	Shed
Wid	th <u>10±m</u>	Length 13±m	Area <u>13</u>	0±m² Use	Shed
33. <u>Manure Stora</u>	ge Facilities on th	ese lands: None			
	RY		II-SOLID		LIQUID
Open Pile []		Open Pile		Covered	
Covered Pile []		Storage with Buck			und Uncovered Tank [] und Uncovered Tank []
					th-sided Pit []

LAND DIVISION FORM - SEVERANCE



LAND SURVEYORS and ENGINEERS

November 1, 2017 25321-17

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 for Duncan McLeod 77 Glimour Road Part of Lot 24, Concession 8 PIN 71195-0044 Township of Puslinch

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel with a frontage of 80±m along Gilmour Road and depth of 75±m along Victoria Road with an area of 0.6±ha. The intention is to have the residential development face Gilmour Road as well as ingress & egress from Gilmour Road. The retained parcel will have an area of 29.1±ha.

Gilmour Road has evolved into a quiet road with a number of rural residences and minimal agricultural activity. The proposed severance is a good fit and adds to the character of the neighbourhood.

The severed parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

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

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

Very truly yours, Van Harten Surveying Inc.



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

cc Duncan McLeod

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.

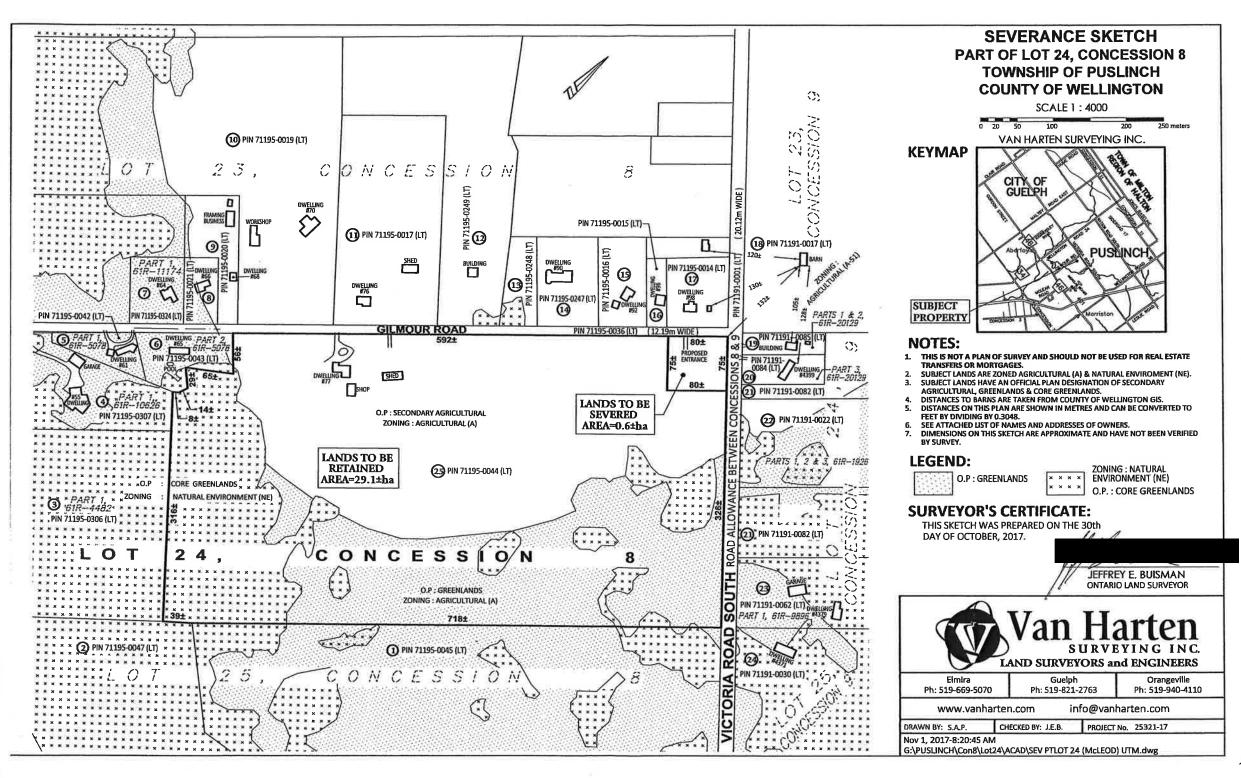
Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(p)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B153/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Brian, Cheryl & Christa Cain 80 Hilldale Crescent Guelph ON N1G 4B6 TOWNSHIP OF PUSLINCH Part Lots 26, 27 & 28 Concession 9

Proposed severance is 400m fr x 1000m = 40 hectares, existing and proposed agricultural and rural residential use with existing dwelling & shed.

Retained parcel is 800m fr x 1000m = 80 hectares, existing and proposed agricultural use for proposed agricultural and rural residential use.

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

December 6, 2017

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

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

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

If you wish to be **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 - PuslinchCounty PlanningConservation Authority - GRCAConservation Authority - Conservation HaltonMinistry of Natural ResourcesBell CanadaCounty ClerkRoads/Solid WasteCivic Addressing

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

2	APPLICATION FOR CONSENT Ontario Planning Act							
1.	Approval Authority:							
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. Required Fee: \$_1050 Fee Received: File No. File No.							
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:							
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION							
2.	(a) Name of Registered Owner(s) Brian Stanley CAIN, Cheryl Jane CAIN & Christa Laureen CAIN							
	Address <u>80 Hilldale Crescent, Guelph, ON, N1G 4B6</u>							
	Address <u>of Thindale Orescent</u> , Odelph, ON, NTO 4B0							
	(b) Name and Address of Applicant (as authorized by Owner)							
	Phone No Email:							
	(c) Name and Address of Owner's Authorized Agent:							
	Jeff Buisman of VanHarten Surveying Inc.							
	423 Woolwich Street, Guelph, ON, N1H 3X3							
	(d) All <u>Communication</u> to be directed to:							
	REGISTERED OWNER [] APPLICANT [] AGENT [X] (e) Notice Cards Posted by:							
	REGISTERED OWNER [] APPLICANT [] AGENT [X]							
3,	Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)							
	RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]							
00	To create a new lot for residential purposes							
<u>OR</u>	EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []							
	(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.							
	<u>Future owner is not known</u>							
Cour	ty of Wellington LAND DIVISION FORM - SEVERANCE Revised May 2017							

4.	(a) Location of Land	in the County of Wellingto	on:		
	Local Municipality: To	ownship of Puslinch			
	Concession 9		Lot No.	Part of L	<u>ots 26-28</u>
	Registered Plan No.		Lot No.		
	Reference Plan No.				
	Civic Address <u>429</u>	7 Victoria Road South	1.		
	(b) When was propert	y acquired: <u>May 2009</u>	Registered Ins	strument No.	WC245409
5.	Description of <u>Land</u> ir	ntended to be <u>SEVERED</u> :	Metric	[X]	Imperial []
	Frontage/Width	<u>400 ±</u>	AREA	<u>40 ha ±</u>	
	Depth	<u>1000 ±</u>	Existing Use(s)	Rural Res	sidential & Agricultural
	Existing Buildings	or structures: Dwelling a	nd Shed		
	Proposed Uses (s)	No Change	2		
ту	/pe of access(Check a	appropriate space)	Existing [X]	Proposed	[]
		ay aintained year round easonally maintained	 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other 		
		v - Existing [X] Propose d and operated piped water dual [] communal	ed [] (check appropria	ate space)	
	[] Municipally owne	d and operated sanitary sew cify whether individual or co	oposed [] (check app vers mmunal): <u>Individual</u>		ce)

LAND DIVISION FORM - SEVERANCE

6 .	Des	scription of <u>Land</u> inter	nded to be <u>RETAINED</u> :	Metric	[X]	Imp	erial []	
	I	Frontage/Width	<u>800 ±</u>	AREA	<u>80 ha ±</u>				
	I	Depth	<u>1000 ±</u>	Existing Use(s)	Agricultura	1 & F	oreste	ed La	and
	I	Existing Buildings or s	structures: <u>None</u>						
	I	Proposed Uses (s):	Continued	Agricultural, propos	ed dwelling	in fu	ture		
	Тур	e of access (Check	appropriate space)	Existing [X]	Proposed [1			
	[] [X] []	Provincial Highway County Road Municipal road, main Municipal road, seas Easement	tained year round onally maintained	[] Right-of-way [] Private road [] Crown access road [] Water access [] Other					
	[] [X]	Municipally owned an	Existing [] Proposed and operated piped water s al [] communal	d [X] (check appropriat	1.000				
7.	[] [X] : [] []	Municipally owned ar Septic Tank (specify Pit Privy Other (Specify): ere an agricultural op	nd operated sanitary sewe whether individual or com	munal): Individual anure storage, abattoir, liv					
	*			tion must be accompanie	d by a MINIMUN	YES /I DIS ⁻	[A] FANCE	NO	[X]
8.	Is th	ere a landfill within 50	00 metres [1640 feet]?			YES	[]	NO	[X]
9.	a) le	s there a sewage trea	tment plant or waste stat	ilization plant within 500 r	netres [1640']?	YES	[]	NO	[X]
10.		ere a Provincially Sigr n 120 metres [394 fe		imp, bog) located on the la	ands to be retair	ned or YES		evere NO	
11.	Is the	ere any portion of the	land to be severed or to	be retained located within	a floodplain?	YES	[X]	NO	[]
12.	Is the	ere a provincial park o	or are there Crown Lands	within 500 metres [1640']	?	YES	[]	NO	[X]
13.	ls an	y portion of the land t	o be severed or retained	within a rehabilitated mine	e/pit site?	YES	[]	NO	[X]
14.	Is the	ere an active or aband	doned mine, quarry or gra	avel pit within 500 metres	[1640']?	YES	[]	NO	[X]
15.	Is the	ere a noxious industri	al use within 500 meteres	[1640']?		YES	[]	NO	[X]
Cou	nty of W	Vellington	LAND DIVISI	ON FORM - SEVERANCE			Revis	ed May	2017

16.	Is there an active or abandoned	d principal or secondary railway w	vithin 500 r	netr	es [164	O']?	YES []	N	10	[X]
	Name of Rail Line Comp	any:			_		_			
17.	Is there an airport or aircraft lar	nding strip nearby?					YES []	N	10	[X]
18.	Is there a propane retail outlet, within 750 metres of the propos	propane filling tank, cardlock/key sed subject lands?	lock or priv	/ate	propan	e outle	et/container YES []		cer IO	
19.	PREVIOUS USE INFORMATIO	DN:								
	a) Has there been an industria	al use(s) on the site?	YES	[]	NO	[X]	UNKNO	WN	[]
	If YES, what was the nature an	d type of industrial use(s)?								
3	b) Has there been a commerce	cial use(s) on the site?	YES	[]	NO	[X]		ŴN	[]	
	If YES, what was the nature an	d type of the commercial use(s)								
		l used on the site (other than fill to	o accomm	odat	e septio	: syste	ems or reside	entia	 1	
	landscaping?)		YES	[]	NO	[X]	UNKNO	٨N	[]	
		l petroleum or other fuel storage on at any time, or railway siding?								
	If YES, specify the use and typ	e of fuel(s)				_		_	_	
20.	Is this a resubmission of a pre	evious application?					YES []	I	NO	[X]
	If YES, is it identical [] or cha	nged [] Provide previous File	Number _	_			-			
21.	a) Has any severance activity registered in the Land Reg	y occurred on the land from the he istry/Land Titles Office?	olding whic	h e:	kisted a	s of M	larch 1, 2009 YES []		d as IO	
	b) If the answer in (a) is YES, Transferee's Name, Date	please indicate the previous seve of the Transfer and Use of Parc	erance(s) o cel Transfo	on th erre	ie requi d.	red sk	etch and pro	ovide).	
22.	Has the parcel intended to be s other Consent or approval unde	evered ever been, or is it now, the er the Planning Act or its predeces	ssors?		applica	ation fo				
23.	. Under a separate application, is simultaneously with this application	s the Owner, applicant, or agent a ition?	ipplying for	ado	ditional	conse	nts on this h YES []	ioldir I	ng NO	[X]
24	. Is the application consistent wi	th the Provincial Policy Statemen	t?				YES [X]	I	NO	[]
25	. Is the subject land within an ar	ea of land designated under any	provincial	olan	or plan	s?				
	Greenbelt Plan [X]	Places to Grow [X]	Other []						_	_
	If YES , does the application c	onform with the applicable Provin	cial Plan(s)			YES [X]	7	0	[]
Со	unty of Wellington	LAND DIVISION FORM - SI	EVERANCE				Re	vised	May	2017

26. Is th	ne subject land	a proposed su	rplus farm dwelling	?*		YES [] NO	[X]
	*lf yes, an app	lication to seve	r a surplus farm dwo	elling must be ac	companied by a FA	RM INFORMATION I	FORM.
27. a) 1	What is the exi	sting Local Off	icial Plan designati	on(s) of the subj	ect land? (severed a	and retained)	
					ibject land? (severed		
	Greenbelt O	P: Greenbelt	Protected Count	ryside and Gr	eenbelt Natural H	eritage System	
c)	If this consent please indicat	relates directly e the Amendme	to an Official Plan A ent Number and the	mendment(s) cu applicable file n	irrently under review umber(s).	v by an approval auth	ority,
	Amendment I	Number(s): _		F	ile Number(s):		
28. Wha	at is the zoning	of the subject l	ands? <u>Agricultur</u>	al (A) and Nat	ural Environment	<u>t (NE)</u>	
29. Doe	es the proposal	for the subject	lands conform to th	e existing zoning	1?	YES [X] NO	[]
lf N	IO, a) ha	as an application YES	been made for re-	zoning? File Num	ber		
	b) ha	as an application YES	n been made for a r [] NO []	ninor variance?	ber		
30. Are	the lands subi	ect to any morto	ages, easements, i	right-of-ways or c	ther charges?	YES [X] NO	
<u>Mortga</u> Floor, M Questio	For mor ge as in Inst Markham, OM ns 31 – 34 mu	tgages just prov rument No. W I. L3R 5A4 Ist be answere		and address of SBC Bank Can for severance i	Mortgagee. ada, located at 1 n the Rural/Agricul	<u>9 Allstate Parkway</u> tural Area Other	
			ted on these subject				
	Туре:	Dairy []	Beef Cattle []		and the second se	Other []	
32. <u>Din</u>	nensions of	Barn(s)/Outb	uildings/Sheds (that are to rem	ain) Severed & R	etained Lands	
<u>Severed</u>	Width	<u>8±m</u>	Length <u>9±m</u>	Area <u>7</u>	<u>'2±m²</u> Use	Shed	
	Width		Length	Area	Use		
Retained	<u>ł</u> Width		Length	Area	Use		
	Width		Length	Area	Use		
33. <u>Mar</u>	nure Storage	Facilities on the	nese lands: Non	e			
	DRY			EMI-SOLID		LIQUID	
Open Pil			Open Pile	[]	Covered		[]
Covered			Storage with Bu	ICK Walls []		und Uncovered Tank	
						und Uncovered Tank	++
					Open Ear	th-sided Pit	[

LAND DIVISION FORM - SEVERANCE



LAND SURVEYORS and ENGINEERS

November 1, 2017 24651-17 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch For Brian Cain 4297 Victoria Road Part of Lot 26, 27, 28, Concession 9 PIN 71191-0035 Township of Puslinch

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to split this 120ha (300 acres) property into two parcels where one is 40 ha (100 acres) consisting of Lot 28 with the existing farm house and buildings and the second parcel will be 200 acres consisting of Lots 26 & 27. Most of Lot 26 is covered with bush and wetlands and the majority of Lot 27 is open farm field. There is an existing lane crossing through Lot 26 to the open field area where a new dwelling will be constructed.

We reviewed this proposal with GRCA staff and received the comment that there would be support for the severance because it follows the original farm lots. However the GRCA also commented that "some Environmental work would be recommended and can probably be scoped to the road access or front of the property".

This proposal adheres to the County of Wellington Official Plan policies for the creation of new lots in Prime Agricultural areas. Section 10.3.2 reads as follows:

New lots for agricultural operations shall be of a size appropriate for the type of agricultural use(s) common in the area and sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations. New agricultural lots will normally be a minimum of 35 hectares in size. Smaller lots may only be considered where there is clear evidence that the farmer intends to conduct an agricultural pursuit which can be successful on a smaller property. Where practical, the creation of agricultural lots along the original lots in the Township survey is encouraged even if somewhat smaller than normal lots result. New agricultural lots may include lands in the Greenlands System where necessary to provide logical lot lines, provided that suitable building envelopes and new access routes are available outside of, and a suitable distance from, Core Greenlands and Greenlands features.

This application meets these requirements in that the new limit will be along the original lot line between Lots 27 & 28 and there is an existing driveway that will be used.

The subject property contains the dividing line between the Halton Conservation Authority watershed and the GRCA watershed. The lands within the Halton watershed are also subject to the Greenbelt Plan and the Greenbelt mapping shows Lot 28 within the Natural Heritage System of the Greenbelt. Nothing will be changing in this area as the proposed construction will be in Lot 27.

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

Very truly yours, Van Harten Surveying Inc.

11/1

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?

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:

Michelle Innocente

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

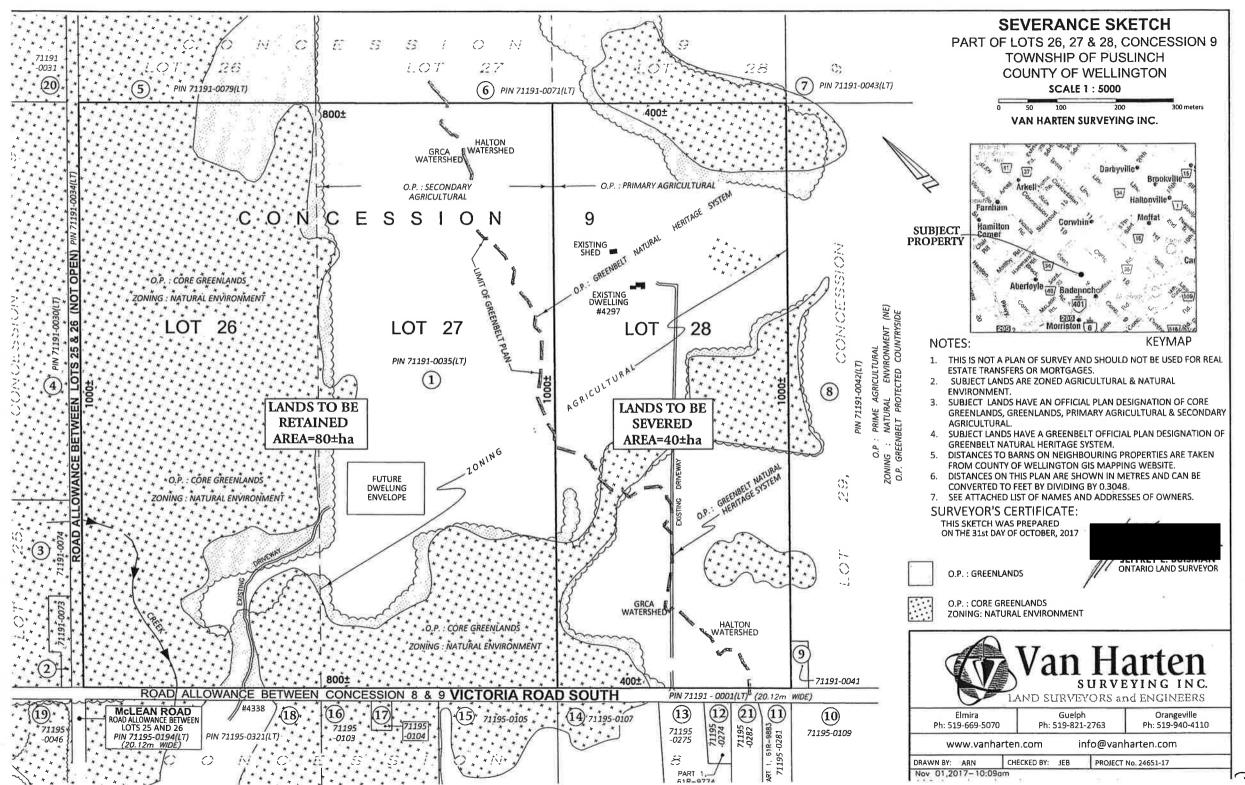
Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE



ATTACHMENT 'B(q)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B154/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Ruth & Bruce McLeod c/o Sheena & Duncan McLeod 70 Gilmour Road Puslinch ON N0B 2K0

TOWNSHIP OF PUSLINCH Part Lot 23 Concession 8

Proposed severance is 0.4 hectares with 55m frontage, vacant land for proposed rural residential use.

Retained parcel is 12.2 hectares with 74m frontage, existing and proposed rural residential use with existing dwelling, workshop, shed & pool.

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

December 6, 2017

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Bell Canada County Clerk

Civic Addressing

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

Roads/Solid Waste

APPL	ICATION	FOR C	ONSENT
------	---------	-------	--------

Ontario Planning Act

Nou

1. Approv	al Auth	ority:
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County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9

Required Fee: Fee Received:	
File No.	BIS

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:

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

2. (a) Name of Registered Owner(s) <u>Sheena McLeod & Duncan McLeod having Power of Attorney for</u> <u>Ruth and Bruce McLeod</u>

Address 70 Gilmous Road, Puslinch, ON, N0B 2K0

Phone No.		Email:	
(c) Name and Address	of Owner's Authorized Agent:		
Jeff Buisr	nan of VanHarten Surveyi	ng Inc.	
<u>423 Wool</u>	wich Street, Guelph, ON, N	<u>N1H 3X3</u>	
(d) All Communication	to be directed to:		
REGISTERED OWN	ER [] APPLICANT	[] AGENT [X]	I
(e) Notice Cards Poste	d by:		
REGISTERED OWN	ER [] APPLICANT	[] AGENT [X	
Type and Purpose of F	roposed Transaction: (Check	off appropriate box & provide sho	ort explanation)
RURAL RESIDENT	AL[X] AGRICULTURAL[]	URBAN RESIDENTIAL[] CO	MMERCIAL/INDUSTRIAL[
	lot for residential purpos	es	
EASEMENT[]	RIGHT OF WAY [] CO		LEASE[]
(a) If known, the na	me of person to whom the land o	r an interest in the land is to be t	ransferred, charged or leased
<u>Future owner is</u>	not known		
2.6			Revised May 2017

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

Local Municipality: Townshi			4 - 61 - 4 02
Concession 8		Lot No. Par	<u>t of Lot 23</u>
Registered Plan No.		Lot No.	
Reference Plan No.		Part No.	
Civic Address 70 Gilmour	r Road		
 When was property acquire Registered Instrument No. 		<u>state Transfer)</u>	
Description of Land intended to	be <u>SEVERED</u> :	Metric [X]	Imperial [
Frontage/Width 55	<u>/ 52 ±</u>	AREA	<u>0.4 ha ±</u>
Depth <u>75</u>	±	Existing Use(s)	Vacant Yard
Existing Buildings or structu Proposed Uses (s):	res: <u>None</u>	ential dwelling	
Existing Buildings or structu	res: <u>None</u> <u>A future reside</u> te space) Ex		posed [X]

LAND DIVISION FORM - SEVERANCE

6.	Description of Land inten	ded to be <u>RETAINED</u> :	Metric	[X]	Imperial []	
	Frontage/Width	<u>74 ±</u>	AREA	<u>12.2 h</u>	<u>ia ±</u>		
	Depth	<u>319 ±</u>	Existing Use(s)	Rural resid	lential, bu	sh	
	Existing Buildings or s	tructures: Dwelling,	workshop, shed and	lood			
	Proposed Uses (s):	No Chang	<u>e</u>				
	Type of access (Check a	appropriate space)	Existing [X]	Proposed []			
	 Provincial Highway County Road Municipal road, maint Municipal road, sease Easement 		 [] Right-of-way [] Private road [] Crown access road [] Water access [] Other 				
	Type of water supply - E	xisting [X] Propos	ed [] (check appropria	te space)			
	[] Municipally owned an [X] Well [X] individua [] Lake [] Other		r system	s.Li			
	 [] Municipally owned an [X] Septic Tank (specify v [] Pit Privy [] Other (Specify): 	d operated sanitary sev whether individual or co	mmunal): <u>Individual</u>	ropriate space)			
7.	Is there an agricultural operative of the Subject land *If yes, see sketch required SEPARATION FORM.	s (severed and retained			YES []	NO)0 [X]
8.	Is there a landfill within 50	0 metres [1640 feet]?			YES []	NO	[X]
9.	a) Is there a sewage trea	tment plant or waste st	abilization plant within 500 r	metres [1640']?	YES []	NO	[X]
10.	Is there a Provincially Sign within 120 metres [394 fe		wamp, bog) located on the l	ands to be retair	ned or to be YES [X]		ed or
11.	. Is there any portion of the	land to be severed or t	o be retained located within	a floodplain?	YES []	NO	[X]
12.	. Is there a provincial park of	or are there Crown Land	ds within 500 metres [1640"]?	YES []	NO	[X]
13.	. Is any portion of the land t	o be severed or retaine	d within a rehabilitated min	e/pit site?	YES []	NO	[X]
14.	. Is there an active or abane	doned mine, quarry or ູ	gravel pit within 500 metres	[1640']?	YES []	NO	[X]
15.	. Is there a noxious industri	al use within 500 meter	es [1640']?		YES []	NO	[X]

LAND DIVISION FORM - SEVERANCE

16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES	[]	NO	[X]
	Name of Rail Line Company:				
17.	Is there an airport or aircraft landing strip nearby?	YES	[]	NO	[X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outle within 750 metres of the proposed subject lands?	et/conta YES	iner ret	fill ce NO	ntre [X]
19.	PREVIOUS USE INFORMATION:				
	a) Has there been an industrial use(s) on the site? YES [] NO [X]	UN	KNOW	Ν	1
	If YES, what was the nature and type of industrial use(s)?				
	b) Has there been a commercial use(s) on the site? YES [] NO [X]	UNK		N []
	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 syste	ems or r	residen	tial	
	landscaping?) YES [] NO [X]	UNF	NOW] /	1
	 d) Has there been commercial petroleum or other fuel storage on the site, underground fue been used for a gas station at any time, or railway siding? YES [] NO [X] 	UNI	KNOW	as th N [e site]
	If YES, specify the use and type of fuel(s)				an la sin
20.	. Is this a resubmission of a previous application?	YES	[]	NC	[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 N registered in the Land Registry/Land Titles Office?	/larch 1, YES	2005 ;	and a NO	s [X]
	 b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sl Transferee's Name, Date of the Transfer and Use of Parcel Transferred. 	ketch ar	ıd prov	ide:	
22	. Has the parcel intended to be severed ever been, or is it now, the subject of an application f other Consent or approval under the Planning Act or its predecessors? YES [] NO		in of su		
23	Under a separate application, is the Owner, applicant, or agent applying for additional conse simultaneously with this application?	YES	[]	NC) [X]
24	I. Is the application consistent with the Provincial Policy Statement?	YES	[X]	NC	[]
25	5. Is the subject land within an area of land designated under any provincial plan or plans?				
	Greenbelt Plan [] Places to Grow [X] Other []	_	-		A)
	If YES, does the application conform with the applicable Provincial Plan(s)	YES	[X]	NC	0[]
			Rov	ised Ma	ay 2017
C	bunty of Wellington LAND DIVISION FORM – SEVERANCE				

					22
26. Is the subject land a pr	oposed surplus farm dwelling?	*		YES []	NO [X]
*If yes, an applicati	on to sever a surplus farm dwe	lling must be accompanie	ed by a FARM I	NFORMATIC	N FORM.
27. a) What is the existing	Local Official Plan designation	on(s) of the subject land?	(severed and r	etained)	
1. Sa					
b) What is the existing	County Official Plan designation	ition(s) of the subject land	? (severed an	d retained)	
	ultural, Core Greenlands			a rotalitoty	
c) If this consent relate please indicate the	es directly to an Official Plan A Amendment Number and the	mendment(s) currently un applicable file number(s).	der review by	an approval a	uthority,
Amendment Num	oer(s):	File Numb	er(s):		
28. What is the zoning of the	ne subject lands? Agricultura				
	he subject lands conform to the			YES [] I	NO [X]
lf NO, a) has an	application been made for re-z YES [] NO []	zoning? File Number			
b) has an	application been made for a m	ninor variance? File Number			
30. Are the lands subject to	o any mortgages, easements, ri	ight-of-ways or other char	ges?	YES [X] N	
	lease provide a copy of the rele	-			
For mortgag Mortgage as in Instrum	es just provide complete name ent No. RO715161 with the	and address of Mortgage	e. ank at 35 Ha	rvard Road	& Gordon
Street, Guelph, ON, N10	G 3A2		unit ut oo mu	Turu Rouu	
Questions 31 – 34 must be this is not applicable to ye	e answered for Applications our application, please state	for severance in the Rui "not Applicable"	ral/Agricultura	Il Area Ot	herwise, if
31. Type of Farm Operation	on conducted on these subject	t lands: None			
Type: Dai	iry [] Beef Cattle []	Swine [] Pou	ultry []	Other []	±
32. Dimensions of Bar	n(s)/Outbuildings/Sheds (<i>t</i>	hat are to remain) Sev	vered & Reta	ined Lands	
Severed Width 11:		Area <u>286±m²</u>		Workshop	
Width	Length	Area	Use		
Retained Width	Length	Area	Use		
Width	Length	Area	Use		
33. <u>Manure Storage Faci</u>	lities on these lands: Non	e			
DRY	SE	MI-SOLID		LIQUID	
Open Pile []	Open Pile	[]	Covered Tan	k	[]

Open Pile	Open Pile	Covered Tank
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
· · · · · · · · · · · · · · · · · · ·		Open Earth-sided Pit []

LAND DIVISION FORM - SEVERANCE



LAND SURVEYORS and ENGINEERS

November 1, 2017 25320-17 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet.

Re: Severance Application and Sketch for McLeod 70 Glimour Road Part of Lot 23, Concession 8 PIN 71195-0019 **Township of Puslinch**

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel with a frontage of 55±m and depth of 75±m with an area of 0.4±ha. The existing space is part of a large yard/rough grass area in front of the existing dwelling. The left limit (when facing the property from the road) will be along the existing hydro line servicing the dwelling to the rear. The retained parcel will be 12.2 ha with a frontage of 74m and will continue to be used as it has been for many years.

A minor variance will be required for the retained parcel as the minimum frontage for a parcel with more than 4ha is 122m.

This is a very practical and efficient severance as it makes use of an existing over-sized yard.

The severed parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- Zoning requirements are met, other than the need for a minor variance on the retained parcel.
- MDS requirements are met.

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

Very truly yours, Van Harten Surveying Inc.

111 11

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

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

YES [] NO [X]

Туре	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.

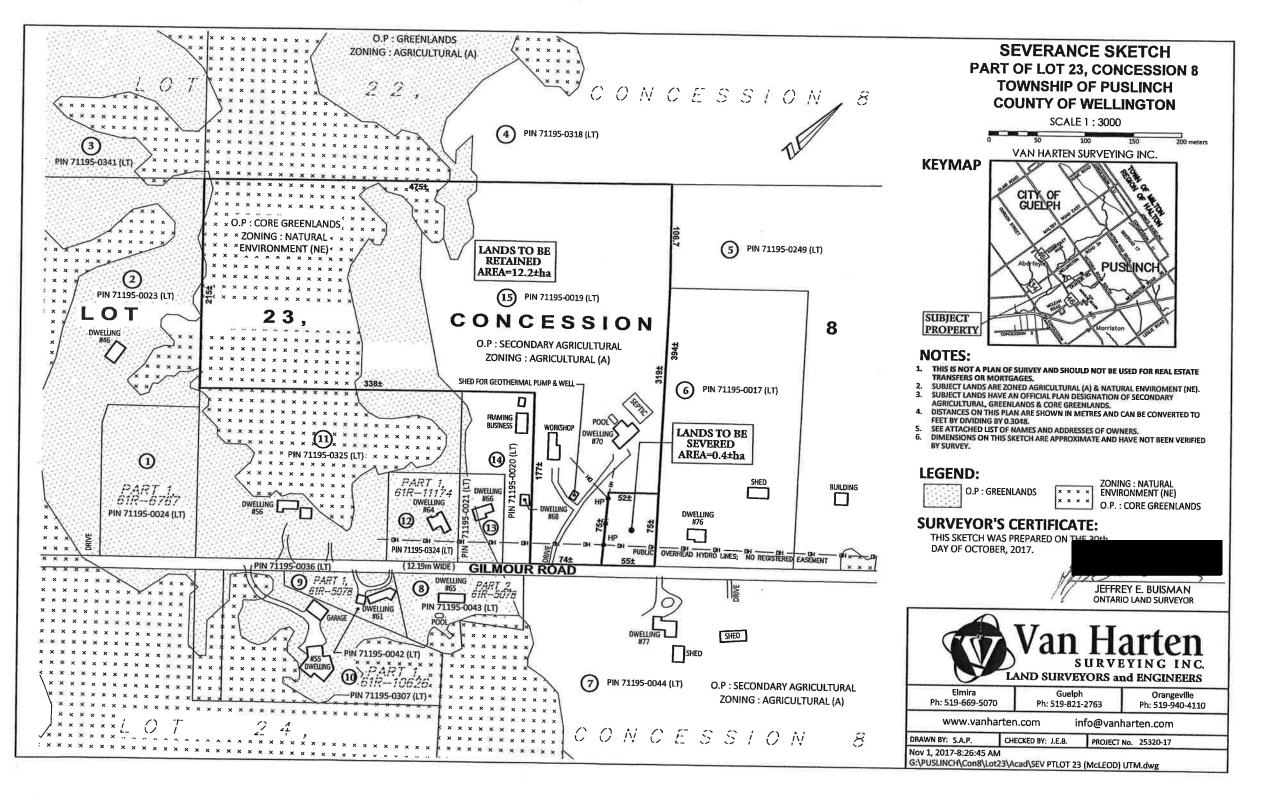
Please see covering letter.

NOTES:

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

LAND DIVISION FORM - SEVERANCE



~ -11 /m

ATTACHMENT 'B(r)'

November 10, 2017

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: November 1, 2017

FILE NO. B155/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Overseas Farms Inc. Attn: Esa Lahtinen 6871 Wellington Rd 34 Cambridge ON N3C 2V4

TOWNSHIP OF PUSLINCH Part Lot 15 Concession 2

Proposed severance is 80m fr x 90m = 0.7 hectares, agricultural use for proposed rural residential use.

Retained parcel is 35.4 hectares with 110m frontage, existing and proposed agricultural and residential use with existing dwelling, 2 barns & 2 sheds.

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

December 6, 2017

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

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

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MAILED TO:

 Local Municipality - Puslinch
 County Planning
 Conservation Authority - GRCA

 County Engineering
 Source Water

 Bell Canada
 County Clerk
 Roads/Solid Waste
 Civic Addressing

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

1.	
	Approval Authority:
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No.
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION
2.	(a) Name of Registered Owner(s) Overseas Farms Inc ATTN: Esa Lahtinen
	Address 6871 Wellington Road 34, Cambridge, ON, N3C 2V4
	(b) Name and Address of Applicant (as authorized by Owner)
	Phone No Email:
	(c) Name and Address of Owner's Authorized Agent:
	Jeff Buisman of VanHarten Surveying Inc.
	423 Woolwich Street, Guelph, ON, N1H 3X3
	(d) All <u>Communication</u> to be directed to:
	REGISTERED OWNER [] APPLICANT [] AGENT [X]
	(e) Notice Cards Posted by:
	REGISTERED OWNER [] APPLICANT [] AGENT [X]
3	REGISTERED OWNER [] APPLICANT [] AGENT [X]
3.	REGISTERED OWNER [] APPLICANT [] AGENT [X] Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
3.	REGISTERED OWNER [] APPLICANT [] AGENT [X] Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation) RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[]
3. <u>OR</u>	REGISTERED OWNER [] APPLICANT [] AGENT [X] Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation) RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] Commercial/INDUSTRIAL[] To create a new lot for residential purposes
	REGISTERED OWNER [] APPLICANT [] AGENT [X] Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation) RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] Commercial/INDUSTRIAL[] To create a new lot for residential purposes
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	REGISTERED OWNER [] APPLICANT [] AGENT [X] Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation) RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] Commercial/INDUSTRIAL[] To create a new lot for residential purposes
	REGISTERED OWNER [] APPLICANT [] AGENT [X] Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation) RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] Coreate a new lot for residential purposes EASEMENT[] RIGHT OF WAY[] CORRECTION OF TITLE[]

APPLICATION FOR CONSENT

Ontario Planning Act

4.	(a) Location of Land in the County of Wellington:
	Local Municipality: Township of Puslinch
	Concession 2 Lot No. Part of Lot 15
	Registered Plan No Lot No
	Reference Plan No Part No
	Civic Address <u>6871 Wellington Road 34</u>
	(b) When was property acquired: <u>July 2011</u> Registered Instrument No. <u>WC316828</u>
5.	Description of Land intended to be SEVERED: Metric [X] Imperial []
	Frontage/Width <u>80 ±</u> AREA <u>0.7 ha ±</u>
	Depth <u>90 ±</u> Existing Use(s) <u>Agricultural</u>
	Existing Buildings or structures: <u>None</u>
	Proposed Uses (s): Rural Residential
Ту	pe of access (Check appropriate space) Existing [] Proposed [X]
ł	[] Provincial Highway[] Right-of-way[X] 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 [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): <u>Individual</u> [] Pit Privy [] Other (Specify):

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LAND DIVISION FORM - SEVERANCE

		ntended to be <u>RET</u>			Metric [X]	Impe	rial	11
	Frontage/Width	<u>110 / 386 :</u>	ŧ	AREA	<u>35.4 ha ±</u>			
	Depth	<u>871 ±</u>	Existing	Use(s)	Agricultural & Re	siden	tial	
	Existing Buildings	or structures: Dwo	elling, bar	rns, sheds				
	Proposed Uses (s)	<u>No</u>	Change					
	Type of access (Che	ck appropriate spa	ice) I	Existing [X]	Proposed [1		
3	 [] Provincial Highwa [X] County Road [] Municipal road, m [] Municipal road, so [] Easement 	aintained year rou	nd I ed I	[] Right-of-wa [] Private road [] Crown acce [] Water acce [] Other	d ess road		a	
9	Type of water supply	- Existing [X]	Proposed	[] (check a	ppropriate space)			
	[] Municipally owner [X] Well [X] indivi [] Lake			stem				
	[] Other					_		_
	[] Municipally owned	d and operated sar	nitary sewers		neck appropriate space	è)		
		d and operated sar	nitary sewers		100 B (100 B)	*)		
7.	 [] Municipally owned [X] Septic Tank (specify) [] Pit Privy [] Other (Specify): Is there an agricultural metres of the Subject 	d and operated sar ify whether individu operation, (either lands (severed and requirements and t	nitary sewers ual or comm a barn, manu l retained pa	s unal): <u>Indivi</u> u ure storage, ab urcels)?	dual	stockya YES	[X]	- N
7.	 Municipally owned Septic Tank (specify) Pit Privy Other (Specify): Is there an agricultural metres of the Subject *If yes, see sketch 	d and operated sar ify whether individu operation, (either lands (severed and requirements and t RM.	hitary sewers ual or comm a barn, manu l retained pa the applicatio	s unal): <u>Indivi</u> u ure storage, ab urcels)?	dual attoir, livestock area or	stockya YES	[X] FANG	- N CE
8.	 [] Municipally owned [X] Septic Tank (specify) [] Pit Privy [] Other (Specify): Is there an agricultural metres of the Subject *If yes, see sketch SEPARATION FOR Is there a landfill withing 	d and operated sar lify whether individu operation, (either lands (severed and requirements and t RM. n 500 metres [1640	hitary sewers ual or comm a barn, manu l retained pa the application 0 feet]?	s unal): <u>Indivie</u> ure storage, ab urcels)? on must be acce	dual attoir, livestock area or	stockya YES JM DIST YES	[X] FANC	CE
8. 9.	 [] Municipally owned [X] Septic Tank (specify) [] Pit Privy [] Other (Specify): Is there an agricultural metres of the Subject *If yes, see sketch SEPARATION FOR Is there a landfill withing 	d and operated sar ify whether individu operation, (either lands (severed and requirements and t RM. n 500 metres [1640 treatment plant or Significant Wetland	hitary sewers ual or comm a barn, manu retained pa the application 0 feet]? waste stabiliz	s unal): <u>Indivie</u> ure storage, ab urcels)? on must be acco zation plant wit	dual attoir, livestock area or ompanied by a MINIMU hin 500 metres [1640']	stockya YES JM DIST YES ? YES	[X] FANC [] [] to be	N CE N N e seve
8. 9. 10.	 Municipally owned Septic Tank (species Pit Privy Other (Specify): Is there an agricultural metres of the Subject *If yes, see sketch SEPARATION FOR Is there a landfill within a) Is there a sewage Is there a Provincially 	d and operated sar ify whether individu operation, (either lands (severed and requirements and t RM. n 500 metres [1640 treatment plant or v Significant Wetland 4 feet]?	hitary sewers ual or comm a barn, manu retained pa the application 0 feet]? waste stabili: d (e.g. swam	s unal): <u>Indivie</u> ure storage, ab urcels)? on must be acce zation plant wit	dual attoir, livestock area or ompanied by a MINIMU hin 500 metres [1640'] on the lands to be reta	stockya YES JM DIST YES ? YES ained or	[X] FANC [] [] to be [X]	N CE N E seve
8. 9. 10. 11.	 Municipally owned Septic Tank (species Pit Privy Other (Specify): Is there an agricultural metres of the Subject *If yes, see sketch SEPARATION FOR Is there a landfill within a) Is there a sewage Is there a Provincially within 120 metres [39] 	d and operated sar ify whether individu operation, (either lands (severed and requirements and t RM. n 500 metres [1640 treatment plant or Significant Wetland 4 feet]? the land to be seve	hitary sewers ual or comm a barn, manu d retained pa the application 0 feet]? waste stabiliz d (e.g. swam ered or to be	s unal): <u>Indivie</u> ure storage, ab prcels)? on must be acce zation plant wit up, bog) located e retained locate	dual attoir, livestock area or ompanied by a MINIMU hin 500 metres [1640'] on the lands to be reta	• stockya YES JM DIST YES ? YES ained or YES	[X] FANC [] [] to be [X] []	CE N N N
8. 9. 10. 11. 12.	 [] Municipally owned [X] Septic Tank (specify) [] Pit Privy [] Other (Specify): Is there an agricultural metres of the Subject *If yes, see sketch SEPARATION FOR Is there a landfill within a) Is there a sewage Is there a Provincially within 120 metres [39] Is there any portion of 	d and operated sar ify whether individu operation, (either lands (severed and requirements and t RM. n 500 metres [1640 treatment plant or Significant Wetland 4 feet]? the land to be seve	hitary sewers ual or comm a barn, manu retained pa the application 0 feet]? waste stabiliz d (e.g. swam ered or to be own Lands w	s unal): <u>Indivie</u> ure storage, ab urcels)? on must be acco zation plant wit up, bog) located e retained located within 500 metre	dual attoir, livestock area or ompanied by a MINIMU hin 500 metres [1640']' on the lands to be reta ed within a floodplain? s [1640']?	stockya YES JM DIST YES ? YES ained or YES YES	[X] FANC [] [] to bu [X] [] []	CE N N N N

LAND DIVISION FORM - SEVERANCE

16.	ls	there an active or abandoned principal or secondary railway within	n 500	me	tres	s [164))']?	YES	[]	N	[X] C
		Name of Rail Line Company:						-			
17.	ls	there an airport or aircraft landing strip nearby?						YES	[]	N	5 [X]
18.	ls wi	there a propane retail outlet, propane filling tank, cardlock/keylock thin 750 metres of the proposed subject lands?	k or pri	va	te p	ropan	e out	let/cont YES			centre D [X]
19.	PF	REVIOUS USE INFORMATION:									
	a)	Has there been an industrial use(s) on the site?	YES	Γ]	NO	[X]	UN	KNOV	VN	[]
	lf	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]	UNI	KNOW	/N [1
	١f	YES, what was the nature and type of the commercial use(s)									
2	c)	Has fill been brought to and used on the site (other than fill to aclandscaping?)									
			YES]]	NO	[X]	UNI	KNOW	'N []
	d)	Has there been commercial petroleum or other fuel storage on the been used for a gas station at any time, or railway siding?	ne site YES	, uı [ndei]	rgrour NO	nd fue [X]	el storag UN	ge, or l KNOV		
	lf Y	<pre>/ES, specify the use and type of fuel(s)</pre>		_	_	_	_	_	_	_	_
20.	ls i	this a resubmission of a previous application?						YES	[]	N	o [X]
	lf \	YES, is it identical [] or changed [] Provide previous File Num	iber _		_	1		_			
21.	a)	Has any severance activity occurred on the land from the holdin registered in the Land Registry/Land Titles Office?	g whic	:h e	exis	ted as	of M	arch 1, YES	2005 []		as) [X]
	b)	If the answer in (a) is YES, please indicate the previous severand Transferee's Name, Date of the Transfer and Use of Parcel T	ce(s) c ransfe	on t erre	he i ed.	require	ed sk	etch an	d prov	vide:	
22.	Has	s the parcel intended to be severed ever been, or is it now, the sub er Consent or approval under the Planning Act or its predecessors	s?		n ap 6 [or a plai [X] I			
		ler a separate application, is the Owner, applicant, or agent applyi ultaneously with this application?	ing for	ad	ditio	onal c	onsei	nts on t YES	his hol	-) [X]
24.	ls t	he application consistent with the Provincial Policy Statement?						YES	[X]	NC)[]
25.	ls t	he subject land within an area of land designated under any provi	ncial p	lar	or	plans	?				-
	Gr	eenbelt Plan [] Places to Grow [X] Other []									
	lf `	YES, does the application conform with the applicable Provincial F	Plan(s)					YES	[X]	NO	[]

LAND DIVISION FORM - SEVERANCE

26. Is the subject land a pr	roposed surplus farm dw	elling?*		YES	[] NO [X]			
*If yes, an applicati	ion to sever a surplus fa	rm dwelling must be a	accompanied by	a FARM INFOR	MATION FORM.			
27. a) What is the existing	ered and retaine	d)						
b) What is the existing County Official Plan designation(s) of the subject land? (severed and retained)								
Secondary Agric	Secondary Agricultural, Core Greenlands & Core Greenlands							
c) If this consent relat please indicate the	tes directly to an Official e Amendment Number a	Plan Amendment(s) nd the applicable file	currently under re number(s).	eview by an app	proval authority,			
Amendment Num	ber(s):		File Number(s):	2				
28. What is the zoning of the state of the s	he subject lands? Agri	cultural (A) and Na	atural Environ	ment (NE)	2			
	the subject lands conforr will be applied for application been made YES [] NO	for re-zoning?	nce approval	YES	[] NO [X]			
	regional in the							
b) has ar	application been made YES [] NO							
30. Are the lands subject to	o any mortgages, easer	nents, right-of-ways o	r other charges?	YES	[X] NO []			
For mortgag Mortgage as in Instrum	lease provide a copy of les just provide complete lent No. WC326211 w	e name and address	of Mortgagee.	ated at 244 M	lain Street East,			
Milton, ON, L9T 1N8 Questions 31 – 34 must b this is not applicable to ye	e answered for Application, please	ations for severance state "not Applical	e in the Rural/Ag	gricultural Area	a Otherwise, if			
31. Type of Farm Operati								
		e [] Swine [[] Other	· []			
32. Dimensions of Bar	n(s)/Outbuildings/Sh	eds (that are to re	main) Severed	& Retained	Lands			
Severed Width	Length	Area		Use				
Width	Length	Area		Use				
Retained Width 16	tength 20	<u>)±m</u> Area	<u>320±m²</u>	Use	Storage Shed			
Width <u>13</u>	t <u>±m</u> Length <u>48</u>	<u>B±m</u> Area	<u>624±m²</u>	Use	<u>Barn</u>			
Width <u>13</u>	±m Length 56	5±m Area	<u>728±m²</u>	Use	<u>Hay Barn</u>			
Width <u>8±</u>	m Length 17	<u>'</u>±m Area	<u>136±m²</u>	Use	Shed			
Width <u>7.5</u>	5 <u>±m</u> Length <u>7.</u>	5±m Area	<u>56±m²</u>	Use	Shed			
County of Wellington	LAND D	DIVISION FORM - SEVER	ANCE		Revised May 2017			



LAND SURVEYORS and ENGINEERS

November 1, 2017 23589-16 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch for Overseas Farms 6871 Wellington Road 34 Part of Lot 15, Concession 2 PIN 71208-0086 Township of Puslinch

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, Source Water Protection Form, MSD Farm Data Sheet, MDS Calculations, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel along Wellington Road 34 with a frontage of $80\pm m$ and depth of $90\pm m$ with an area of $0.7\pm ha$. The severed parcel is currently an agricultural field. The retained parcel will be $35.4\pm ha$ with a frontage of 110m and will continue to be used for as a horse farm.

We expect that a minor variance will be required for the retained parcel as the minimum frontage for a parcel with more than 4ha is 122m.

The Minimum Distance Separation (MDS) for the barn on the subject property has been evaluated. Using a Type B scenario the required distance is 233m. Horses are kept in the rear portion of the long narrow building running north-south. The distance from the portion of the barn with horses to the rear corner of the severance is around 230m. The bank barn is used only for hay storage and not used for animals. Whether or not the bank barn should be included in the MDS calculations is not clear. In the event that it is included in the calculation, we found that using a 0.55ha building envelope (MDS Guideline No. 41) the minimum requirement of 233m to the bank barn can be met.

The severed parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- Zoning requirements are met, other than the likely need for a minor variance on the retained parcel.

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 Esa Lahtinen of Overseas Farms Ltd

33. Manure Storage Facilities on these lands: None

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank [1]
Covered Pile []	Open Pile [] Covered Tank [] 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]

Туре	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?

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:

Elizabeth Martelluzzi

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

Please see covering letter.

NOTES:

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

County of Wellington

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- 6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

LAND DIVISION FORM - SEVERANCE

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Description:	Overseas Severance	9			
Application Date:	Tuesday, October 3	1. 2017			
lunicipal File Numbe					
Proposed Application		or more, residential lots outside of a	settlement area		
	Type B Land Use		Sottionioni alca		
Applicant Contact Info	ormation	Location of Subject Lands			
Esa Lahtiner Overseas Farms		County of Wellington, Townsh			
6871 Wellington Roa	1.34	PUSLINCH, Concession: 2, Lo	ot: 15		
		Roll Number: 2301 i			
Calculation Name:	Barn				
Description:	Overseas Severance	3			
arm Contact Informa	tion		kisting livestock		obic digester
Esa Lahtiner Overseas Farms			ellington, Townshi Concession: 2, Lo		
6871 Wellington Road	34	Roll Number	č		
	2		2301 i		
		Total Lot Siz	e: 36 ha		
he barn area is an est easonable.	mate only and is intende	ed to provide users with an indicatior	of whether the nu	umber of livestock	k entered is
casunable.					
Manure	0		Existing	Existing	Estimated
Manure	vestock/Manure		Maximum	Maximum	Livestock Barn
Manure Type of Li		227 - 680 kg (including unweaped			
Manure Type of Li		227 - 680 kg (including unweaned	Maximum	Maximum	Livestock Barn
Manure TypeType of LiSolidHorses, M offspring)	edium-framed, mature;		Maximum Number	Maximum Number (NU)	Livestock Barn Area
Manure TypeType of LiSolidHorses, M offspring)Existing Manure Store	edium-framed, mature; ge: V3. Solid, outside,		Maximum Number	Maximum Number (NU)	Livestock Barn Area
Manure TypeType of LiSolidHorses, M offspring)	edium-framed, mature; ge: V3. Solid, outside, 14.0		Maximum Number	Maximum Number (NU)	Livestock Barn Area
Manure TypeType of LiSolidHorses, M offspring)Existing Manure StoraDesign Capacity (NU):Potential Design Capacity	edium-framed, mature; ge: V3. Solid, outside, 14.0 city (NU): 28.0	no cover, >= 30% DM	Maximum Number 14	Maximum Number (NU)	Livestock Barn Area
Manure TypeType of LiSolidHorses, M offspring)SolidHorses, M offspring)Existing Manure StoraDesign Capacity (NU):Potential Design CapacityFactor AFactor I	edium-framed, mature; ge: V3. Solid, outside, 14.0 city (NU): 28.0 3 Factor D		Maximum Number 14 Distance F'	Maximum Number (NU)	Livestock Barn Area 325 m ²
Manure TypeType of LiSolidHorses, M offspring)SolidHorses, M offspring)Existing Manure StoraDesign Capacity (NU)Potential Design CapacityFactor AFactor I	edium-framed, mature; ge: V3. Solid, outside, 14.0 city (NU): 28.0 3 Factor D (Manure Type) (End	no cover, >= 30% DM Factor E Building Base	Maximum Number 14 Distance F' m livestock barn) (a	Maximum Number (NU) 14.0	Livestock Barn Area 325 m ²
Manure TypeType of LiSolidHorses, M offspring)Existing Manure StoraDesign Capacity (NU):Potential Design CapaFactor AFactor I Odour Potential)Odour Potential)(Size)	edium-framed, mature; ge: V3. Solid, outside, 14.0 city (NU): 28.0 3 Factor D (Manure Type) (End	no cover, >= 30% DM Factor E Building Base croaching Land Use) (minimum distance fro .2 = 233 m (7	Maximum Number 14 Distance F' m livestock barn) (a 764 ft)	Maximum Number (NU) 14.0	Livestock Barn Area 325 m ²
Manure TypeType of LiSolidHorses, M offspring)Existing Manure StoraDesign Capacity (NU):Potential Design CapaFactor AFactor I Odour Potential)Odour Potential)(Size)	edium-framed, mature; ge: V3. Solid, outside, 14.0 city (NU): 28.0 3 Factor D (Manure Type) (End	no cover, >= 30% DM Factor E Building Base croaching Land Use) (minimum distance fro	Maximum Number 14 Distance F' om livestock barn) (a 764 ft) Distance 'S'	Maximum Number (NU) 14.0 actual distance from I TBD	Livestock Barn Area 325 m ²
Manure TypeType of LiSolidHorses, M offspring)Existing Manure StoraDesign Capacity (NU):Potential Design CapaFactor AFactor I Odour Potential)Odour Potential)(Size)	edium-framed, mature; ge: V3. Solid, outside, 14.0 city (NU): 28.0 3 Factor D (Manure Type) (End	no cover, >= 30% DM Factor E Building Base croaching Land Use) (minimum distance fro .2 = 233 m (7 Storage Base	Maximum Number 14 Distance F' m livestock barn) (a 764 ft) Distance 'S' n manure storage) (au	Maximum Number (NU) 14.0 actual distance from I TBD	Livestock Barn Area 325 m ²
Manure TypeType of LiSolidHorses, M offspring)Existing Manure StoraDesign Capacity (NU):Potential Design CapaFactor AFactor I Odour Potential)Odour Potential)(Size)	edium-framed, mature; ge: V3. Solid, outside, 14.0 city (NU): 28.0 3 Factor D (Manure Type) (End	no cover, >= 30% DM Factor E Building Base croaching Land Use) (minimum distance fro .2 = 233 m (7) Storage Base (minimum distance from	Maximum Number 14 Distance F' m livestock barn) (a 764 ft) Distance 'S' n manure storage) (au	Maximum Number (NU) 14.0 actual distance from I TBD	Livestock Barn Area 325 m ²
Manure TypeType of LiSolidHorses, M offspring)Existing Manure StoraDesign Capacity (NU):Potential Design Capacity (NU):Potential Design Capacity (NU):Codour Potential)Odour Potential)0.7X216Preparer Information	edium-framed, mature; ge: V3. Solid, outside, 14.0 city (NU): 28.0 3 Factor D (Manure Type) (End	no cover, >= 30% DM Factor E Building Base croaching Land Use) (minimum distance fro .2 = 233 m (7) Storage Base (minimum distance fro	Maximum Number 14 Distance F' m livestock barn) (a 764 ft) Distance 'S' n manure storage) (au	Maximum Number (NU) 14.0 actual distance from I TBD	Livestock Barn Area 325 m ²
Manure Type Type of Li Solid Horses, M offspring) Existing Manure Stora Design Capacity (NU): Potential Design Capa Factor A Factor I Odour Potential) (Size) 0.7 X 216 Preparer Information Hailey Keast Van Harten Surveyir	edium-framed, mature; ge: V3. Solid, outside, 14.0 city (NU): 28.0 3 Factor D (Manure Type) (End X 0.7 X 2	no cover, >= 30% DM Factor E Building Base croaching Land Use) (minimum distance fro .2 = 233 m (7) Storage Base (minimum distance fro	Maximum Number 14 Distance F' m livestock barn) (a 764 ft) Distance 'S' n manure storage) (au	Maximum Number (NU) 14.0 actual distance from I TBD	Livestock Barn Area 325 m ²
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Page 1 of 1

Date Prepared: Oct 31, 2017 5:59 PM 222974

	Ontario	Farm 1	d By: Hailey Keas	st, Van Harten Su			
Description	n: Ov	erseas Severance					
Applicatio Municipal	n Date: Tu File Number:	esday, October 31, 2	2017				
	Application: Lot	t creation for a maxir pe A Land Use	num of three non-a	agricultural use lo	ts		
Esa Lahti Overseas 6871 Wel		on	-	oject Lands lington, Township oncession: 2, Lot: 2301			
Calculation Description		arn erseas Severance					
Esa Lahti Overseas 6871 Wel	Farms lington Road 34			PUSLINCH, C	sting livestock f lington, Townshi oncession: 2, Lo	p of Puslinch	obic digester
	OÑ, Canada : 905-699-0979			Roll Number:	2301 i		
The barn ar reasonable.	ea is an estimate o	only and is intended	to provide users w	Total Lot Size: ith an indication c		Imber of livestock	< entered is
Manure Type	Type of Livesto	ck/Manure			Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium- offspring)	framed, mature; 22	7 - 680 kg (includir	ng unweaned	14	14.0	325 m²
Potential D Factor A (Odour Poten	tial) (Size)		Factor E aching Land Use) (mi	116 m (38	livestock barn) (a 2 ft)	ictual distance from I TBD	ivestock barn)
0.7	X 216 X		(mir	Storage Base Dia nimum distance from r 116 m (38	nanure storage) (ad	ctual distance from m	anure storage)
Preparer In Hailey K Van Hari 423 Woo Guelph, Phone #	formation	xt. 248	(mìr	nimum distance from r	nanure storage) (ad		nanure storage)
Preparer In Hailey K Van Harl 423 Woo Guelph, Phone # Email: ha	formation east ten Surveying Inc. Jwich Street ON, Canada N1H 1: 519-821-2763 e ailey.keast@vanha f Preparer:	xt. 248 arten.com	(mir	nimum distance from r	nanure storage) (ad	TBD	nanure storage)
Preparer In Hailey K Van Hari 423 Woo Guelph, Phone # Email: ha Signature o NOTE TO THI The Ontario M Separation (M Considered to	formation east ten Surveying Inc. olwich Street ON, Canada N1H 1: 519-821-2763 e ailey.keast@vanha ailey.keast@vanha f Preparer: Hailey USER: inistry of Agriculture, F DS) Formulae as a pu be the official version 1	xt. 248 arten.com	MAFRA) has develope hers, consultants, and t g MDS. OMAFRA is no	nimum distance from r 116 m (38	anure storage) (ad 2 ft) Date:	TBD	num Distance DMAFRA will be information; mistakes
Preparer In Hailey K Van Hart 423 Woo Guelph, Phone # Email: ha Signature o NOTE TO THI The Oritario M Separation (M considered to considered to in calculation;	formation east ten Surveying Inc. olwich Street ON, Canada N1H 1: 519-821-2763 e ailey.keast@vanha ailey.keast@vanha f Preparer: Hailey USER: inistry of Agriculture, F DS) Formulae as a pu be the official version 1	xt. 248 arten.com / Keast Food and Rural Affairs (C blic service to assist farm for purposes of calculatin	MAFRA) has develope hers, consultants, and t g MDS. OMAFRA is no	nimum distance from r 116 m (38	anure storage) (ad 2 ft) Date:	TBD	num Distance DMAFRA will be information; mistakes

3 An	County of Wellington	NOTE TO THE FACILITY OWNER:
	FARM DATA SHEET Minimum Distance Separation I (MDSI)	Your cooperation in filling out this sheet will help to ensure that new So land uses will be located a suitable distance from your operation. Di
Owner of Lives		a Lahtinen VI
	Puclinch Civic Address 4346 Puclinch Lot 15 Concession es/Acres* on the lot where the livestock facility is located	6871 Wellington Rd 34 V3 on <u>2</u> DIV <u>22</u> hectares acres ^{L1}
Signature of L	ivestock Facility Owner <u>X</u>	Date

nanent Manure or Material Storage Types

Manure: 18% dry matter, or more id Manure: Less than 18% dry matter estate: Less than 18% dry matter

- No storage required (manure/material stored for less than 14 days)
- Solid, inside, bedded pack Solid, outside, covered

Solid, outside, no cover, greater than or equal 30% dry matter Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage

- Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- Liquid, inside, underneath slatted floor
- Liquid, outside, with a permanent, tight fitting cover Liquid, (digestate), outside, no cover

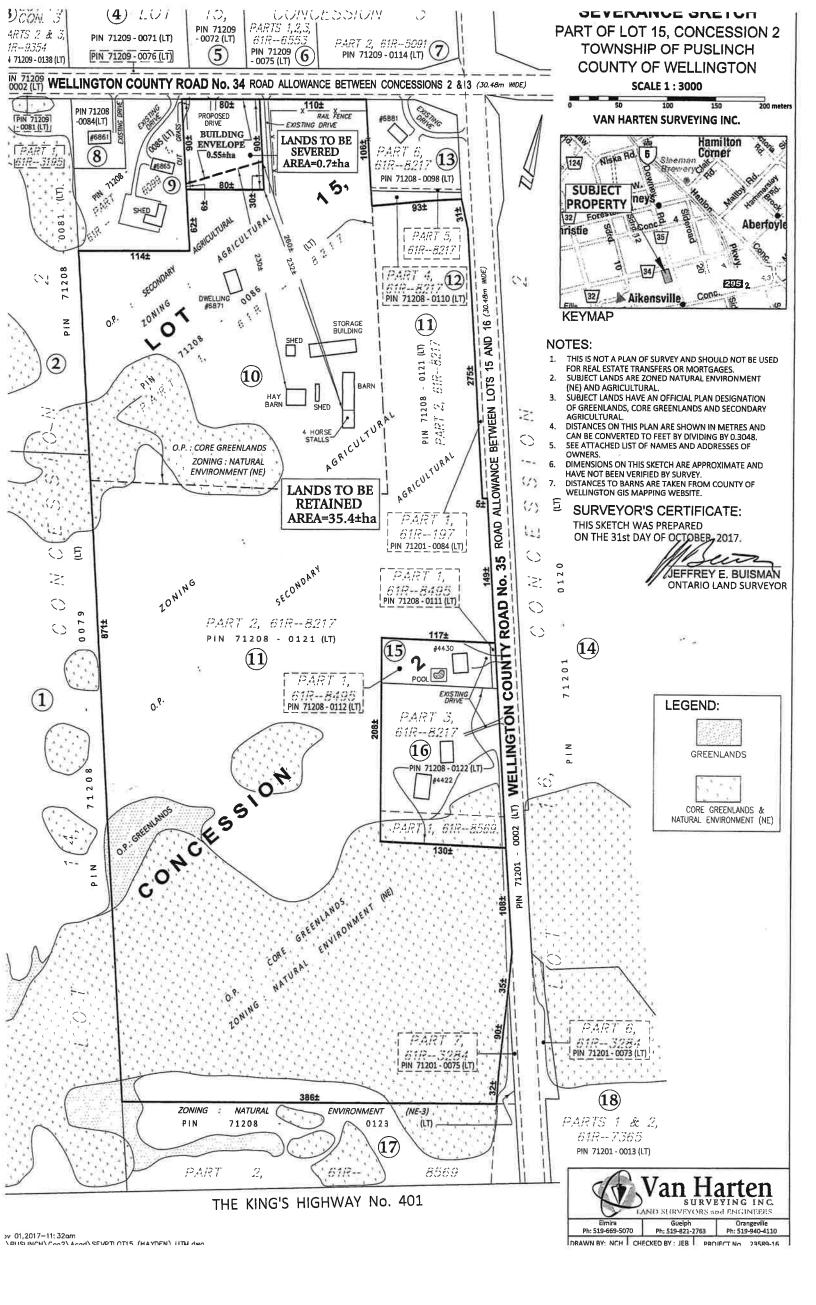
BARN(S) SIZE: (ft² / m²) (ft² / m²) (ft² /m²)

Please provide the size of the barns located on the property. This information is required to determine maximum livestock capacity.

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)	- Constant of	,,
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
Beef Cattle Dairy Cattle	Large-framed; 545 kg – 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg – 545 kg (for example - Guernseys)		
	Small-framed; 364 kg – 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 kg – 545 kg (for example - Holsteins)		
	Medium-framed; 148 kg – 455 kg (for example - Guernseys)		
	Small-framed; 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 kg – 182 kg (for example - Holsteins)		
	Medium-framed; 39 kg - 148 kg (for example - Guernseys)		
	Small-framed; 30 kg - 125 kg (for example - Jerseys)		
Swine	Sows with litter, dry sows/boars; Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
Dairy Cattle	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
lorses	Large-framed, mature; >681 kg (including unweaned offspring)		
	Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)	.14	1/3
	Small-framed, mature; <227 kg (including unweaned offspring)	1/	
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)	1	
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)	1	
	Lambs (dairy or feeder lambs)		

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above).
Goats	Does & bucks (for meat kids; includes unweaned offspring & 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 an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day old until transferred to layer turkey barn)	1	0
Turkeys	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 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Veal	Milk-fed		
	Grain-fed		
Other			
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		

Lioin one barn and FIDEVELOPMENT REVIEWMDS11Farm Data Sheet.nf June 3, 2014 Version



ATTACHMENT 'B(s)'

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

November 10, 2017

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: November 1, 2017

FILE NO. B158/17

APPLICANT

LOCATION OF SUBJECT LANDS:

Robert Milburn 219 Brock Road Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 16 Concession 8

Proposed severance is 60m fr x 75m = 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.2 hectares with 120m frontage on Maltby Rd E and 143m frontage on Wellington Rd 46, existing and proposed vacant land.

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

December 6, 2017

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Neighbouring Municipality – City of Guelph

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

Co Co 74 Ph 2. (a) Nar Addres Phone	me of Registered Owner(s) ss <u>219 Brock Road Nor</u>	ion Centre Ontario N1H 3T9 or 2160 Fax: 519-837-3875 <u>RRENT DEED MUST BE SUBN</u> Robert MILBURN	Required Fee: Fee Received: File No. Accepted as Complete on: <u>IITTED WITH THIS APPLICAT</u>	- Nov 2/17 BIS8/17 Nov 1/17
Co 74 Ph 2. (a) Nai Addre: Phone	unty of Wellington Administrat Woolwich Street, GUELPH, o one: 519-837-2600, ext. 2170 <u>A COPY OF YOUR CU</u> me of Registered Owner(s) ss <u>219 Brock Road Nor</u>	ion Centre Ontario N1H 3T9 or 2160 Fax: 519-837-3875 <u>RRENT DEED MUST BE SUBN</u> Robert MILBURN	Fee Received: File No. Accepted as Complete on:	- Nov 2/17 BIS8/17 Nov 1/17
74 Ph 2. (a) Nar Addres Phone	Woolwich Street, GUELPH, 6 one: 519-837-2600, ext. 2170 <u>A COPY OF YOUR CU</u> me of Registered Owner(s) ss <u>219 Brock Road Nor</u>	Ontario N1H 3T9 or 2160 Fax: 519-837-3875 <u>RRENT DEED MUST BE SUBN</u> Robert MILBURN	Accepted as Complete on:	
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Addre: Phone	me of Registered Owner(s) ss <u>219 Brock Road Nor</u>	Robert MILBURN	NITTED WITH THIS APPLICAT	ON
Addre: Phone	ss 219 Brock Road Nor	and the second se		
Phone		th. Puslinch. ON. N0B 2J		
	esta		<u>o</u>	
(b) Na	No.			
	me and Address of Applican	t (as authorized by Owner)		
	dida a tang nga tang ti	1.001	144	
đ				
Phone	No	Email:		
(c) Na	me and Address of Owner's	Authorized Agent:		
(0) 114				
		nHarten Surveying Inc. et, Guelph, ON, N1H 3X3		
	425 WOOIWICH Street	st, Odelph, ON, NH 375		
Phone	No.	Email: J	h	i.
(1)		4 - 4 4		
	Communication to be direc			
	GISTERED OWNER []	APPLICANT []	AGENT [X]	
	tice Cards Posted by:			
RE	GISTERED OWNER []	APPLICANT []	AGENT [X]	
3. Type a	and Purpose of Proposed Tr	ansaction: (Check off appropria	ate box & provide short explana	tion)
RL	RAL RESIDENTIAL[X] AG	RICULTURAL[] URBAN RE	SIDENTIAL[] COMMERCIA	
Тс	o create a new lot for res	sidential purposes		
OR			OF TITLE [] LEASE []	

LAND DIVISION FORM – SEVERANCE

	(a) Location of La	nd in the County	of Wellington:		
	Local Municipality:	Township of	Puslinch		<u>ی</u>
	Concession	8		Lot No.	Part of Lot 16
	Registered Plan No)		Lot No.	
	Reference Plan No			Part No.	
	Civic Address	Brock Road No	orth		
((b) When was prop	erty acquired: 🧕	August 2011	Registe	ered Instrument No. WC319866
•	Description of Lan	<u>d</u> intended to be <u>S</u>	SEVERED:	Metric	[X] Imperial []
	Frontage/Width	<u>60 ±</u>		AREA	<u>0.45 ha ±</u>
	Depth	<u>75 ±</u>		Existing Use(s)	Vacant Land
	Existing Buildin	gs or structures:	None		
	Descendent				
	Proposed Uses	(s):	A future rural r	esidential dwellin	ng
	Proposed Uses	(s):	<u>A future rural r</u>	esidential dwellin	ng
۲y	proposed Uses				ng Proposed [X]
`y 1	pe of access (Cheo [] Provincial High	ck appropriate spa	ace) Ex	isting[]] Right-of-way	
у́у	pe of access (Cheo [] Provincial High [] County Road	ck appropriate spa way	ace) Ex [[isting[]] Right-of-way] Private road	Proposed [X]
ý	pe of access (Cheo [] Provincial High [] County Road [X] Municipal road [] Municipal road	ck appropriate spa way	ace) Ex [round [tained [isting []] Right-of-way] Private road] Crown access road] Water access	Proposed [X]
ÿ	pe of access (Cheo [] Provincial High [] County Road [X] Municipal road	ck appropriate spa nway , maintained year	ace) Ex [round [tained [isting []] Right-of-way] Private road] Crown access road	Proposed [X]
y	pe of access (Cheo [] Provincial High [] County Road [X] Municipal road [] Municipal road	ck appropriate spa nway , maintained year	ace) Ex [round [tained [isting []] Right-of-way] Private road] Crown access road] Water access	Proposed [X]
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LAND DIVISION FORM - SEVERANCE

6.	Description of Land inte	ended to be RETAINED :		Metric [X]	Imper	ial [1	
	Frontage/Width	143 / 223 ±		AREA	3.2 h	_		
	Depth	152 & 44 ±		Existing Use(s)				
	Existing Buildings or							
	Proposed Uses (s):	No Chang	e					
	Type of access (Check	(appropriate space)	Existing [X]	Propose	d []			
	 [] Provincial Highway [X] County Road [] Municipal road, ma [] Municipal road, sea [] Easement 		[] Right-of-wa[] Private roa[] Crown acc[] Water acco[] Other	id ess road				
	Type of water supply -	Existing [] Propose	ed [] (check a	appropriate space)				
	[] Well [] individ [] Lake	and operated piped water lual [] communal						
	[X] Other	Not required at this ti	me					
	Type of sewage dispo	sal - Existing [] Pr	roposed [] (c	heck appropriate s	pace)			
		and operated sanitary sev y whether individual or co <u>Not required at th</u>	ommunal):	<u>Individual</u>				
7.	metres of the Subject la	pperation, (either a barn, r nds (severed and retained quirements and the applic A.	d parcels)?		YES	[]]		° [X]
8.	Is there a landfill within	500 metres [1640 feet]?			YES	[]	NO	[X]
9.	a) Is there a sewage tr	eatment plant or waste st	abilization plant wi	ithin 500 metres [16	640']? YES	[]	NO	[X]
10.	Is there a Provincially S within 120 metres [394	ignificant Wetland (e.g. sv feet]?	wamp, bog) locate	d on the lands to b	e retained or t YES		evere NO	d or []
11.	Is there any portion of th	ne land to be severed or to	o be retained loca	ted within a floodpl	ain? YES	[]	NO	[X]
12.	Is there a provincial par	k or are there Crown Land	ds within 500 metr	es [1640']?	YES	[]	NO	[X]
13.	Is any portion of the lan	d to be severed or retaine	ed within a rehabili	tated mine/pit site?	YES	[]	NO	[X]
14.	Is there an active or aba	andoned mine, quarry or g	gravel pit within 50	0 metres [1640']?	YES	[]	NO	[X]
15.	. Is there a noxious indus	trial use within 500 meter	res [1640']?		YES	[]	NO	[X]

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County of Wellington

LAND DIVISION FORM - SEVERANCE

16.	. Is there an active or abandoned p	rincipal or secondary railway w	vithin 500	metr	es [164	0']?	YES [] N	0	[X]
	Name of Rail Line Compan	y:								
17.	. Is there an airport or aircraft landi	ng strip nearby?					YES [] N	0	[X]
18.	Is there a propane retail outlet, prowithin 750 metres of the proposed		lock or pri	vate	propan	e outl	et/contain YES [cen O	
19.	PREVIOUS USE INFORMATION									
	a) Has there been an industrial u	se(s) on the site?	YES	[]	NO	[X]	UNKN	IOWN	[]	
	If YES, what was the nature and t	ype of industrial use(s)?								
	b) Has there been a commercial	use(s) on the site?	YES	[]	NO	[X]	UNKN	OWN	[]	
	If YES, what was the nature and t	ype of the commercial use(s)								
	 c) Has fill been brought to and us landscaping?) 	sed on the site (other than fill to	o accomm	odate	e septio	syste	ems or res	idential	-	
			YES	[]	NO	[X]	UNKN	OWN	[]	
	 d) Has there been commercial per been used for a gas station at 	etroleum or other fuel storage o any time, or railway siding?	on the site YES	, und		nd fue [X]		or has OWN		
	If YES, specify the use and type o	f fuel(s)							;	
20.	Is this a resubmission of a previo	ous application?					YES [JN	0	[X]
	If YES, is it identical [] or change	ed [] Provide previous File N	Number				_			
21.	a) Has any severance activity or registered in the Land Registr	ccurred on the land from the ho y/Land Titles Office?	lding whic	h ex	isted as	s of Ma	arch 1, 20 YES [X]
	b) If the answer in (a) is YES, ple Transferee's Name, Date of t	ase indicate the previous seve he Transfer and Use of Parc	rance(s) c el Transfe	on the erred	e requir I.	ed ske	etch and p	provide:		
	Severance for Commercial Pu Ltd. to Robert Milburn	irposes – August 12, 2011	by Inst I	No. 1	NC319	866 1	from 132	9334 (Onta	ario
22.	Has the parcel intended to be seve other Consent or approval under th	red ever been, or is it now, the e Planning Act or its predeces	sors?							
				ΈS		NO		KNOW		
23.	Under a separate application, is the simultaneously with this application		oplying for	addi	tional c	onser	nts on this YES [-	0 [[X]
24.	Is the application consistent with the	ne Provincial Policy Statement	?				YES [X] N	0 [1
25.	Is the subject land within an area of	of land designated under any p	rovincial p	lan c	or plans	?				
	Greenbelt Plan [] Pla	ces to Grow [X] Other []	_	_					
	If YES , does the application confo	rm with the applicable Provinc	ial Plan(s)				YES [X]	NC) []
Cou	nty of Wellington	LAND DIVISION FORM - SEV	/ERANCE				R	evised Ma	ay 20'	17

11 V	es, an application to s	sever a surplus farm dwe	elling must be accompan	nied by a FARM INF	ORMATION FORM.				
-	*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM. a) What is the existing Local Official Plan designation(s) of the subject land? (severed and retained)								
	b) What is the existing County Official Plan designation(s) of the subject land? (severed and retained)								
	condary Agricultur								
	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).								
Am	endment Number(s)	:	File Num	1ber(s):					
28. What is	the zoning of the sub	oject lands? Agricultur	al						
29. Does th	ne proposal for the sul	bject lands conform to th	e existing zoning?	YES	s [X] NO []				
If NO,		cation been made for re- YES [] NO []	-zoning? File Number						
		cation been made for a r YES [] NO []	minor variance? File Number _						
			right of wave or other ch	narges? YE					
	Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]								
30. Are the	lands subject to any	mongages, easements,	ngni-or-ways or other cr						
	nswer is YES, please	provide a copy of the rel	levant instrument.		n painta diany				
	nswer is YES, please		levant instrument.		n para taris mban con com				
If the ar	nswer is YES, please For mortgages jus	provide a copy of the rel st provide complete name	levant instrument. e and address of Mortga	agee.	n para daris mbarri da da da				
If the ar Questions	nswer is YES, please For mortgages jus 31 – 34 must be ans	provide a copy of the rel t provide complete name wered for Applications	levant instrument. e and address of Mortga s for severance in the F	agee.	n para daris mbarri da da da				
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November 1, 2017 25318-17 Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch Robert Milburn Brock Road North Part of Lot 16, Concession 8 PIN 71197-0391 Township of Puslinch

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, a completed application form, the required deed, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$390 and a cheque to Wellington County for \$1,050.

Proposal:

The proposal is to create a new rural residential parcel along Maltby Road East with a frontage of 60±m, depth of 75±m and an area of 0.45±ha. The retained parcel is vacant land and will be 3.2±ha. There are no specific plans for the retained parcel.

In 2011, the subject property was severed to create a Commercial property for the existing "Milburn Auto Sales & Service", as shown on the sketch as parcel 8. This will be the first Rural Residential severance for the subject property after March 2005.

The parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. We provide the opinion that the relevant criteria are met including the following:

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

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

Very truly yours, Van Harten Surveying Inc.

11/1

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

cc Robert Milburn

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?

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

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

YES [] NO [X]

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

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

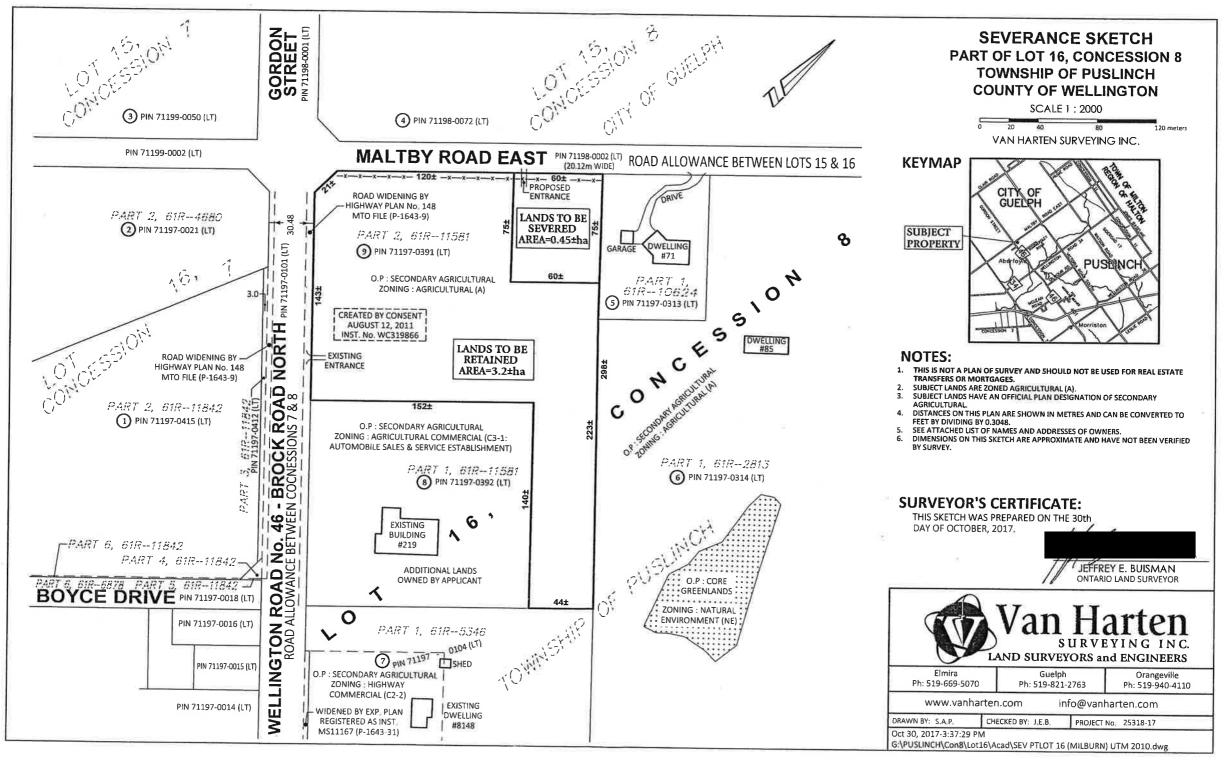
Please see covering letter.

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE





2018 Proposed Operating Budget

	2015 Actuals	2016 Actuals	2017 YTD	2017 Budget	2018 Budget
PDAC					
Expenditures					
Per Diems	\$3,258	\$3,360	\$0	\$4,295	\$4,360
Office Supplies & Equipment	\$74	\$13	\$42	\$0	\$50
Mileage	\$225	\$0	\$0	\$150	\$150
Training	\$0	\$0	\$0	\$1,500	\$1,500
Expenditures Total	\$3,556	\$3,373	\$42	\$5,945	\$6,060
Grand Total	\$3,556	\$3,373	\$42	\$5,945	\$6,060