



Planning & Development Advisory Committee
Tuesday November 10, 2017
7:00 p.m.
Council Chambers, Aberfoyle

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 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)
- 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, driveway & 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 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.
- 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(l) 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



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. DISCLOSURE 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

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

David Marshall, Denise Marshall & Lynn Poore
6741 Concession 4
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: Oct 31/17File No. B37/17Accepted as Complete on: Oct 31/17**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) David Marshall, Denise Marshall and Lynn PooreAddress 4610 Sideroad 10 North, Puslinch, Ontario N0B 2J0 and6741 Concession 4, Puslinch, Ontario N0B 2J0

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

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: Black, Shoemaker, Robinson & Donaldson Limited257 Woodlawn Road, Unit 101, Guelph, Ontario N1H 8J1(d) All Communication to be directed to:REGISTERED OWNER ☒ [X]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 ☐ []**OR**EASEMENT ☐ [] RIGHT OF WAY ☐ [] CORRECTION OF TITLE ☐ [] LEASE ☐ []

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

Unknown

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

Local Municipality: Township of Puslinch

Concession 3 Lot No. Part Lot 10

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-9681 Part No. Part 1

Civic Address 4610 Sideroad 10 North, Puslinch

(b) When was property acquired: Janauvy 13, 1976 Registered Instrument No. ROS167044
estate settlement October 6, 2017 WC519423

5. Description of **Land** intended to be **SEVERED**: PART 1 Metric ☒ Imperial ☐

Frontage/Width 148.34 m AREA 1.716 ha

Depth 126.56 m Existing Use(s) vacant land, wetland and bush

Existing Buildings or structures: None

Proposed Uses (s): Single Detached Residential Dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): individual

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be **RETAINED**: PART 3 Metric ☒ Imperial ☐

Frontage/Width 85.56 AREA 0.865 ha

Depth 93.82 m Existing Use(s) Single Detached Residential

Existing Buildings or structures: Single Detached Residential Dwelling and swimming pool

Proposed Uses (s): Single Detached Residential

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): individual

☐ Pit Privy

☐ Other (Specify):

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X]

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)

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

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	[]

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**

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.

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 x 17 of same.

Should you have any questions, 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 drainage systems on the retained and severed lands?

YES []NO [X]

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

35. Source Water Protection Plan

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

YES [X]NO []

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

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

YES [X]NO []

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

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:

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.

SKETCH

PREPARED FOR LOT LINE ADJUSTMENT & SEVERANCE APPLICATION

TOWNSHIP OF PUSLINCH

COUNTY OF WELLINGTON

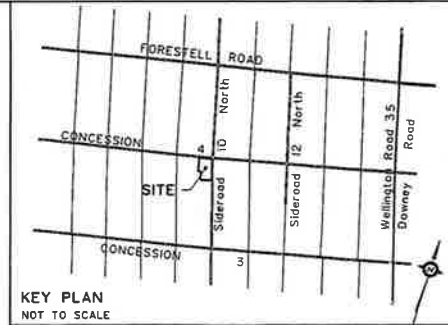
SCALE 1:1000



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

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

TOWNSHIP OF PUSLINCH



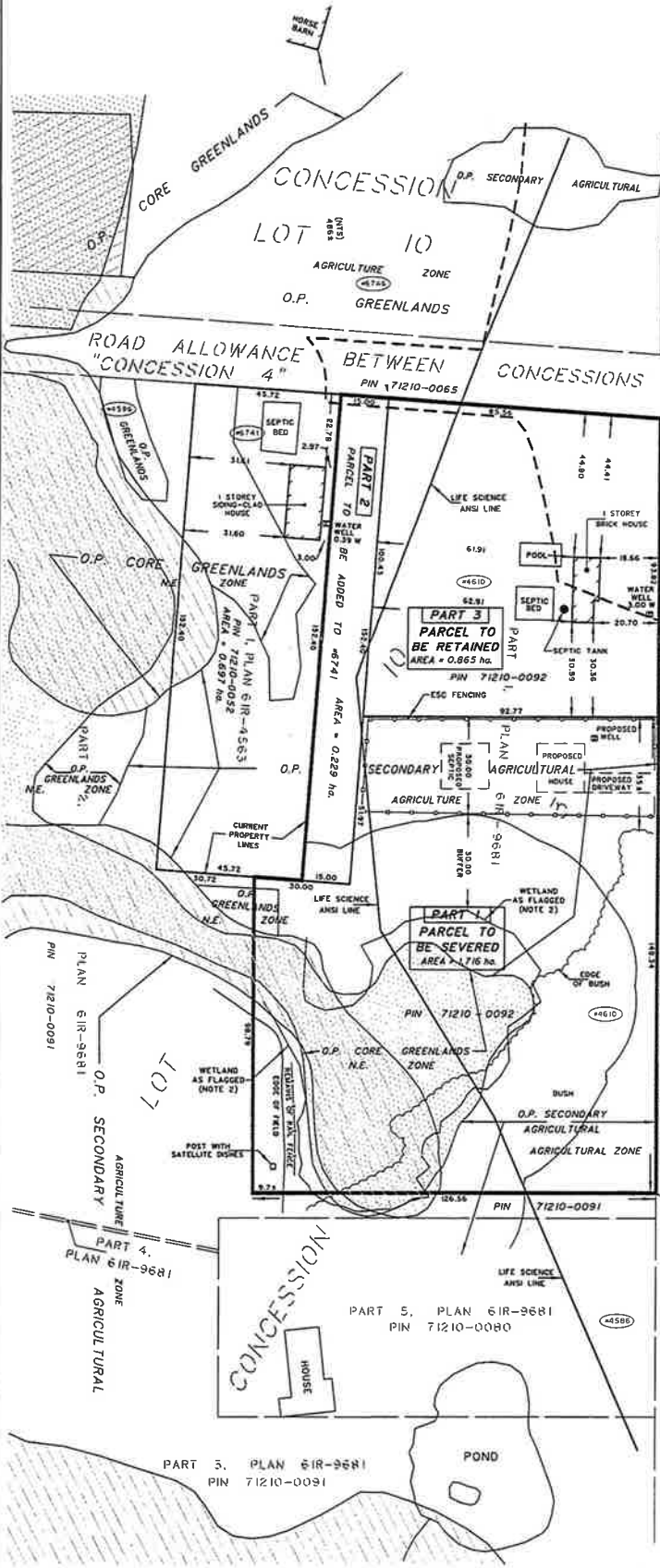
KEY PLAN
NOT TO SCALE

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: SECONDARY AGRICULTURAL
SEVERED PARCEL: SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS
THIS PROPERTY IS SITUATED WITHIN THE PARIS GALT MORAINÉ POLICY AREA
THIS PROPERTY IS NOT SITUATED WITHIN A WELLHEAD PROTECTION AREA

NOTES:

- BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS, OLD SURVEYS AND VARIOUS OTHER SOURCES AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.
- WETLAND AS FLAGGED BY ABOVE & ASSOCIATES MAY 19, 2017.
- PROPOSED HOUSE, SEPTIC, DRIVEWAY AND WELL SHOWN FOR CONCEPTUAL PURPOSES ONLY FOR ILLUSTRATING A TYPICAL SCENARIO.



4
O.P. SECONDARY AGRICULTURAL
LOT 11
PART 1,
PLAN 61R-5870
(46732)

3 & 4

LOT 11, CONCESSION 5
O.P. SECONDARY AGRICULTURAL
PART 1, PLAN 61R-8561
(46605)
PART 2, PLAN 61R-8561
(46605)
PART 1, PLAN 61R-7914
(46601)
PART 1, PLAN 61R-8653



LEGEND:

- (46732) DENOTES MUNICIPAL ADDRESS
- [Pattern] DENOTES WETLANDS (FROM GRCA & WELLINGTON COUNTY MAPPING)
- [Pattern] DENOTES ESTIMATED FLOODPLAIN (APPROXIMATE - FROM GRCA MAPPING)
- [Pattern] DENOTES ENGINEERED FLOODPLAIN (APPROXIMATE - FROM GRCA MAPPING)
- [Pattern] DENOTES APPROXIMATE EDGE OF TREE CANOPY
- [Pattern] DENOTES GRCA REGULATION LIMIT
- NTS DENOTES NOT TO SCALE
- [Pattern] DENOTES ESC FENCE

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

IAN D. ROBINSON
ONTARIO LAND SURVEYOR

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

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

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

351 Speedvale Avenue West FAX: (519) 822-1220
Guelph, Ontario N1H 1C6 TEL: (519) 822-0031

DATE: OCTOBER 19, 2017 KS PROJECT 17-14-326-00A

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

APPLICANT

David Marshall, Denise Marshall & Lynn Poore
6741 Concession 4
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1050
Fee Received: Oct 31/17

File No. B388/17

Accepted as Complete on: Oct 31/17

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

SECTION B: Parcel from which land is being transferred PART 3

2(a) Name of Registered Owner(s) David Marshall, Denise Marshall and Lynn Poore

Address 4610 Sideroad 10 North, Puslinch, Ontario N0B 2J0 and
6741 Concession 4, Puslinch, Ontario N0B 2J0

[REDACTED]

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

Phone No. _____ **Email:** _____

(c) Name and Address of Owner's Authorized Agent: Black, Shoemaker, Robinson & Donaldson Limited
257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1

[REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER ☒ APPLICANT ☐ AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐ APPLICANT ☐ AGENT ☒

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

☒ Conveyance to effect an addition to a lot

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

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

Part of Lot 10, Concession 3 being Part 1 according to Reference Plan 61R-4563

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

Local Municipality: Township of Puslinch

Concession 3 Lot No. Part Lot 10

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-9681 Part No. Part of Part 1

Civic Address 4610 Sideroad 10 North, Puslich, Ontario

(b) When was property acquired: Janauary 13, 1976 Registered Instrument No. ROS167044
estate settlement Ocotber 6, 2017 WC519423

5. Description of Land intended to be SEVERED: PART 2 Metric [X] Imperial []

Frontage/Width 15.0 m AREA 0.229 ha

Depth 152.4 m Existing Use(s) Part of residential lot

Existing Buildings or structures: None

Proposed Uses (s): Part of residential lot

Type of access (Check appropriate space)

Existing []

Proposed []

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

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

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

- ☐ Municipally owned and operated piped water system
☐ Well ☐ individual ☐ communal
☐ Lake
☒ Other (specify): since this is being added to an existing residential lot, no additional water supply is proposed.

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

- ☐ Municipally owned and operated sanitary sewers
☐ Septic Tank ☐ individual ☐ communal
☐ Pit Privy
☒ Other (specify): since this parcel is being added to an existing residential lot, no additional sewage disposal is required

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

Frontage/Width 85.56 m AREA 0.865

Depth 93.83 m Existing Use(s) Estate residential lot

Existing Buildings or structures: single detached dwelling

Proposed Uses (s): Same

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

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

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

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

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

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

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

8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [X]
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO []
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] 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 metres [1640']? YES [] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

20. Is this a resubmission of a previous application?

YES [] NO [X]

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

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

YES [] NO [X]

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

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

YES [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?

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? (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) under County Official Plan

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):

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 Environment (NE)

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

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

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

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

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

Computershare Trust Company of Canada
c/o Home Trust Company, 145 King Street West, Suite 2300, Toronto, Ontario M5H 1J8

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

30. Type of Farm Operation conducted on these subject lands: Not Applicable

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

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

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

32. Manure Storage Facilities on these lands:

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Cover	Storage wit	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

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

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

34. Source Water Protection Plan

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

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



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**

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.

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 x 17 of same.

Should you have any questions, 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

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

YES [X]

NO []

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

NOTES:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Oct 31/17

File No. B3807

Accepted as Complete on: Oct 31/17

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) Lynn Poore and Kevin Poore

Address 6741 Concession 4, Puslinch, Ontario N0B 2J0

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

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: Black, Shoemaker, Robinson & Donaldson Limited

257 Woodlawn Road, Unit 101, Guelph, Ontario N1H 8J1

(d) All Communication to be directed to:

REGISTERED OWNER ☒ [X]

APPLICANT ☐ []

AGENT ☒ [X]

(e) Notice Cards Posted by:

REGISTERED OWNER ☐ []

APPLICANT ☐ []

AGENT ☒ [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 3

Lot No. Part Lot 10

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-4563

Part No. Part 1

Civic Address 6741 Concession Road 4, Township of Puslinch

(b) When was property acquired: April 7, 1989

Registered Instrument No. ROS595630

SKETCH

PREPARED FOR LOT LINE ADJUSTMENT & SEVERANCE APPLICATION

TOWNSHIP OF PUSLINCH

COUNTY OF WELLINGTON

SCALE 1:1000



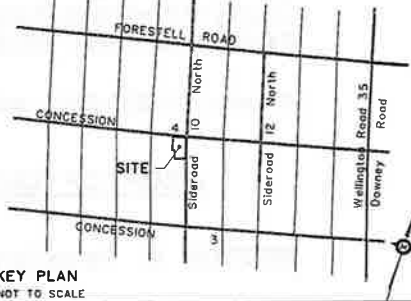
METRIC: DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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

TOWNSHIP OF PUSLINCH



KEY PLAN
NOT TO SCALE

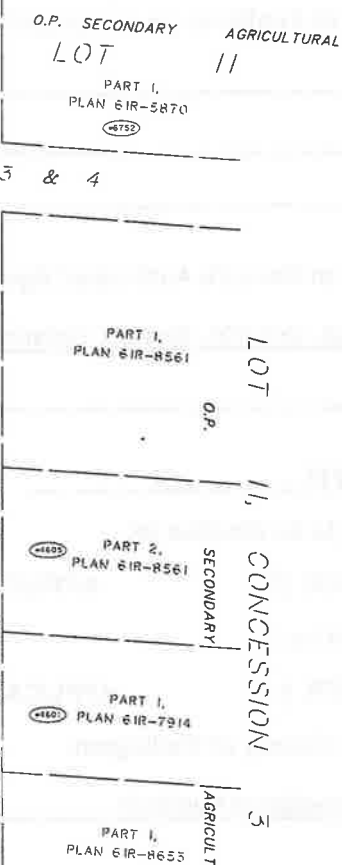
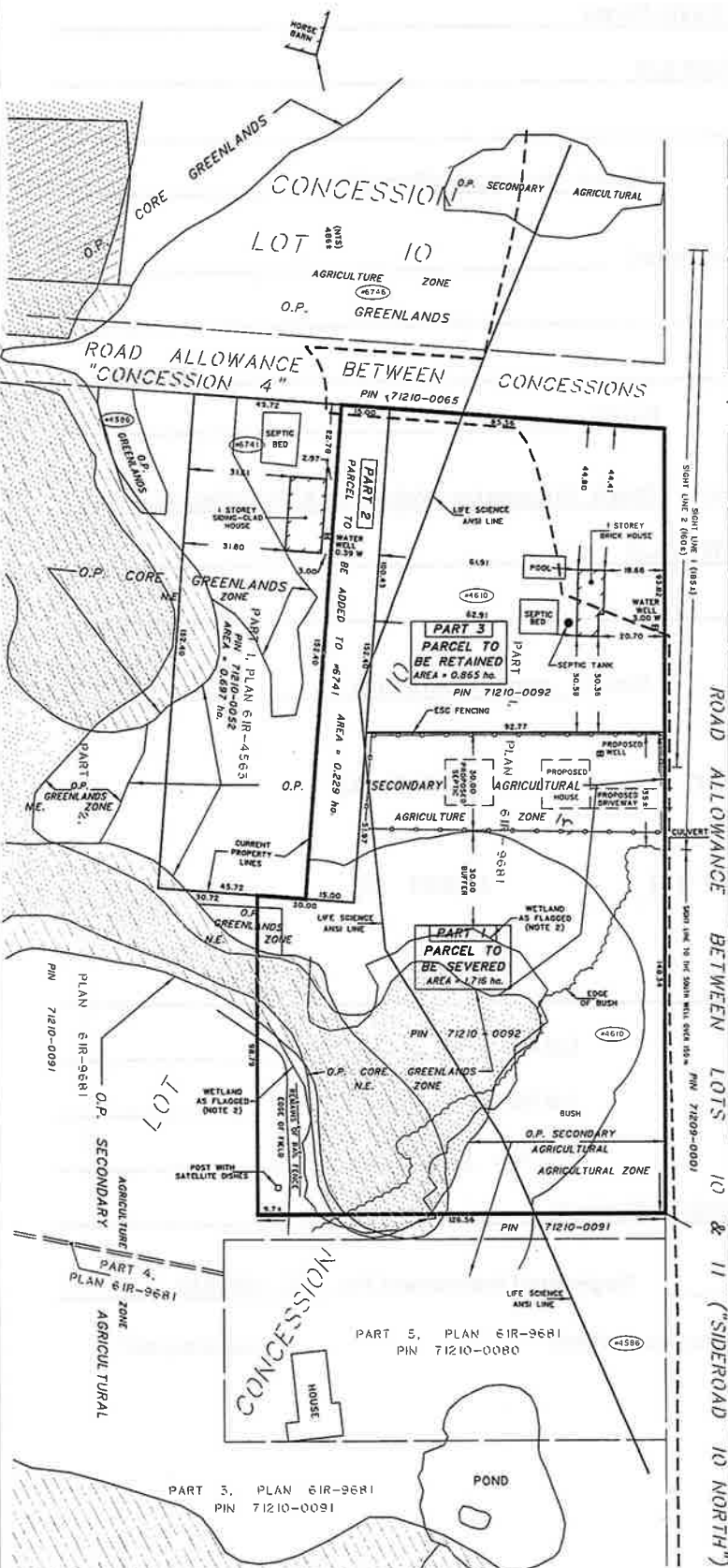


WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: SECONDARY AGRICULTURAL
SEVERED PARCEL: SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS
THIS PROPERTY IS SITUATED WITHIN THE PARIS GALT MORaine POLICY AREA
THIS PROPERTY IS NOT SITUATED WITHIN A WELLHEAD PROTECTION AREA

NOTES:

- BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS, OLD SURVEYS AND VARIOUS OTHER SOURCES AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.
- WETLAND AS FLAGGED BY ABOUD & ASSOCIATES MAY 19, 2017.
- PROPOSED HOUSE, SEPTIC, DRIVEWAY AND WELL SHOWN FOR CONCEPTUAL PURPOSES ONLY FOR ILLUSTRATING A TYPICAL SCENARIO.



LEGEND:

- Ⓜ674 DENOTES MUNICIPAL ADDRESS
- WETLANDS (FROM ORCA & WELLINGTON COUNTY MAPPING)
- ESTIMATED FLOODPLAIN (APPROXIMATE - FROM ORCA MAPPING)
- ENGINEERED FLOODPLAIN (APPROXIMATE - FROM ORCA MAPPING)
- APPROXIMATE EDGE OF TREE CANOPY
- ORCA REGULATION LIMIT
- NTS DENOTES NOT TO SCALE
- ESC FENCE

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

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

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

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

351 Speedvale Avenue West Guelph, Ontario N1H 1C6 FAX: (519) 822-1220 TEL: (519) 822-4031

DATE: OCTOBER 19, 2017 KS PROJECT 17-14-326-00A

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

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

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: Oct 31/17File No. B39/17Accepted as Complete on: Oct 31/17**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Tibor Imre SZABO & Eva SZABO

Address

c/o Michael Henley, Miller Thomson, 100 Stone Road West, Suite 301, Guelph, ON, N1G 5L3
(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 Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for residential purposes

OR

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

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

Future owner will be owners daughter and son-in-law

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

Local Municipality: Township of Puslinch
Concession 11
Registered Plan No. _____
Reference Plan No. 61R-4578
Civic Address 309 Hume Road

Lot No. Part of Lot 11
Lot No. _____
Part No. 1

(b) When was property acquired: August 1991 Registered Instrument No. ROS649100

5. Description of Land intended to be SEVERED:
Metric ☒ 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

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

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

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

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

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

6.

Description of Land intended to RETAINED:

Metric [.]

Imperial []

Frontage/Width

185 ±

AREA

2.6 ha ±

Depth

144 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

Dwelling and shed

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

7.

Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES []

NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8.

Is there a landfill within 500 metres [1640 feet]?

YES []

NO [X]

9. a)

Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES []

NO [X]

10.

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [X]

NO []

11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES []

NO [X]

12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]

13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]

14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES []

NO [X]

15.

Is there a noxious industrial use within 500 meters [1640']?

YES []

NO [X]

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised May 2017

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

24. 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. 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

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)

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

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

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

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

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

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

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

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

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

<u>Severed</u>	Width	Length	Area	Use	
	Width	Length	Area	Use	
<u>Retained</u>	Width	Length	Area	<u>8±m²</u>	Use <u>Shed</u>
	Width	Length	Area	<u>5±m²</u>	Use <u>Shed</u>

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	[]

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? YES [] NO [X]

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

35. Source Water Protection Plan

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

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

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

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

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


Please see covering letter.

NOTES:

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

PART 1,
61R--5112

⑨ PIN 71188
-0165

10
CONCESSION  11

⑩ PIN 71188-0198

DWELLING
#310

HUME ROAD

ROAD ALLOWANCE BETWEEN LOTS 10 & 11
PIN 71188-0100 20.12m WIDE

LANDS TO BE
RETAINED
AREA=2.6ha±

PART 1, § 61R--4578

① PIN 71188-0086

LANDS TO BE
SEVERED
AREA=1.2ha±

PART 1,
61R--8339

③ PIN 71188-0114

DWELLING
#4722

PART 2,
61R--8339

⑦PIN 71188-0119

DWELLING
#4742

⑥ PIN 71188-0118

PART 1,
61R--8365

PART 3,
01R-8329 (5) PIN 71188-0108

④ PIN 71188-0224

PART 2, 61R--20677

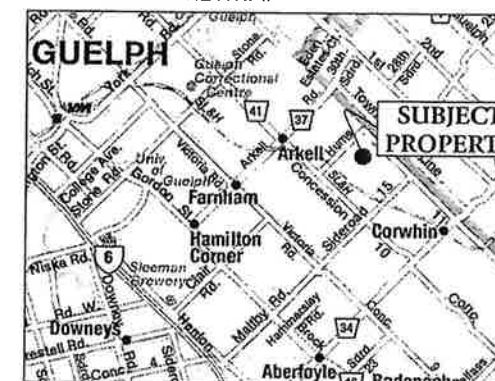
NASSAGAWEYA-PUSLINC TOWNLINE
ROAD ALLOWANCE BETWEEN TOWNSHIP OF PUSLINC & TOWN OF MILTON
PIN 71188-0099 20.12m WIDE

GEOGRAPHIC TOWNSHIP OF NASSA GAWEYA
REGIONAL MUNICIPALITY OF HALTON
TOWN OF MILTON
LOT 27, CONCESSION 1

A horizontal bar divided into four segments of 15 metres each. The segments are colored white, black, white, and black from left to right. Below the bar are labels: 0, 15, 30, 60, and 90 metres.

VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

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

SURVEYORS CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 27th DAY OF OCTOBER 2017

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 25129-17

Oct 27, 2017-11:33am

G:\PUSLINCH\Con11\ACAD\SEV PTLOT11 (SZABO) UTM.dwg

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

2353730 Ontario Limited
c/o Brian Fitzpatrick
806 Watson Road S
Arkell ON N0B 1C0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

City of Guelph Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
 Fee Received: Oct 31/17

File No. B40/17
 Accepted as Complete on: Oct 31/17

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 Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession _____ Lot No. Part of Lot 6, East of Blind Line

Registered Plan No. 131 Lot No. _____

Reference Plan No. 61R-8681 Part No. 2

Civic Address 43 Carter Road

(b) When was property acquired: December 2012 Registered Instrument No. WC362941

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width	<u>37.9 ±</u>	AREA	<u>0.40 ha ±</u>
Depth	<u>106.5 ±</u>	Existing Use(s)	<u>Residential yard</u>

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 37.9 ±

AREA

0.40 ha ±

Depth 106.5±

Existing Use(s)

Rural residential

Existing Buildings or structures: Dwelling & Shop

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [X] NO []

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: Guelph Junction Railway

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

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

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

b) Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

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

YES ☐ NO ☒ UNKNOWN ☐

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

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

20. Is this a **resubmission** of a previous application? YES ☐ NO ☒

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

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

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

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

YES ☐ NO ☒ UNKNOWN ☐

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

24. Is the application consistent with the Provincial Policy Statement? YES ☐ NO ☒

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

Greenbelt Plan ☐ **Places to Grow** ☒ Other ☐ _____

If **YES**, does the application conform with the applicable Provincial Plan(s) YES ☒ NO ☐

26. 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)

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 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)**

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

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

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

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

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

Mortgage as in Instrument No. WC362942 with the Royal Bank of Canada, Personal Service Centre, 10 York Mills Road, 3rd Floor, Toronto, ON, M2P 0A2

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

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

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

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

<u>Severed</u>	Width 10±m	Length 14±m	Area 140±m²	Use Shop
	Width	Length	Area	Use
<u>Retained</u>	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 []	

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.

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

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

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

www.vanharten.com

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 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 Lidia & Brian Fitzpatrick

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

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

35. Source Water Protection Plan

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

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

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

YES [X] NO []

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:

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.



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

NOTE TO FARM OWNER(S)

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

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

Contact Information

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

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

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

Liquid manure: <18% dry matter

- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, ≥30% dry matter
- V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight-fitting cover

- L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
- L2 Liquid, outside, with a permanent floating cover
- M1 Liquid, outside, no cover, straight-walled storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)	60	V3
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)	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	V3
Horses	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

County of Wellington

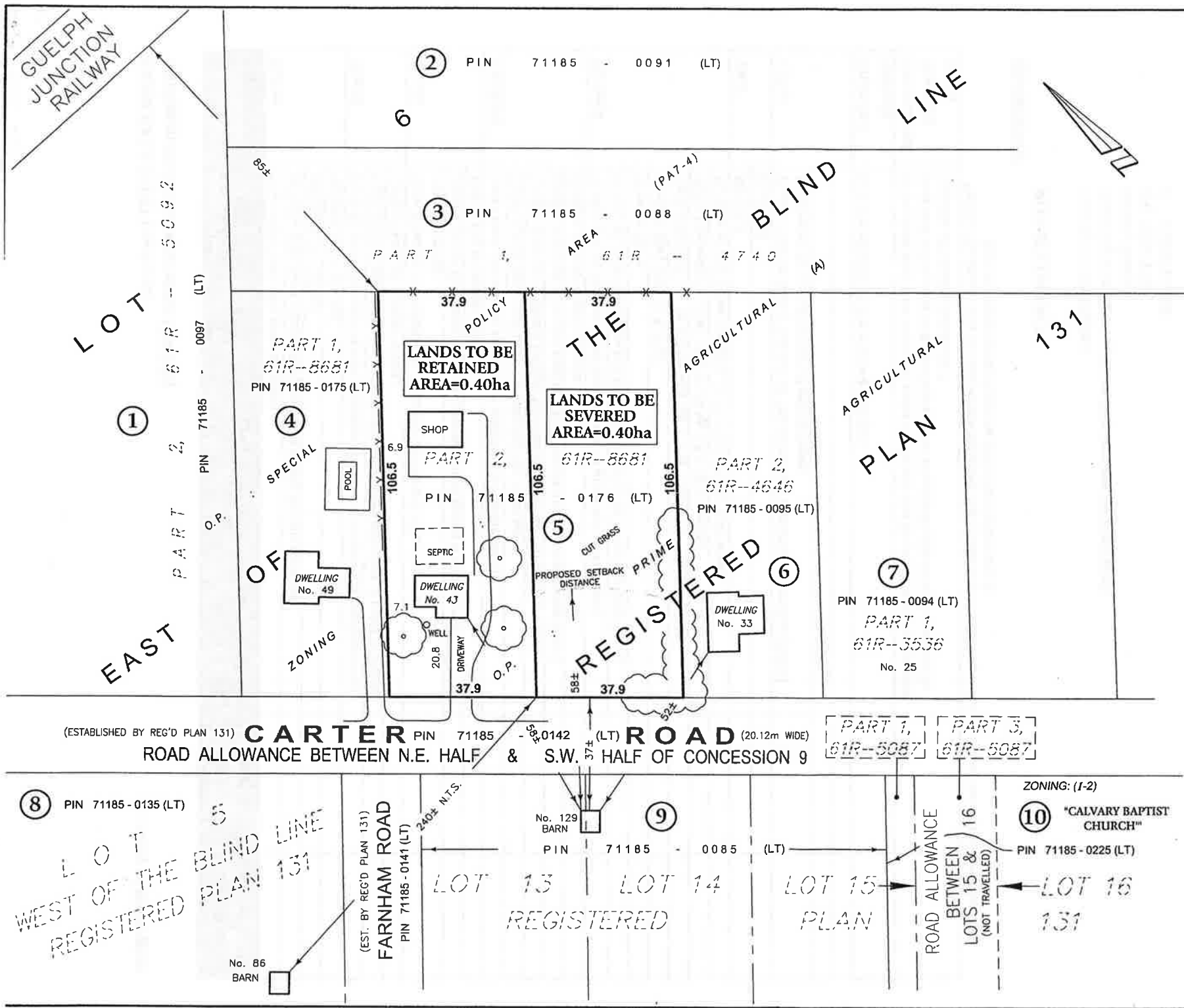
Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes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

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

QUESTIONS?

PLEASE CONTACT

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



SEVERANCE SKETCH

PART OF LOT 6, REGISTERED PLAN 131
EAST OF THE BLIND LINE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000

VAN HARTEN SURVEYING INC.

KEYMAP

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL.
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL (A) AND SPECIAL POLICY AREA (PA7-4).
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- DISTANCES TO BARNS TAKEN FROM GRCA GIS MAPPING WEBSITE.

N.T.S. DENOTES NOT TO SCALE

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 20th DAY OF OCTOBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten

SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: NCH	CHECKED BY: JEB	PROJECT No. 24815-17
Oct 29, 2017-9:25:17 AM G:\PUSLINCH\131\ACAD\SEV PTLOT 6 (FITZPATRICK).dwg		

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

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

LOCATION OF SUBJECT LANDS:

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

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: 05/31/17

File No. B141/17

Accepted as Complete on: 05/31/17

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



(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 Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession Gore

Lot No. Part of Lots 36 & 37

Concession 8

Lot No. Part of Lot 37

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 4063 Highway 6

(b) When was property acquired: July 2012

Registered Instrument No. WC349740

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 75 / 68 ±

AREA

0.5 ha ±

Depth 110 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☒ Provincial Highway

☐ Right-of-way

☐ County Road

☐ Private road

☐ Municipal road, maintained year round

☐ Crown access road

☐ Municipal road, seasonally maintained

☐ Water access

☐ Easement

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:Metric ☒Imperial ☐Frontage/Width 178 & 81 / 217 ±

AREA

5.8 ha ±Depth 276 ±

Existing Use(s)

Rural Residential YardExisting Buildings or structures: Shop, driveshed and shedProposed Uses (s): Rural Residential – Proposed Dwelling

Type of access (Check appropriate space)

Existing ☒Proposed ☐☒ Provincial Highway☐ Right-of-way☐ County Road☐ Private road☐ Municipal road, maintained year round☐ Crown access road☐ Municipal road, seasonally maintained☐ Water access☐ Easement☐ OtherType of water supply - Existing ☐ Proposed ☒ (check appropriate space)☐ Municipally owned and operated piped water system☒ Well ☒ individual ☐ communal☐ Lake☐ OtherType of sewage disposal - Existing ☐ Proposed ☒ (check appropriate space)☐ Municipally owned and operated sanitary sewers☒ Septic Tank (specify whether individual or communal): Individual☐ Pit Privy☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☐ NO ☒

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: Canadian Pacific Railway

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

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

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

b) Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

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

YES ☐ NO ☒ UNKNOWN ☐

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

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

20. Is this a resubmission of a previous application? YES ☐ NO ☒

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

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

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

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

YES ☐ NO ☒ UNKNOWN ☐

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

24. Is the application consistent with the Provincial Policy Statement? YES ☒ NO ☐

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

Greenbelt Plan ☒ Places to Grow ☐ Other ☐ _____

If YES, does the application conform with the applicable Provincial Plan(s) YES ☒ NO ☐

26. 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)
OP: Secondary Agricultural & Greenbelt OP: Greenbelt Protected Countryside

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**

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

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

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

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

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

Mortgage as in Instrument No. WC319079 with the Bank of Nova Scotia, located at 10 Wright Blvd., Stratford, ON, N5A 7X9

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

31. **Type of Farm Operation** conducted on these subject lands:
No livestock building on property, 2-4 beef cattle in pasture at times

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

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

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>
	Width <u>8±m</u>	Length <u>10±m</u>	Area <u>80±m²</u>	Use <u>Shed</u>

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	[]

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

cc Glenn Morgan

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

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

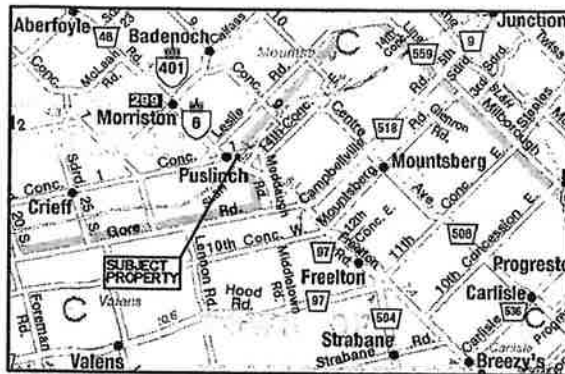
If yes, please indicate the person you have met/spoken to: _____

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

Please see covering letter.

NOTES:

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



KEYMAP

**SEVERANCE SKETCH
PART OF LOTS 36 & 37, GORE CONCESSION
AND PART OF LOT 37, CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 2000

0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.

NOTES:

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

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE
30th DAY OF OCTOBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

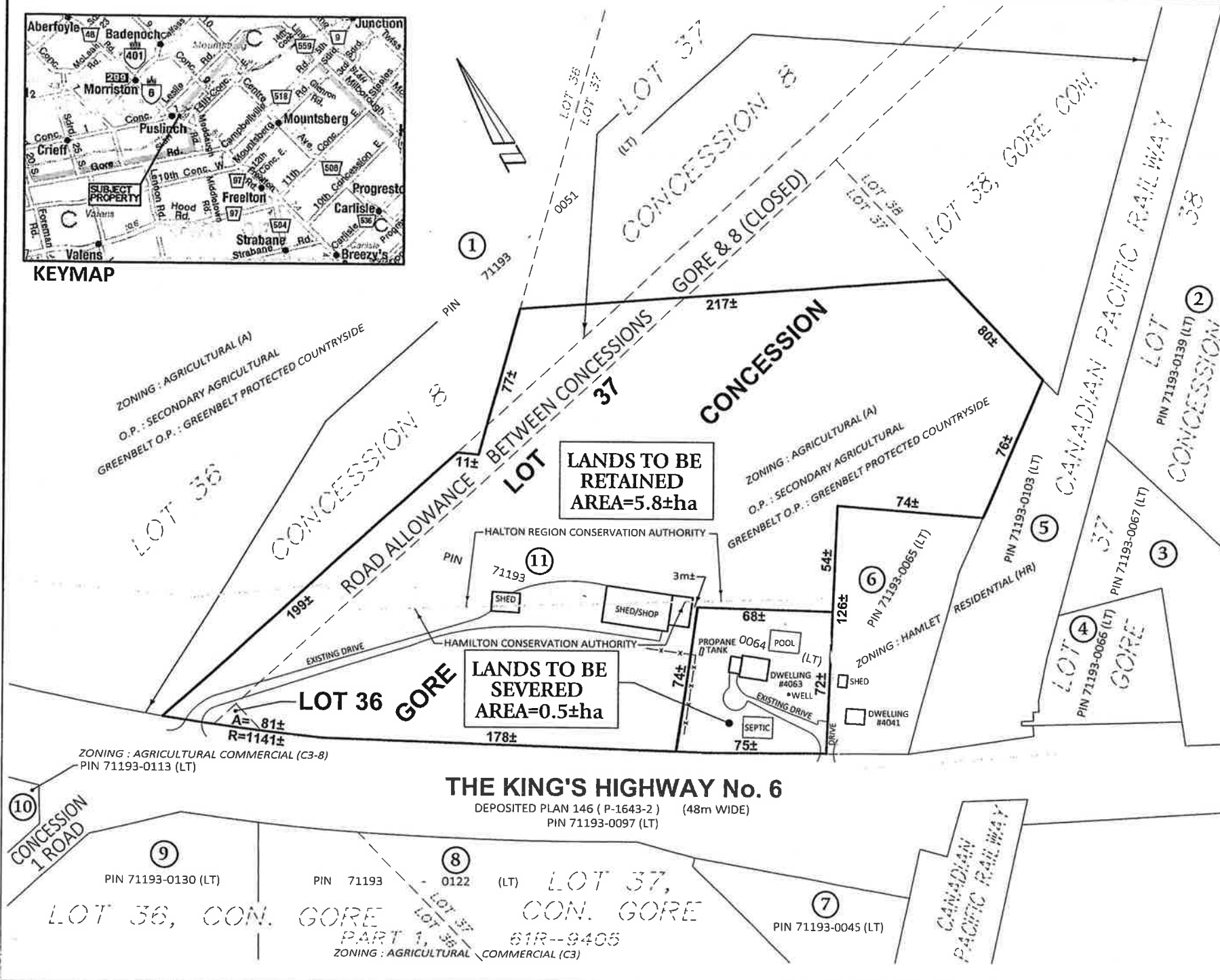
DRAWN BY: S.A.P.

CHECKED BY: J.E.B.

PROJECT No. 24319-16

Oct 28, 2017-2:17:29 PM

G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEV LOT 38 (MORGAN) UTM 2010.dwg



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

Nolan Evans & Karen Hand
142 Hume Road
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
 Fee Received: Oct 3/17

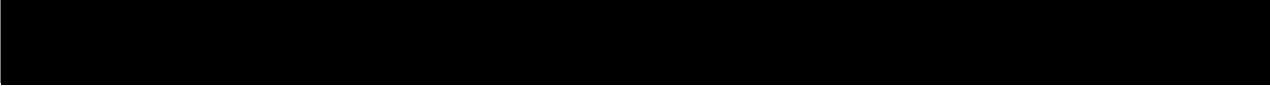
File No. B142/17

Accepted as Complete on: Oct 3/17

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

2. (a) Name of Registered Owner(s) Nolan EVANS and Karen HAND

Address 142 Hume Road, 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: _____

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

To create a new lot for residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch
Concession 10
Registered Plan No. _____
Reference Plan No. _____
Civic Address 142 Hume Road

Lot No. Part of Lot 10
Lot No. _____
Part No. _____

(b) When was property acquired: April 2007 Registered Instrument No. WC171226

5. Description of Land intended to be SEVERED:
Metric [X] Imperial []
Frontage/Width 41 ± AREA 0.4 ha ±
Depth 96 ± / 109 ± Existing Use(s) Rural Residential / Bush
Existing Buildings or structures: None
Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)	Existing []	Proposed [X]
[] Provincial Highway	[] Right-of-way	
[] County Road	[] Private road	
[X] Municipal road, maintained year round	[] Crown access road	
[] Municipal road, seasonally maintained	[] Water access	
[] Easement	[] Other	

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

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

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

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

6. Description of Land intended to be RETAINED:
Metric [X] Imperial []
Frontage/Width 36 / 108 ± AREA 3.5 ha ±
Depth 166 & 251 ± Existing Use(s) Rural Residential
Existing Buildings or structures: Dwelling and Pool
Proposed Uses (s): No Change

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

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

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

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

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

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

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

Name of Rail Line Company: Guelph Junction Railway

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

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

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

b) Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

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

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

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

20. Is this a **resubmission** of a previous application? YES ☐ NO ☒

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

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

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

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

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

24. Is the application consistent with the Provincial Policy Statement? YES ☒ NO ☐

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

Greenbelt Plan ☐ **Places to Grow** ☒ Other ☐ _____

If YES, does the application conform with the applicable Provincial Plan(s) YES ☒ NO ☐

26. 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.

Mortgage as in Instrument No. WC443549 with Manulife Bank of Canada c/o Manulife Bank Mortgage 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. Type of Farm Operation conducted on these subject lands: **None**

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

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

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

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	[]

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]

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

35. Source Water Protection Plan

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

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

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

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

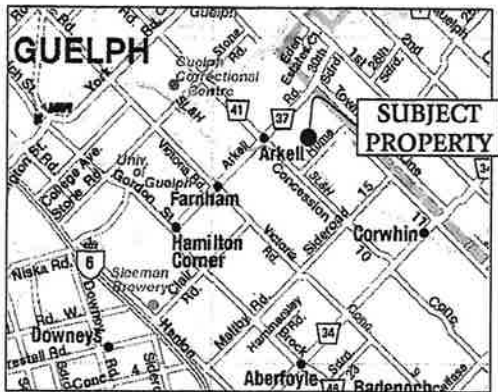
37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

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.

KEYMAP

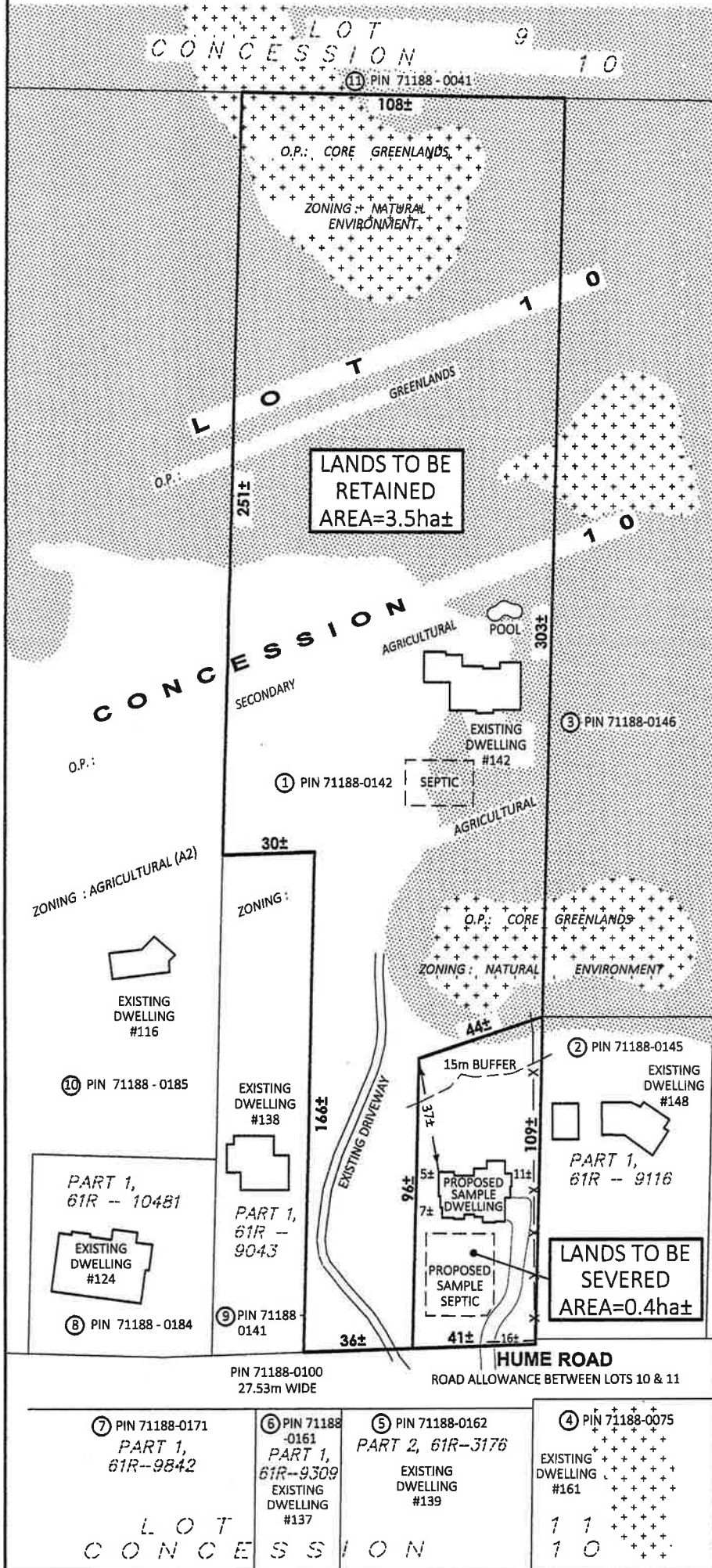


SEVERANCE SKETCH
PART OF LOT 10, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.



- OP : GREENLANDS
ZONING : AGRICULTURAL
- OP : CORE GREENLANDS
ZONING : NATURAL ENVIRONMENT

NOTES:

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

SURVEYORS CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 30th DAY OF OCTOBER 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 23872-16
Oct 29, 2017-9: 48am
G:\PUSLINCH\Con10\LOT 10\ACAD\SEV PTLOT10 (EVANS) UTM.dwg

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

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

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: Nov 1/17
File No. B144/17
Accepted as Complete on: Nov 1/17

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) Daryl Margaret GATES c/o Peter GatesAddress 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: _____

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

To create a new lot for residential purposesOR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession GORE Lot No. Part of Lot 11

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 4053 Sideroad 10 South

(b) When was property acquired: June 2001 Registered Instrument No. LT55390

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 95 / 75 ± AREA 1.0 ha ±

Depth 116 ± Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling and Garage

Proposed Uses (s): Rural Residential (No Change)

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width 162 ±

AREA 4.7 ha ±

Depth 217 ±

Existing Use(s) Vacant Land

Existing Buildings or structures: Man-made pond

Proposed Uses (s): A future rural residential dwelling

Type of access (Check appropriate space)

Existing ☐

Proposed ☒

☐ Provincial Highway

☐ Right-of-way

☐ County Road

☐ Private road

☒ Municipal road, maintained year round

☐ Crown access road

☐ Municipal road, seasonally maintained

☐ Water access

☐ Easement

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

24. 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. 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 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 and Natural Environment**

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

If NO, a) has an application been made for re-zoning?

YES [] NO [] File Number

b) has an application been made for a minor variance?

YES [] NO [] File Number

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

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

For mortgages just provide complete name and address of Mortgagee.

Mortgage as in Instrument No. WC236351 with the Toronto-Dominion Bank located at 4720 Tahoe Blvd., Building 1, Mississauga, ON, L4W 5P2

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

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

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

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

<u>Severed</u>	Width	<u>6±m</u>	Length	<u>8±m</u>	Area	<u>48±m²</u>	Use	<u>Garage</u>
	Width		Length		Area		Use	
<u>Retained</u>	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	[]

November 1, 2017

25261-17

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
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]

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 [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:

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.

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.



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

 O.P : GREENLANDS

THIS SKETCH WAS PREPARED ON THE
DAY OF OCTOBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: S.A.P.

CHECKED BY: J.E.B.

PROJECT No. 25261-17

Oct 30, 2017-1:57:10 PM

G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEV LOT 11 (GATES) UTM.dwg

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

David Wright & Elizabeth Reade
161 Hume Road
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050Fee Received: Nov 1/17File No. B145/17Accepted as Complete on: Nov 1/17

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

2. (a) Name of Registered Owner(s) David Charles WRIGHT & Elizabeth Ann READEAddress 161 Hume Road, 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: _____

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

To create a new lot for residential purposesOR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch
Concession 10
Registered Plan No. _____
Reference Plan No. 61R-7797
Civic Address 161 Hume Road

Lot No. Part of Lot 11
Lot No. _____
Part No. 1-3

(b) When was property acquired: October 1998 Registered Instrument No. RO800267

5. Description of Land intended to be SEVERED:
Metric ☒ Imperial ☐
Frontage/Width 10 & 137 / 144 ± AREA 3.0 ha ±
Depth 400 ± Existing Use(s) Vacant bush
Existing Buildings or structures: None
Proposed Uses (s): A new rural residential dwelling

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 140 ±

AREA

2.9 ha ±

Depth 137 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [X] NO []

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

24. 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. 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 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 and Natural Environment**

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]
A Minor Variance will be applied for pending severance approval

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

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

31. **Type of Farm Operation** conducted on these subject lands: **None**
 Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

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

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

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	[]

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 in 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.

J. Buisman

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

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

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

Description: 169 Hume Road



Application Date: Thursday, October 26, 2017

Municipal File Number:

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

Applicant Contact Information

David Wright

Location of Subject LandsCounty of Wellington, Township of Puslinch
PUSLINCH, Concession: 10, Lot: 11Roll Number: 2301 **Calculation Name:** 169 Hume Road**Description:** Barn 1**Farm Contact Information****Location of existing livestock facility or anaerobic digester**County of Wellington, Township of Puslinch
PUSLINCH, Concession: 10, Lot: 11Roll Number: 2301 

Total Lot Size: 3.8 ha

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

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	116 m ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM**Design Capacity (NU):** 5.0**Potential Design Capacity (NU):** 5.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	150	X	0.7	X
1.1				=	81 m (265 ft)
					TBD

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
81 m (265 ft)	TBD

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

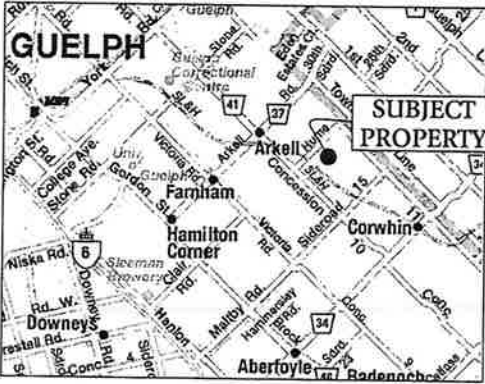
Signature of Preparer: _____ Date: _____

Hailey Keast

NOTE TO THE USER:

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

KEYMAP



SEVERANCE SKETCH
PART OF LOT 11, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.

EXISTING DWELLING #164

EXISTING DWELLING #142

⑪ PIN 71188-0142

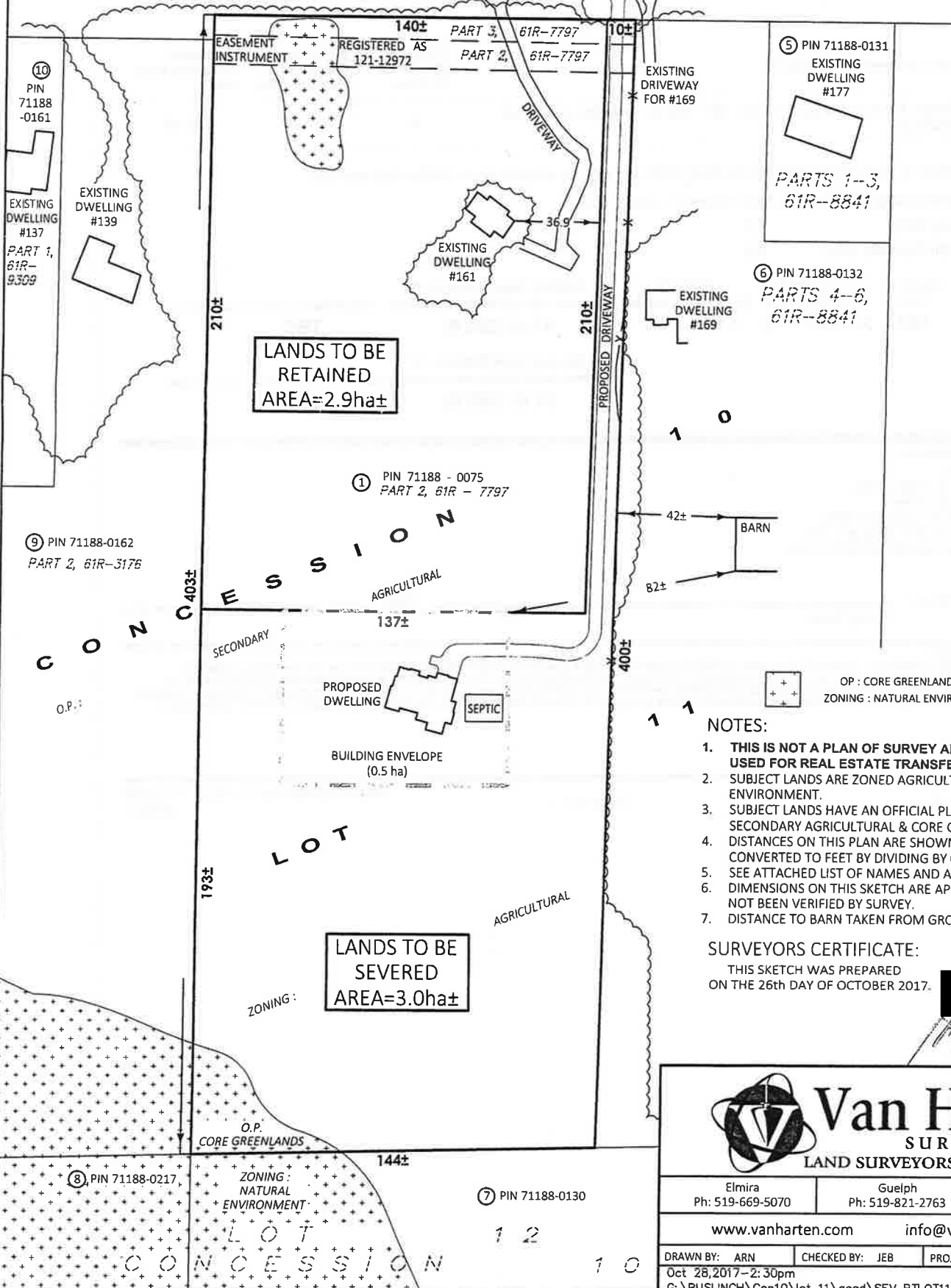
LOT 10
CONCESSION 10
② PIN 71188-0145
PART 1, 61R-9116
EXISTING DWELLING #148

③ PIN 71188-0146

EXISTING DWELLING #178

④ PIN 71188-0140

PIN 71188-0100 HUME ROAD 20.12m WIDE
ROAD ALLOWANCE BETWEEN LOTS 10 & 11



⑤ PIN 71188-0131
EXISTING DWELLING #177

PARTS 1-3,
61R-8841

⑥ PIN 71188-0132
PARTS 4-6,
61R-8841

EXISTING DWELLING #169

LANDS TO BE
RETAINED
AREA=2.9ha±

① PIN 71188 - 0075
PART 2, 61R - 7797

⑨ PIN 71188-0162
PART 2, 61R-3176



OP : CORE GREENLANDS
ZONING : NATURAL ENVIRONMENT

NOTES:

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

SURVEYORS CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 26th DAY OF OCTOBER 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 24377-16

Oct 28, 2017-2:30pm

G:\PUSLINCH\Con10\lot 11\acad\SEV PTLOT11 (WRIGHT) UTM.dwg

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

James & John Clark
4240 Victoria Rd S
RR#1
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

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

County Engineering MTO – London MTO – Owen Sound

Ministry of Natural Resources

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
 Fee Received: Nov 1/17

File No. B146/17

Accepted as Complete on: Nov 1/17

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

2. (a) Name of Registered Owner(s) James Malcolm CLARK & John Allan CLARK

Address 4240 Victoria Road South, RR#1, Puslinch, ON, N0B 2J0

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 Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for residential purposes

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 8 Lot No. Part of Lots 29 & 30

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address Wellington Road 36

(b) When was property acquired: November 1995 Registered Instrument No. RO742116

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 50 ± AREA 0.5 ha ±

Depth 100 ± Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 87 & 430 / 745±

AREA

15.9 ha ±

Depth 414 / 108 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Agricultural (No Change)

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] 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 [] (check appropriate space)

[] Municipally owned and operated piped water system

[] Well [] individual [] communal

[] Lake

[] Other Not required for agricultural purposes

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify): Not required for agricultural purposes

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

24. Is the application consistent with the Provincial Policy Statement? YES [X] NO []

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

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

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []

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, Prime Agricultural 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 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 [] NO [X]

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

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

31. **Type of Farm Operation** conducted on these subject lands: **Cash Crops**
 Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

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

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

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	[]

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.



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? 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:

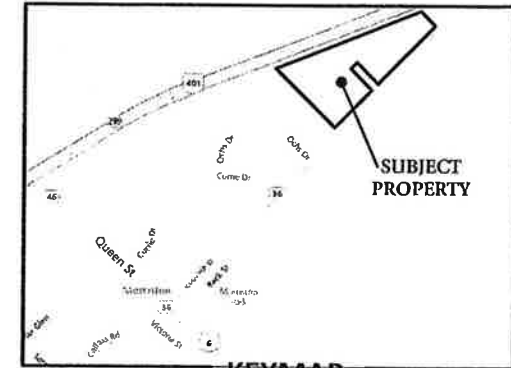
- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying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

SEVERANCE SKETCH PART OF LOTS 29 & 30, CONCESSION 8 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 3000

0 50 100 150 200 meters

VAN HARTEN SURVEYING INC.



KEYMAP

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A) & NATURAL ENVIRONMENT (NE).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & CORE GREENLANDS.
4. SUBJECT LANDS HAVE A GREENBELT OFFICIAL PLAN DESIGNATION OF GREENBELT PROTECTED COUNTRYSIDE.
5. DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
6. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
7. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
8. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

LEGEND:

CORE GREENLANDS & NATURAL ENVIRONMENT

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE DAY OF OCTOBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

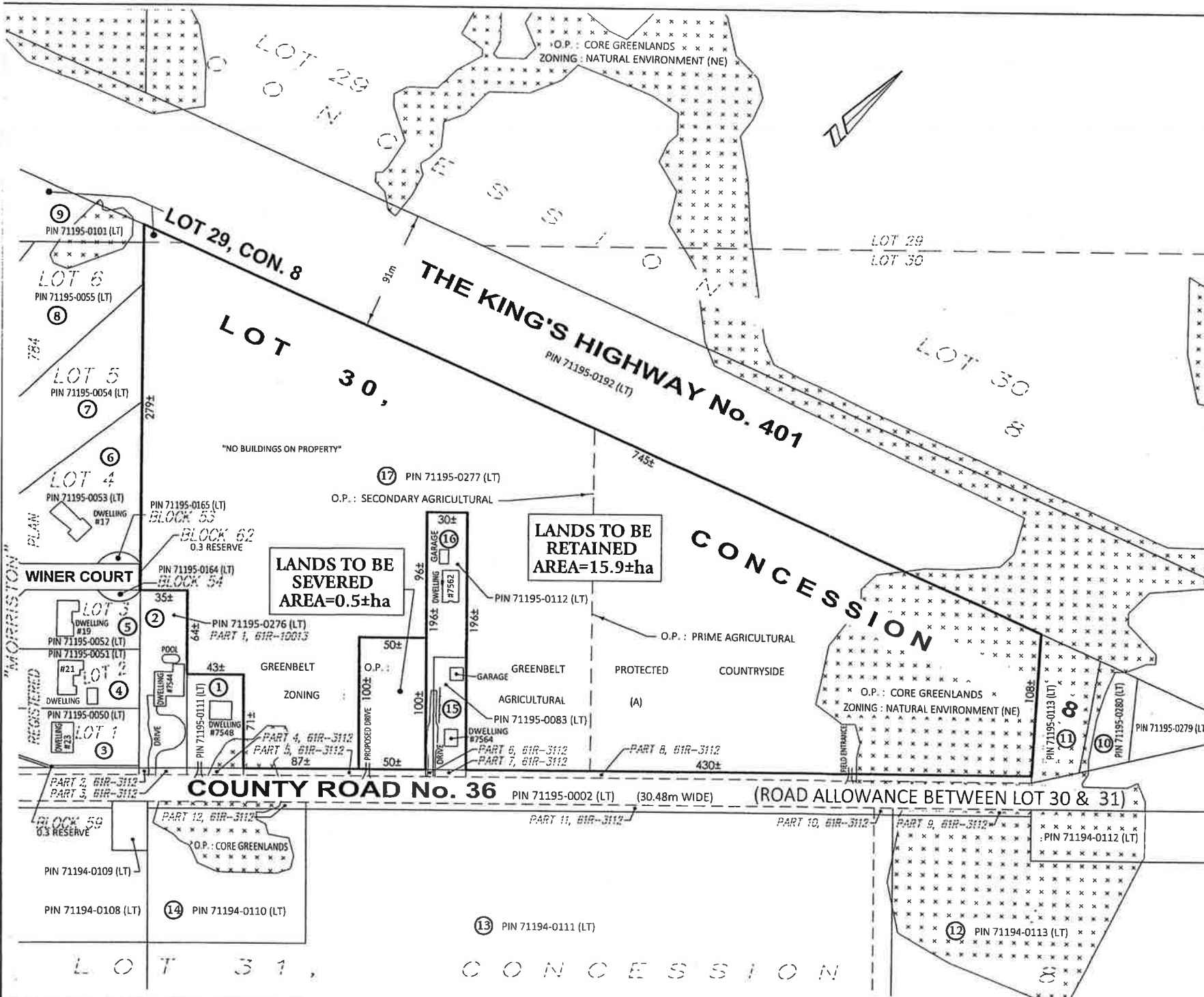
Elmira Ph: 519-669-5070 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. CHECKED BY: J.E.B. PROJECT No. 23947-16

Oct 30, 2017-2:59:16 PM

G:\PUSLINCH\Con8\Lot30\Acad\SEV LOT 30 (CLARK) UTM.dwg



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

Jill & Stephen McGuinness
Chari & Gary Wilkinson
6656 Wellington Road 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
 Fee Received: Nov 17

File No. B147/17

Accepted as Complete on: Nov 1/17

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

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

Address 6656 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 Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 3 Lot No. Part of Lot 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: September 1994 Registered Instrument No. RO721711

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width	<u>93 / 72±</u>	AREA	<u>0.44 ha ±</u>
Depth	<u>55 ±</u>	Existing Use(s)	<u>Agricultural</u>
Existing Buildings or structures: <u>None</u>			
Proposed Uses (s): <u>A new rural residential dwelling</u>			

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

Imperial [1]

39.7 ha ±

Existing Use(s) Residential, Agricultural and Aggregate Operation

Proposed Uses (s): Residential & Agricultural (No Change)

Proposed []

☐ Other

☐ Other

☐ Other (Specify):

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

Extractive Zone (EXI-15: Capital Materials Wellington Pit 5)

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

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

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

Application for a Hydro Easement is being submitted simultaneously

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. 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 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 (A) and Extractive Zone (EXI-15: Capital Materials Wellington Pit 5)

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

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

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

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

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

Mortgage as in Instrument No. 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. Type of Farm Operation conducted on these subject lands: Cash Crop

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
Retained	Width 4±m	Length 9±m	Area 36±m²	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 []	

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.

Very truly yours

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.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- 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.
- 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.

Description: Wilkinson Severance

Application Date: Monday, October 30, 2017

Municipal File Number:

Proposed Application: Lot creation for four, or more, residential lots outside of a settlement area
Type B Land Use

Applicant Contact Information

Chari Wilkinson
6656 Wellington Road 34

Location of Subject Lands

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 3, Lot: 7

Roll Number: 2301 

Calculation Name: **Ertl Barn**


Description: Wilkinson Severance

Farm Contact Information

Frank Ertl
6678 Wellington Road 34
Cambridge, ON, Canada

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 3, Lot: 8

Roll Number: 2301 

Total Lot Size: 39 ha

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

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	36	36.0	836 m ²

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

Design Capacity (NU): 36.0

Potential Design Capacity (NU): 108.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	324.37	X	0.7	X
				2.2	=
				350 m (1147 ft)	TBD

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
350 m (1147 ft)	TBD

Preparer Information

Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
Phone #1: 519-821-2763 ext. 248
Email: hailey.keast@vanharten.com

Signature of Preparer: _____
Hailey Keast

Date: _____

NOTE TO THE USER:

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

SEVERANCE SKETCH
PART OF LOT 7, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

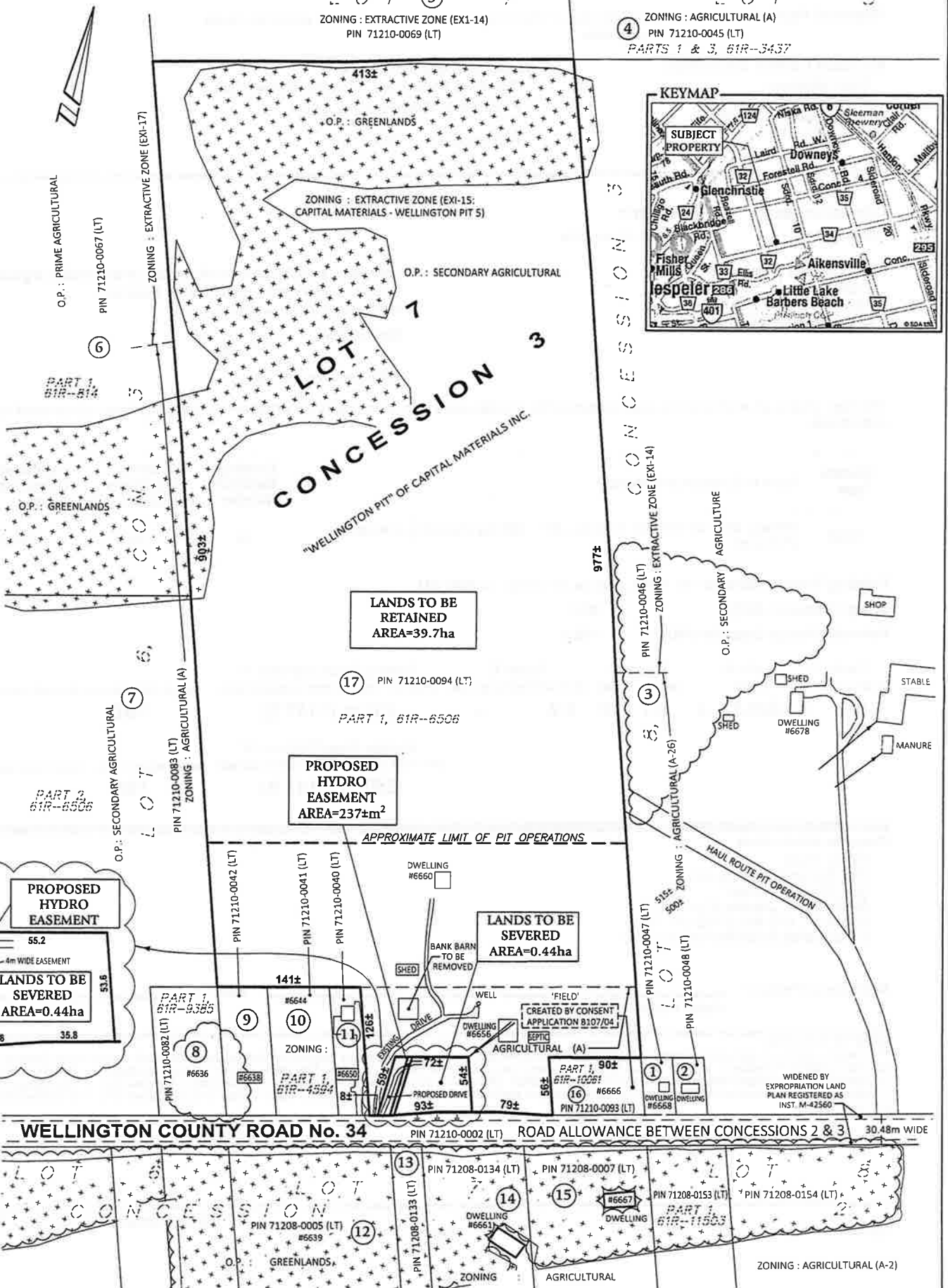
SCALE 1 : 4000

0 20 50 100 200 250 meters

VAN HARTEN SURVEYING INC.

LOT 5 7
ZONING : EXTRACTIVE ZONE (EX1-14)
PIN 71210-0069 (LT)

LOT 8
ZONING : AGRICULTURAL (A)
PIN 71210-0045 (LT)
PARTS 1 & 3, 61R-5437



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A) & EXTRACTIVE ZONE (EX1-15: CAPITAL MATERIALS - WELLINGTON PIT 5).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & GREENLANDS.
4. DISTANCES TO BARN ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

LEGEND:

***** O.P.: GREENLANDS

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE
31st DAY OF OCTOBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS AND ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: S.A.P.	CHECKED BY: J.E.B.	PROJECT No. 25317-17
Oct 31, 2017-4:04:45 PM G:\PUSLINCH\Con3\ACAD\SEV PTLOT 7 (WILKINSON) UTM.dwg		

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

Jill & Stephen McGuinness
Chari & Gary Wilkinson
6656 Wellington Road 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: Nov 1/17File No. B148/17Accepted as Complete on: Nov 1/17**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Jill Carol MCGUINNESS, Stephen MCGUINNESS, Chari Lynn WILKINSON & Gary Norman WILKINSONAddress 6656 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 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[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

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.

Current Owners of Retained Parcel

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

Local Municipality: Township of Puslinch

Concession 3 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: September 1994 Registered Instrument No. RO721711

5. Description of Land intended to be SEVERED:

	Metric [X]	Imperial []
Frontage/Width <u>59 ±</u>	AREA	<u>237m² ±</u>
Depth <u>4 ±</u>	Existing Use(s)	<u>Agricultural</u>
Existing Buildings or structures: <u>None</u>		
Proposed Uses (s): <u>Easement for Hydro Line to Existing Residential Dwellings</u>		

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

Not required for easement

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

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☐ Other Not required for easement

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☐ Other (Specify): Not required for easement

6. Description of Land intended to be RETAINED:
Metric [X] Imperial []
Frontage/Width 8 & 79 / 413 ± AREA 39.7 ha ±
Depth 977 ± Existing Use(s) Residential, Agricultural and Aggregate Operation
Existing Buildings or structures: Barn, Shed and 2 Dwellings
Proposed Uses (s): Residential & Agricultural (No Change)

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

Not required for easement

Type of water supply - Existing [X] Proposed [] (check 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
[X] Other (Specify): Not required for easement

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

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

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

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

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

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

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [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 meters [1640']? YES [] NO [X]

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

Extractive Zone (EXI-15: Capital Materials Wellington Pit 5)

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

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

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

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

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

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

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

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

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

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

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

Application for a Severance is being submitted simultaneously

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. 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 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 (A) and Extractive Zone (EXI-15: Capital Materials Wellington Pit 5)**

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

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

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

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

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

Mortgage as in Instrument No. 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. **Type of Farm Operation** conducted on these subject lands: **Cash Crop**

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
Retained	Width 4±m	Length 9±m	Area 36±m²	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	[]

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.

Very truly yours,

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

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

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

SEVERANCE SKETCH PART OF LOT 7, CONCESSION 3 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 4000

0 20 50 100 200 250 meters

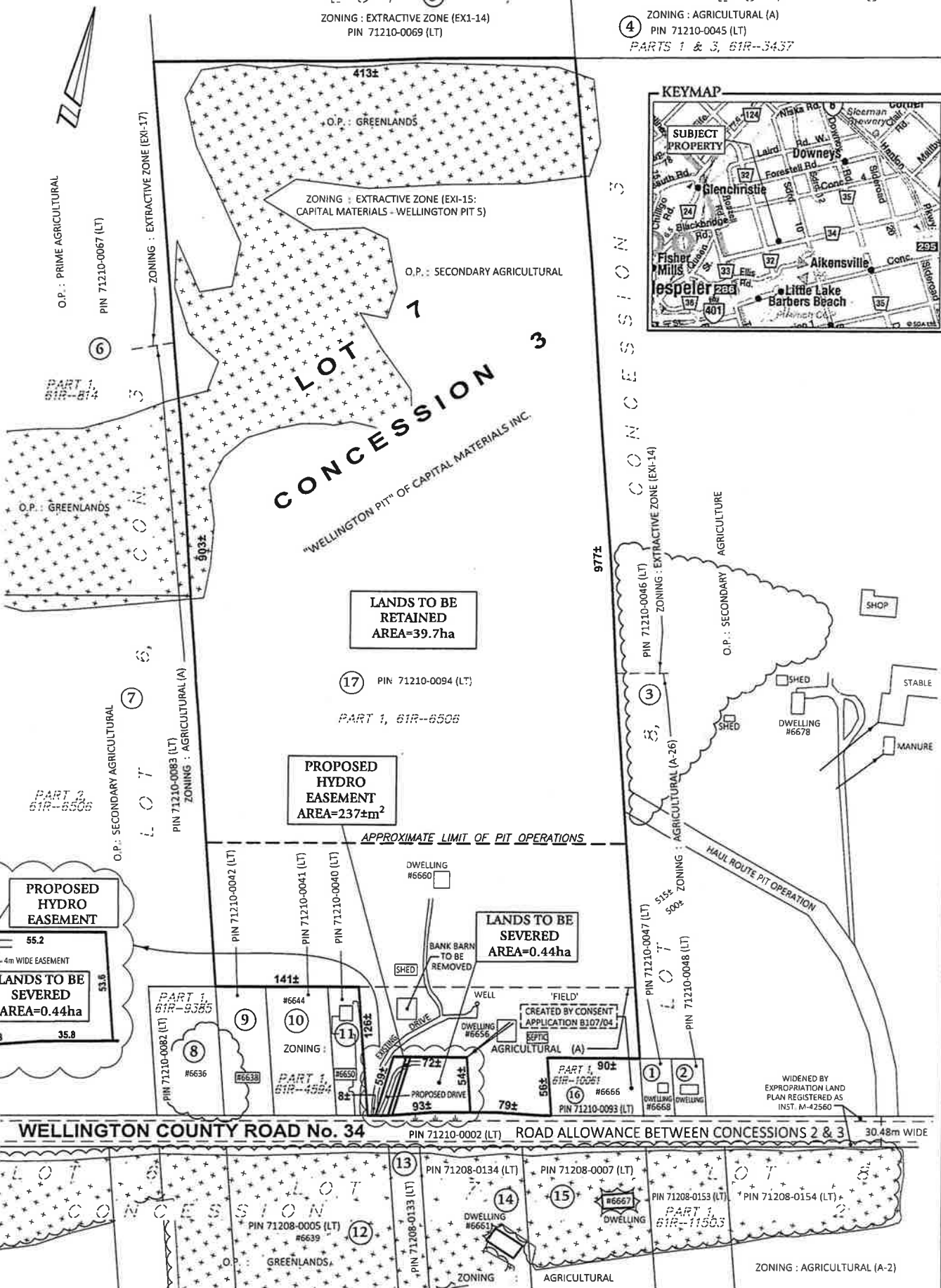
VAN HARTEN SURVEYING INC.

LOT 5 7

ZONING : EXTRACTIVE ZONE (EX1-14)
PIN 71210-0069 (LT)

LOT 8

ZONING : AGRICULTURAL (A)
PIN 71210-0045 (LT)
PARTS 1 & 3, 61R-3437



NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL (A) & EXTRACTIVE ZONE (EX1-15: CAPITAL MATERIALS - WELLINGTON PIT 5).
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & GREENLANDS.
- DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

LEGEND:

*** O.P. : GREENLANDS

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE
31st DAY OF OCTOBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: S.A.P.

CHECKED BY: J.E.B.

PROJECT No. 25317-17

Oct 31, 2017-4:04:45 PM

G:\PUSLINCH\Con3\ACAD\SEV PTLOT 7 (WILKINSON) UTM.dwg

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

Pier Property Inc.
Attn: James Zacharias
c/o George St. Arnaud
2595 Inkster Blvd
Winnipeg MB R3C 2E6

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
 Fee Received: Nov 1/17

File No. B149/17

Accepted as Complete on: Nov 1/17

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

2. (a) Name of Registered Owner(s) Pier Property Inc. ATTN: James Zacharias

Address c/o George St. Arnaud, 2595 Inkster Blvd., Winnipeg, MB, R3C 2E6

(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 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[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[X]

To create a new lot commercial purposes

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession	<u>7</u>	Lot No.	<u>Part of Lots 26 & 27</u>
Registered Plan No.		Lot No.	
Reference Plan No.	<u>61R-7860</u>	Part No.	<u>4</u>
Reference Plan No.	<u>61R-10242</u>	Part No.	<u>1-6</u>
Civic Address	<u>267 Brock Road</u>		

(b) When was property acquired & Registered Instrument No.:

Sept 2006 - PIN 71196-0196 - INST WC151931
June 2006 - PIN 71196-0004 - WC141102
June 2006 - PIN 71196-0001 - WC141101

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width	<u>121 ±</u>	AREA	<u>1.1 ha ±</u>
Depth	<u>104 ±</u>	Existing Use(s)	<u>Vacant land</u>
Existing Buildings or structures: <u>Temporary Vegetable Stand / Fries Stands</u>			
Proposed Uses (s): <u>Future Commercial Use</u>			

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

183 ±

AREA

18.3 ha ±

Depth

585 ±

Existing Use(s)

Trucking company operations

Existing Buildings or structures:

See sketch

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES []

NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]?

YES []

NO [X]

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES []

NO [X]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES []

NO [X]

11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES []

NO [X]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES [X]

NO []

15. Is there a noxious industrial use within 500 meters [1640']?

YES []

NO [X]

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised May 2017

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [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 or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

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

24. 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 ☒ NO ☐

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

Rural Employment Area

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 Industrial – 3 (IND-3); Pending Industrial**

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

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

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

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

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

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

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

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

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



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.



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]

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 [X] NO []

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

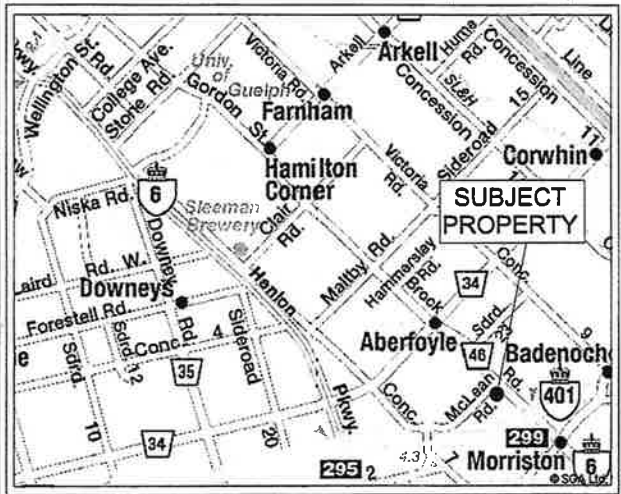
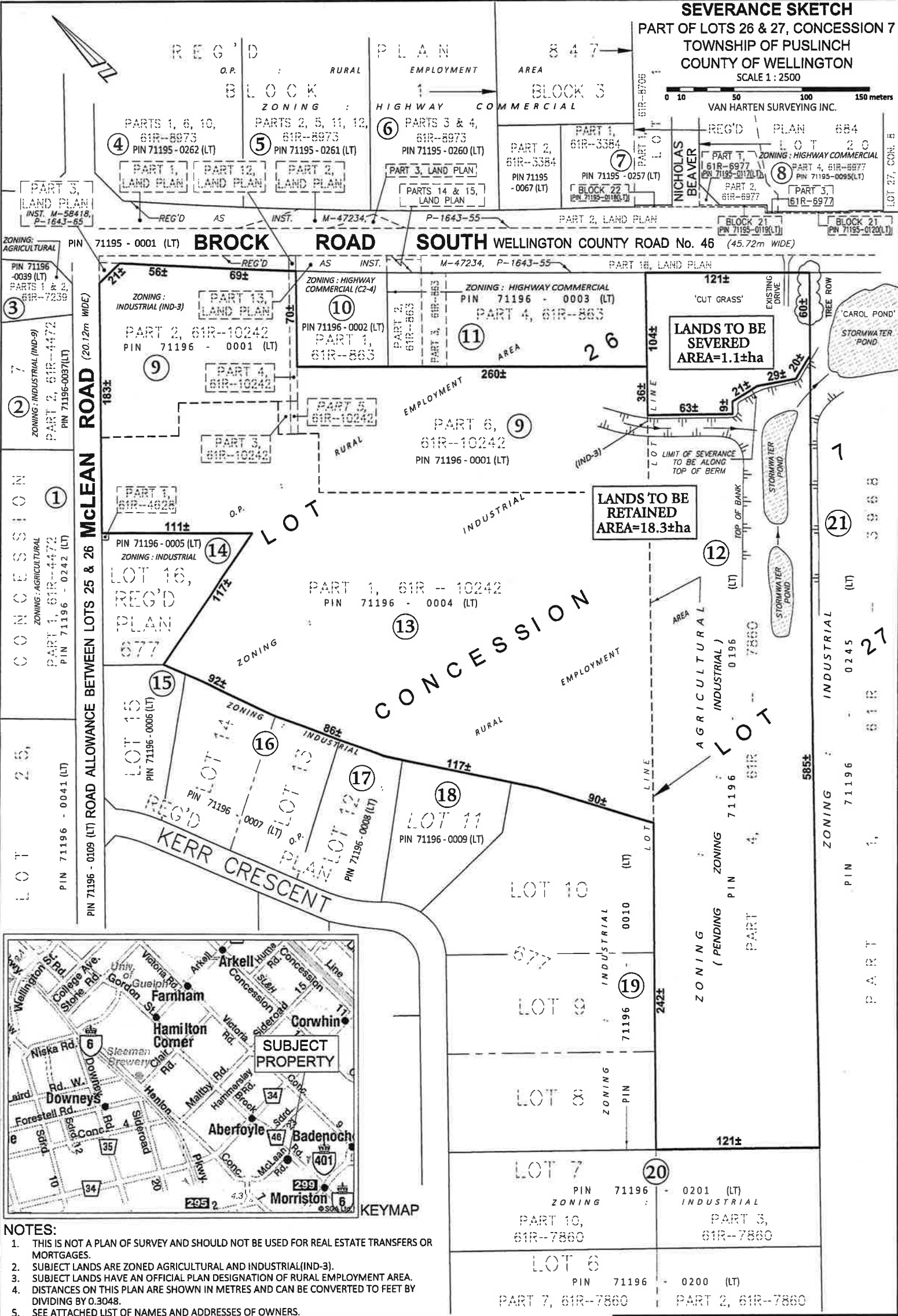
37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

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

SEVERANCE SKETCH
PART OF LOTS 26 & 27, CONCESSION 7
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1 : 2500



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

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 31st DAY OF OCTOBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2783	Orangeville Ph: 519-940-4110
DRAWN BY: NCH	CHECKED BY: JEB	PROJECT No. 25218-17

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

Kathy White
4540 Wellington Rd 35
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
 Fee Received: Nov 1/17

File No. B150/17

Accepted as Complete on: Nov 1/17

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

2. (a) Name of Registered Owner(s) Kathy Aileen WHITE

Address 4540 Wellington Road 35, 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:

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

To create a new lot for residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 3 Lot No. Part of Lot 15

Registered Plan No. Lot No.

Reference Plan No. 61R-11315 Part No. Part 1

Civic Address 4540 Wellington Road 35

(b) When was property acquired: June 1991 Registered Instrument No. ROS644167
Lot Line Adjustment March 2010 Registered Instrument No. WC273032

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 28.5 ± AREA 0.4 ha ±

Depth 143 ± Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric ☒Imperial ☐

Frontage/Width124-176 ±AREA5.7 ha ± without LLA
8.1 ha ± after LLA
Depth400 ±Existing Use(s)Rural dwelling, forest, agricultural
Existing Buildings or structures: Dwelling & Garage
Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing ☒Proposed ☐

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

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES ☐ NO ☒

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

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

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

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

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

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

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

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

YES ☐ NO ☒

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

Previous Lot Line Adjustment – March 4, 2010 – Transferred from Barbara Cook and Cynthia Robinson to Kathy White

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

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

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

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

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

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

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

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

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

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

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width <u>9±m</u>	Length <u>15±m</u>	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 []	
Covered Pile []		Storage with Buck Walls []		Aboveground Uncovered Tank []	
				Belowground Uncovered Tank []	
				Open Earth-sided Pit []	



LAND SURVEYORS and ENGINEERS

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 $\frac{1}{2}$ 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 $52\pm\text{m}$, a depth of $403\pm\text{m}$ and area of $2.4\pm\text{ha}$. The merged parcel will have a combined area of $8.1\pm\text{ha}$ where a dwelling, garage and pool exist. The retained parcel is vacant and contains forested land with an area of $2.4\pm\text{ha}$.

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

35. Source Water Protection Plan

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

YES [X] NO []

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

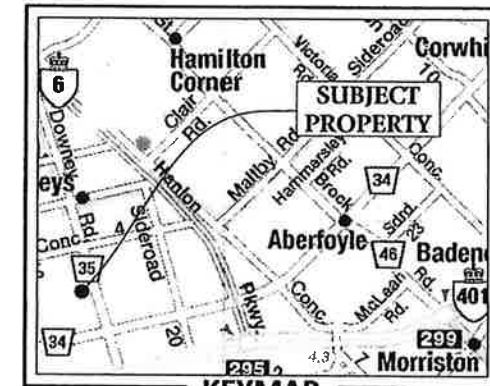
1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying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

LOT LINE ADJUSTMENT & SEVERANCE SKETCH PART OF LOT 15, CONCESSION 3 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 2000

0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.



KEYMAP

NOTES:

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

LEGEND:

- O.P. : GREENLANDS
- ZONING : NATURAL ENVIRONMENT (NE)
- O.P. : CORE GREENLANDS

SURVEYOR'S CERTIFICATE:

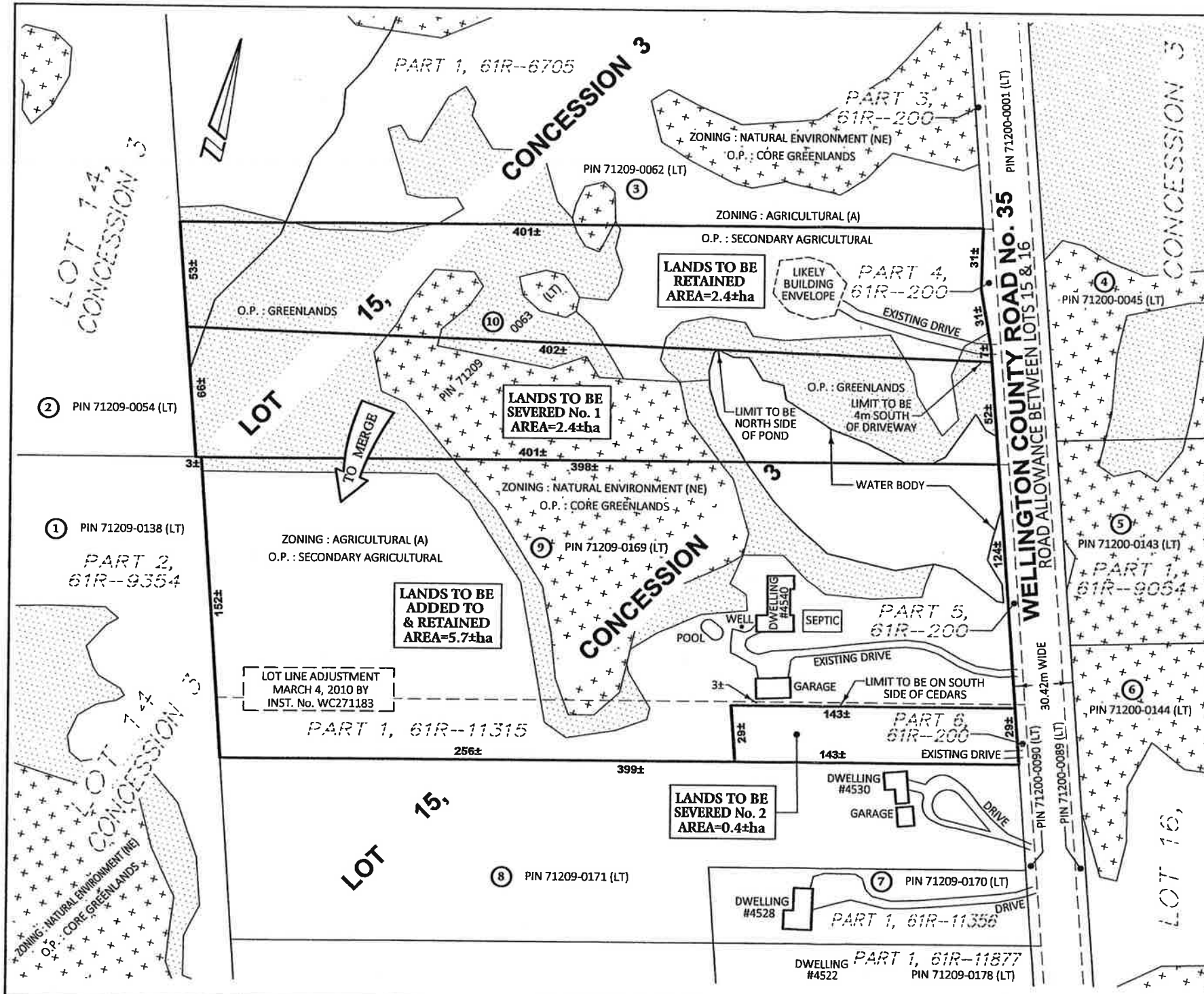
THIS SKETCH WAS PREPARED ON THE
DAY OF NOVEMBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: S.A.P.	CHECKED BY: J.E.B.	PROJECT No. 25269-17
Nov 1, 2017-1:07:59 PM		
G:\PUSLINCH\Con3\ACAD\SEV LOT 15 (WHITE) UTM 2010.dwg		



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

Full Moon Investments
c/o Kathy White
4540 Wellington Rd 35
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1050

Fee Received: Nov 1/17

File No. B151/17

Accepted as Complete on: Nov 1/17

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Full Moon Investments c/o Kathy WHITE

Address 4540 Wellington Road 35, 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: _____

Jeff Buisman of VanHarten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3



(d) All Communication to be directed to:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

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

☒ Conveyance to effect an addition to a lot

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

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

Part of Lot 15, Concession 3, Part 1, 61R-11315 (PIN 71209-0169)

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

Local Municipality: Township of Puslinch

Concession 3 Lot No. Part of Lot 15

Registered Plan No. Lot No.

Reference Plan No. Part No.

Civic Address Wellington Road 35

(b) When was property acquired: June 2016 Registered Instrument No. WC508018

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 52 / 66 ± AREA 2.4 ha ±

Depth 403 ± Existing Use(s) Pond and forested land

Existing Buildings or structures: None

Proposed Uses (s): To be added to 4540 Wellington Road 35 (PIN 71209-0169) as part of rural residential property

Type of access (Check appropriate space) Existing ☒ Proposed ☐

Existing entrance on lands to be added to.

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

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

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

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

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

Frontage/Width 69 / 53 ± AREA 2.4 ha ±

Depth 402 ± Existing Use(s) Forested Land

Existing Buildings or structures: None

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

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

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

- ☐ Municipally owned and operated piped water system
☐ Well ☐ individual ☐ communal
☐ Lake
☐ Other (specify): **Not required for lot line adjustment**

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

- ☐ Municipally owned and operated sanitary sewers
☐ Septic Tank ☐ individual ☐ communal
☐ Pit Privy
☐ Other (specify): **Not required for lot line adjustment**

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

Lands to be Added to: Lot Line Adjustment – March 4, 2010 – Transferred from Barbara Cook and Cynthia Robinson to Kathy White

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

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [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? (severed and retained)
Secondary Agricultural, Core Greenlands and 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):

27. What is the **zoning** of the subject lands? Agricultural (A) and Natural Environment (NE)
28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐
- If NO, a) has an application been made for re-zoning?
 YES ☐ NO ☐ File Number _____
- b) has an application been made for a minor variance?
 YES ☐ NO ☐ File Number _____
29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☐ NO ☒

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

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

30. Type of Farm Operation conducted on these subject lands: **NONE**
- Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

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

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

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

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

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

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

34. **Source Water Protection Plan**

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

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



LAND SURVEYORS and ENGINEERS

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 $\frac{1}{2}$ 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 $52\pm\text{m}$, a depth of $403\pm\text{m}$ and area of $2.4\pm\text{ha}$. The merged parcel will have a combined area of $8.1\pm\text{ha}$ where a dwelling, garage and pool exist. The retained parcel is vacant and contains forested land with an area of $2.4\pm\text{ha}$.

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.

Jeffrey 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?

YES [] NO [X]

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

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

None

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

Please see covering letter

NOTES:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Nov 1 / 17

File No. BISV/17

Accepted as Complete on: Nov 1 / 17

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) Kathy Aileen WHITE

Address 4540 Wellington Road 35, 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: _____

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. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 3

Lot No. Part of Lot 15

Registered Plan No.

Lot No.

Reference Plan No. 61R-11315

Part No. Part 1

Civic Address 4540 Wellington Road 35

(b) When was property acquired: June 1991

Registered Instrument No. ROS644167

Lot Line Adjustment March 2010

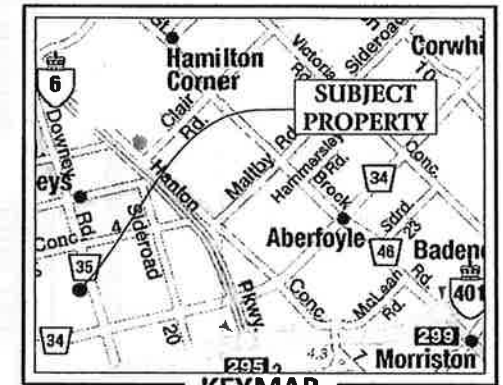
Registered Instrument No. WC273032

**LOT LINE ADJUSTMENT
& SEVERANCE SKETCH
PART OF LOT 15, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 2000

0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.



KEYMAP

NOTES:

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

LEGEND:



O.P. : GREENLANDS



ZONING : NATURAL ENVIRONMENT (NE)

O.P. : CORE GREENLANDS

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE [REDACTED] DAY OF NOVEMBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

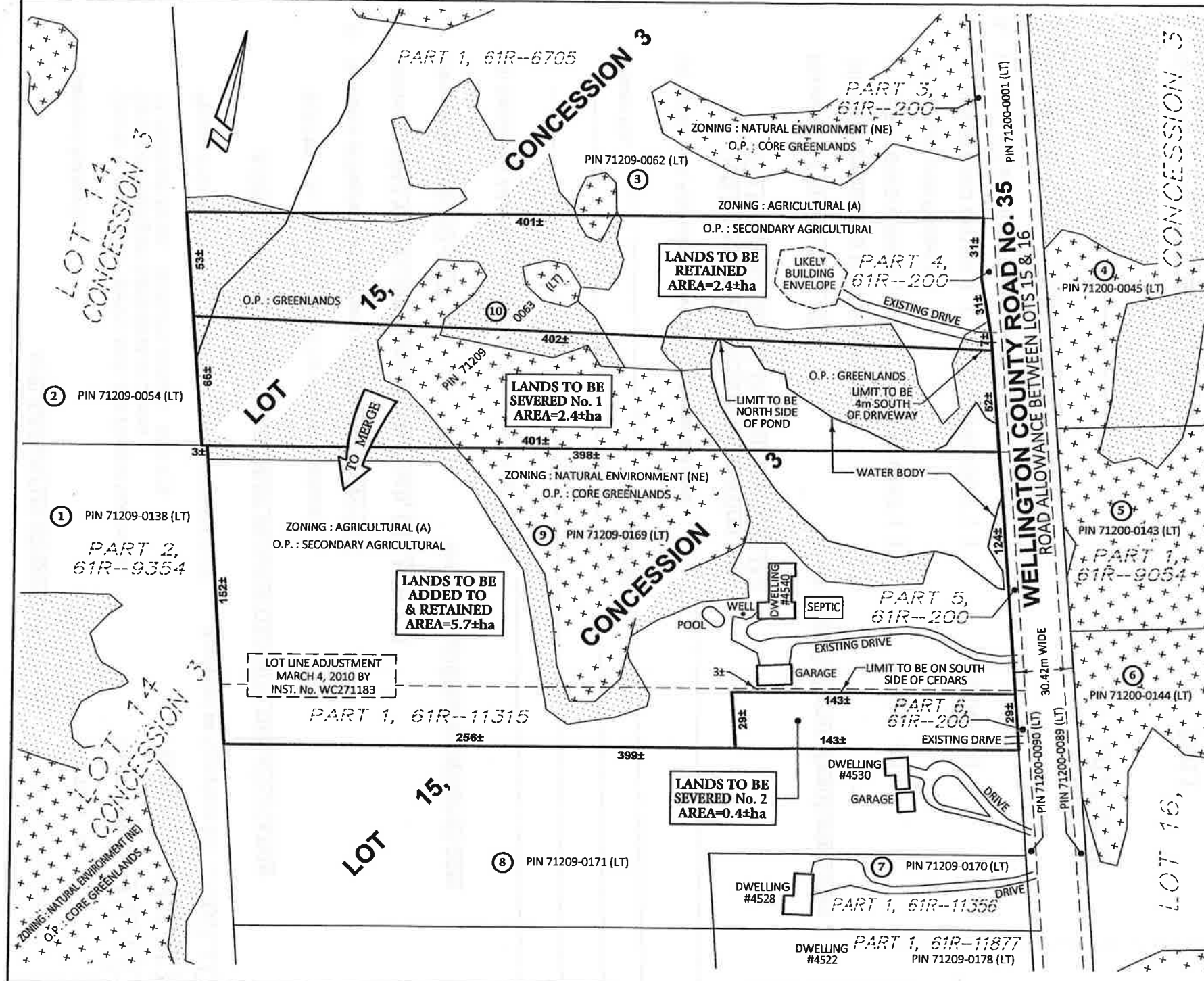
DRAWN BY: S.A.P.

CHECKED BY: J.E.B.

PROJECT No. 25269-17

Nov 1, 2017-1:07:59 PM

G:\PUSLINCH\Con3\ACAD\SEV LOT 15 (WHITE) UTM 2010.dwg



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

Duncan & Susan McLeod
77 Gilmour Rd
Puslinch ON N0B 2K0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: Nov 1/17File No. B152/17Accepted as Complete on: Nov 1/17**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Duncan Bruce McLeod & Susan Helen McLeodAddress 77 Gilmours Road, Puslinch, ON, N0B 2K0

(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 Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for residential purposesOR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 8

Lot No. Part of Lot 24

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 77 Gilmour Road

(b) When was property acquired: July 1979

Registered Instrument No. ROS219244

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 80 ±

AREA

0.6 ha ±

Depth 75 ±

Existing Use(s)

Agricultural field

Existing Buildings or structures: None

Proposed Uses (s): A future residential dwelling

Type of access (Check appropriate space)

Existing ☐

Proposed ☒

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

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

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

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

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

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

6. Description of Land intended to be RETAINED:
- | | | |
|---|--------------------|---|
| | Metric [X] | Imperial [] |
| Frontage/Width | <u>592 / 718 ±</u> | AREA <u>29.1 ha ±</u> |
| Depth | <u>326 ±</u> | Existing Use(s) <u>Agricultural and Residential</u> |
| Existing Buildings or structures: <u>Dwelling and two sheds</u> | | |
| Proposed Uses (s): <u>No Change</u> | | |
- | | | |
|---|--|---------------------|
| Type of access (Check appropriate space) | Existing [X] | Proposed [] |
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way | |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Private road | |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road | |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access | |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other | |
-
- Type of water supply - Existing [X] Proposed []** (check appropriate space)
- ☐ Municipally owned and operated piped water system
- ☒ Well ☒ individual ☐ communal
- ☐ Lake
- ☐ Other _____
-
- Type of sewage disposal - Existing [X] Proposed []** (check appropriate space)
- ☐ Municipally owned and operated sanitary sewers
- ☒ Septic Tank (specify whether individual or communal): Individual
- ☐ Pit Privy
- ☐ Other (Specify): _____
-
7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? **YES [X] NO []**
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? **YES [] NO [X]**
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? **YES [] NO [X]**
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? **YES [X] NO []**
11. Is there any portion of the land to be severed or to be retained located within a floodplain? **YES [X] NO []**
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? **YES [] NO [X]**
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? **YES [] NO [X]**
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? **YES [X] NO [X]**
15. Is there a noxious industrial use within 500 meters [1640']? **YES [] NO [X]**

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

24. 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. 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.

Mortgage as in Instrument No. WC112064 with the Toronto Dominion Bank, located at 496 Edinburgh Road, Guelph, ON, N1G 4Z1

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

31. Type of Farm Operation conducted on these subject lands: Cash Crops

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	
Retained	Width 5±m	Length 25±m	Area 125±m²	Use	Shed
	Width 10±m	Length 13±m	Area 130±m²	Use	Shed

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	[]

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.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- 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.
- 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.

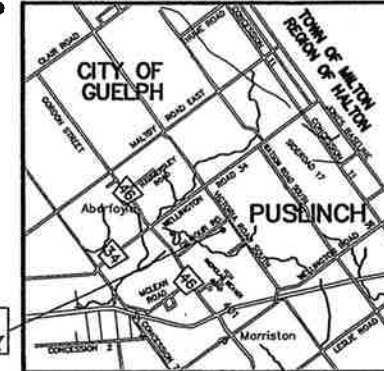
SEVERANCE SKETCH PART OF LOT 24, CONCESSION 8 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

KEYMAP



SUBJECT PROPERTY

NOTES:

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

LEGEND:

O.P. : GREENLANDS

XXXXX ZONING : NATURAL ENVIRONMENT (NE)
XXXXX O.P. : CORE GREENLANDS

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 30th
DAY OF OCTOBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

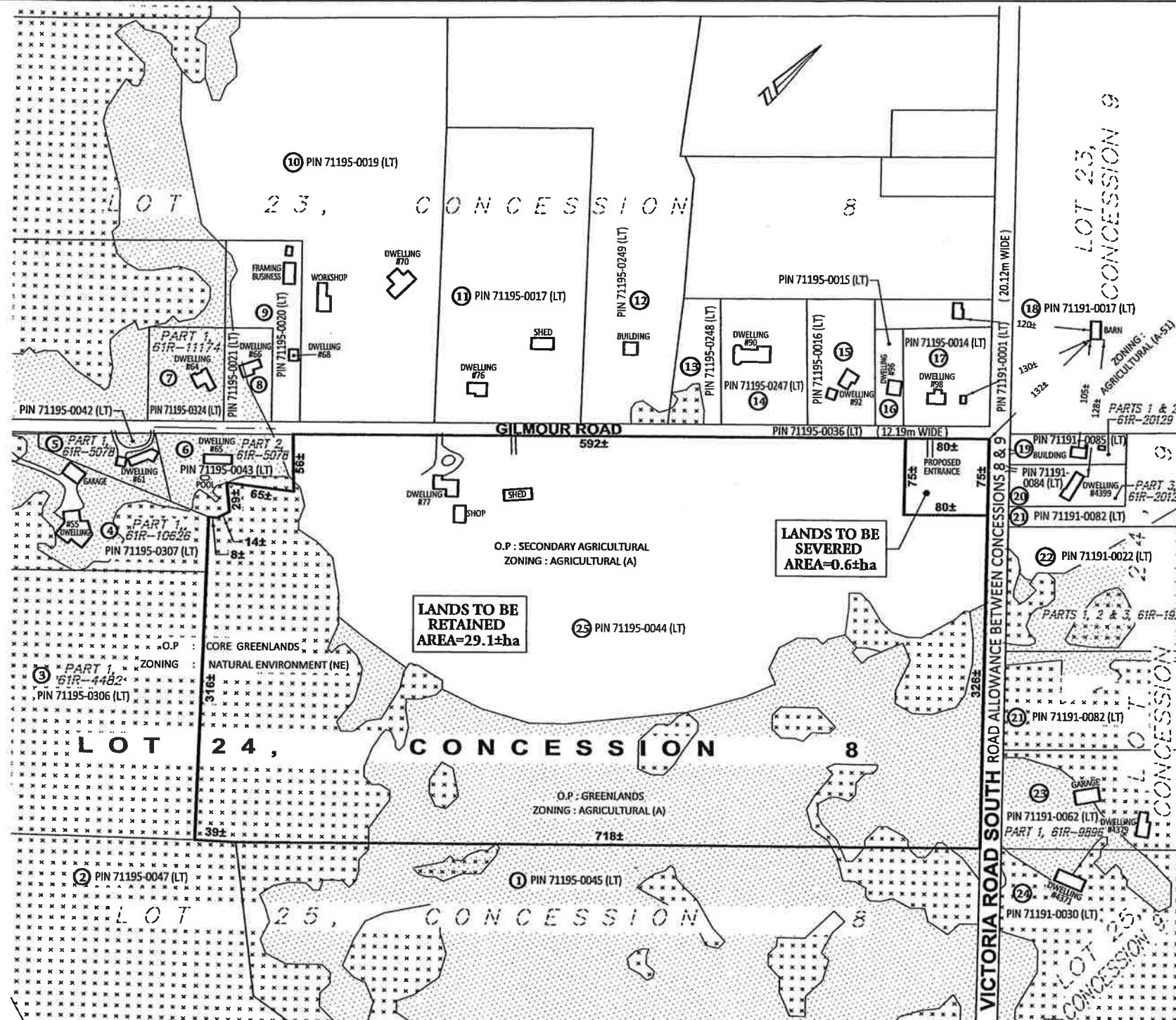
DRAWN BY: S.A.P.

CHECKED BY: J.E.B.

PROJECT No. 25321-17

Nov 1, 2017-8:20:45 AM

G:\PUSLINCH\Con8\Lot24\ACAD\SEV PTLOT 24 (McLEOD) UTM.dwg



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

Brian, Cheryl & Christa Cain
80 Hilldale Crescent
Guelph ON N1G 4B6

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Conservation Authority – Conservation Halton Ministry of Natural Resources

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

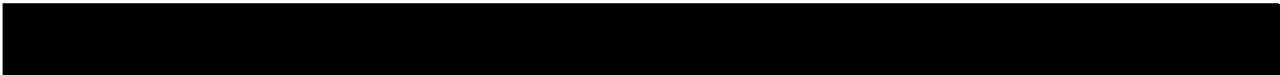
Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 1050
Fee Received: Nov 1/17File No. B153/17Accepted as Complete on: Nov 1/17**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 Lauren CAINAddress 80 Hildale Crescent, Guelph, ON, N1G 4B6
(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 Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for residential purposesOREASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part of Lots 26-28

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 4297 Victoria Road South

(b) When was property acquired: May 2009

Registered Instrument No. WC245409

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 400 ±

AREA

40 ha ±

Depth 1000 ±

Existing Use(s)

Rural Residential & Agricultural

Existing Buildings or structures: Dwelling and Shed

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☐ Right-of-way

☐ County Road

☐ Private road

☒ Municipal road, maintained year round

☐ Crown access road

☐ Municipal road, seasonally maintained

☐ Water access

☐ Easement

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

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

Frontage/Width 800 ± AREA 80 ha ±

Depth 1000 ± Existing Use(s) Agricultural & Forested Land

Existing Buildings or structures: None

Proposed Uses (s): Continued Agricultural, proposed dwelling in future

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify):

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Is the application consistent with the Provincial Policy Statement? YES [X] NO []

25. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan [X] Places to Grow [X] Other [] _____

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []

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)

Prime Agricultural, Secondary Agricultural, Core Greenlands & Core Greenlands
Greenbelt OP: Greenbelt Protected Countryside and Greenbelt Natural Heritage System

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 (NE)

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

Mortgage as in Instrument No. WC245412 with HSBC Bank Canada, located at 19 Allstate Parkway, 2nd Floor, Markham, ON, L3R 5A4

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands: **Cash Crops**

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Severed</u>	Width	<u>8±m</u>	Length	<u>9±m</u>	Area	<u>72±m²</u>	Use	<u>Shed</u>
	Width		Length		Area		Use	
<u>Retained</u>	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	[]



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.

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: Michelle Innocente

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
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.

SEVERANCE SKETCH

PART OF LOTS 26, 27 & 28, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 5000

0 50 100 200 300 meters

VAN HARTEN SURVEYING INC.



KEYMAP

SUBJECT
PROPERTY

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS, GREENLANDS, PRIMARY AGRICULTURAL & SECONDARY AGRICULTURAL.
4. SUBJECT LANDS HAVE A GREENBELT OFFICIAL PLAN DESIGNATION OF GREENBELT NATURAL HERITAGE SYSTEM.
5. DISTANCES TO BARNS ON NEIGHBOURING PROPERTIES ARE TAKEN FROM COUNTY OF WELLINGTON GIS MAPPING WEBSITE.
6. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
7. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 31st DAY OF OCTOBER, 2017

SEYMOUR L. BUSHMAN
ONTARIO LAND SURVEYOR

□ O.P. : GREENLANDS

▨ O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT



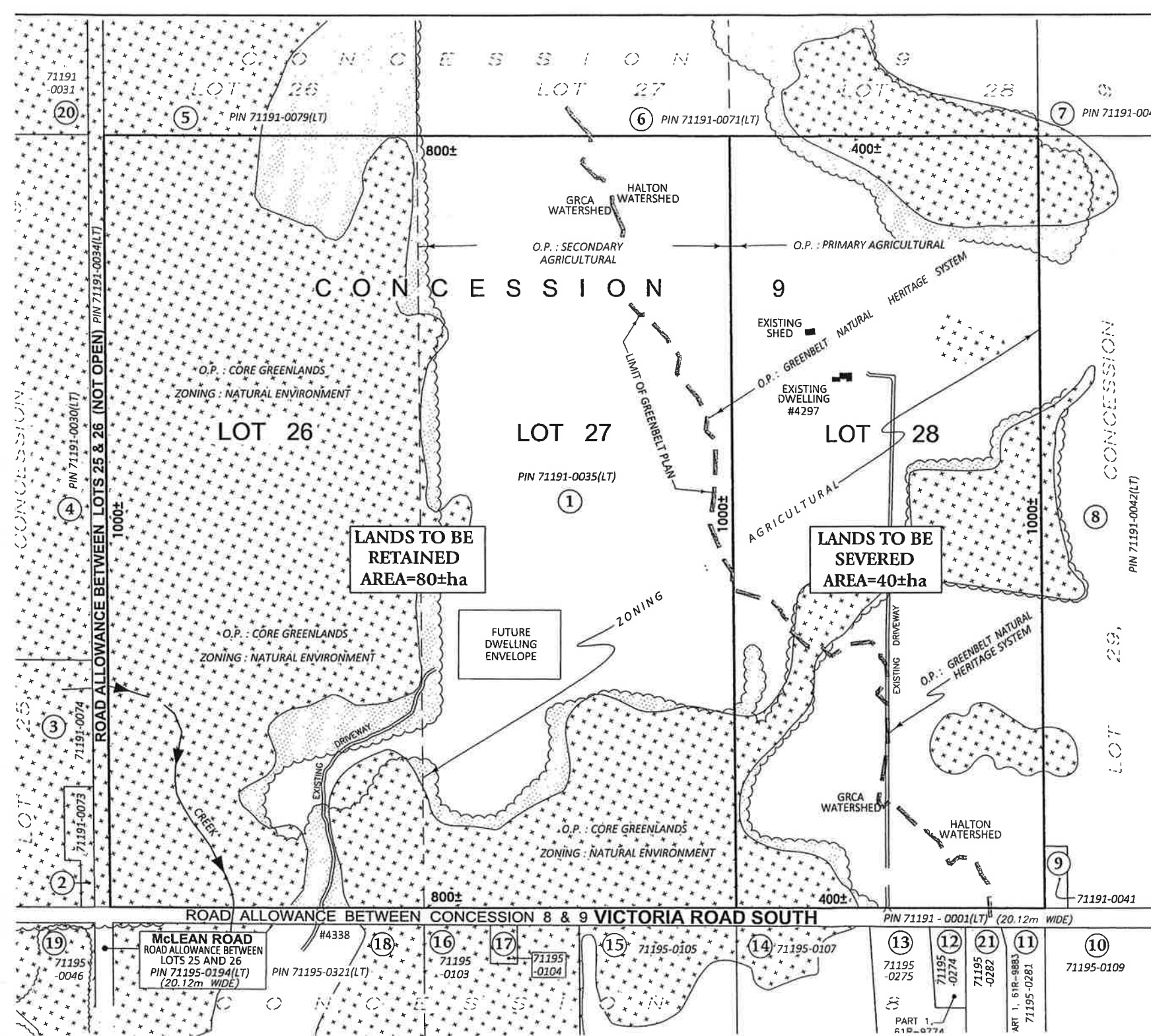
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 24651-17

Nov. 01, 2017 - 10:09am



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

Ruth & Bruce McLeod
c/o Sheena & Duncan McLeod
70 Gilmour Road
Puslinch ON N0B 2K0

LOCATION OF SUBJECT LANDS:

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

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 1050Fee Received: Nov 1/17File No. B154/17Accepted as Complete on: Nov 1/17**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Sheena McLeod & Duncan McLeod having Power of Attorney for Ruth and Bruce McLeodAddress 70 Gilmours Road, Puslinch, ON, N0B 2K0

(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 Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for residential purposesOR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: **Township of Puslinch**

Concession 8

Lot No. **Part of Lot 23**

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 70 Gilmour Road

(b) When was property acquired: August 1986 (Estate Transfer)

Registered Instrument No. ROS532988

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width **55 / 52 ±**

AREA

0.4 ha ±

Depth **75 ±**

Existing Use(s)

Vacant Yard

Existing Buildings or structures: **None**

Proposed Uses (s): A future residential dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

[] Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

[] Crown access road

☐ Water access

☐ Other

Type of water supply - Existing [] Proposed [X] (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

Type of sewage disposal - Existing [] Proposed [X] (check appropriate space)

1 Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify):

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

74 ±

AREA

12.2 ha ±

Depth

319 ±

Existing Use(s)

Rural residential, bush

Existing Buildings or structures:

Dwelling, workshop, shed and pool

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

Type of water supply - Existing [X] Proposed [] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

Type of sewage disposal - Existing [X] Proposed [] (check appropriate space)

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify):

7.

Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES []

NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8.

Is there a landfill within 500 metres [1640 feet]?

YES []

NO [X]

9. a)

Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES []

NO [X]

10.

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [X]

NO []

11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES []

NO [X]

12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]

13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]

14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES []

NO [X]

15.

Is there a noxious industrial use within 500 meters [1640']?

YES []

NO [X]

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised May 2017

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)? _____

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s) _____

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.** _____

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. 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. 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 [] NO [X]

If NO, a) has an application been made for re-zoning? YES [] NO [] File Number

b) has an application been made for a minor variance? YES [] NO [] File Number

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. RO715161 with the Toronto Dominion Bank at 35 Harvard Road & Gordon Street, Guelph, ON, N1G 3A2

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands: None

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

Severed	Width	11±m	Length	26±m	Area	286±m ²	Use	Workshop
	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	[]

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.


Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Sheena 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:

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 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. B155/17

APPLICANT

Overseas Farms Inc.
Attn: Esa Lahtinen
6871 Wellington Rd 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

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

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 1050Fee Received: Nov 1 / 17File No. B155/17Accepted as Complete on: Nov 1 / 17**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Overseas Farms Inc ATTN: Esa LahtinenAddress 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 Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for residential purposesOR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 2 Lot No. Part of Lot 15

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 6871 Wellington Road 34

(b) When was property acquired: July 2011 Registered Instrument No. WC316828

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 80 ± AREA 0.7 ha ±

Depth 90 ± Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input checked="" type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing ☐ Proposed ☒ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

Type of sewage disposal - Existing ☐ Proposed ☒ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

110 / 386 ±

AREA

35.4 ha ±

Depth

871 ±

Existing Use(s)

Agricultural & Residential

Existing Buildings or structures:

Dwelling, barns, sheds

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[X] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

Type of water supply - Existing [X] Proposed [] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

Type of sewage disposal - Existing [X] Proposed [] (check appropriate space)

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify):

7.

Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES [X]

NO []

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8.

Is there a landfill within 500 metres [1640 feet]?

YES []

NO [X]

9.

a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES []

NO [X]

10.

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [X]

NO []

11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES []

NO [X]

12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]

13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]

14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES []

NO [X]

15.

Is there a noxious industrial use within 500 meters [1640']?

YES []

NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. 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. 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 & 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 (NE)

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]

Minor Variance will be applied for pending severance approval

If NO, a) has an application been made for re-zoning? YES [] NO [] File Number

b) has an application been made for a minor variance? YES [] NO [] File Number

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

Mortgage as in Instrument No. WC326211 with the Bank of Nova Scotia, located at 244 Main Street East, Milton, ON, L9T 1N8

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. Type of Farm Operation conducted on these subject lands: Horses

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
Retained	Width 16±m	Length 20±m	Area 320±m²	Use Storage Shed
	Width 13±m	Length 48±m	Area 624±m²	Use Barn
	Width 13±m	Length 56±m	Area 728±m²	Use Hay Barn
	Width 8±m	Length 17±m	Area 136±m²	Use Shed
	Width 7.5±m	Length 7.5±m	Area 56±m²	Use Shed

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±m and depth of 90±m with an area of 0.7±ha. The severed parcel is currently an agricultural field. The retained parcel will be 35.4±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	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>

34. Are there any drainage systems on the retained and severed lands? **YES ☐** **NO ☒**

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? **YES ☒** **NO ☐**

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES ☐ **NO ☒**

If yes, please indicate the person you have met/spoken to: **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:

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.

Description: Overseas Severance

Application Date: Tuesday, October 31, 2017


Municipal File Number:

Proposed Application: Lot creation for four, or more, residential lots outside of a settlement area
Type B Land Use

Applicant Contact Information

Esa Lahtiner
Overseas Farms
6871 Wellington Road 34
[REDACTED]

Location of Subject Lands


County of Wellington, Township of Puslinch
PUSLINCH, Concession: 2, Lot: 15Roll Number: 2301 Calculation Name: **Barn**

Description: Overseas Severance

Farm Contact Information

Esa Lahtiner
Overseas Farms
6871 Wellington Road 34
[REDACTED]

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 2, Lot: 15Roll Number: 2301 

Total Lot Size: 36 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	14	14.0	325 m ²

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 14.0

Potential Design Capacity (NU): 28.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	216	X	0.7	X
				2.2	=
				233 m (764 ft)	TBD
				Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
				233 m (764 ft)	TBD

Preparer Information

Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
[REDACTED]

Email: hailey.keast@vanharten.com

Signature of Preparer: _____
Hailey Keast

Date: _____

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Description: Overseas Severance

Application Date: Tuesday, October 31, 2017

Municipal File Number:


Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information

Esa Lahtiner
Overseas Farms
6871 Wellington Road 34
Puslinch, ON, Canada

Location of Subject Lands

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 2, Lot: 15

Roll Number: 2301 

Calculation Name: **Barn**

Description: Overseas Severance

Farm Contact Information

Esa Lahtiner
Overseas Farms
6871 Wellington Road 34
Puslinch, ON, Canada
Phone #1: 905-699-0979

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 2, Lot: 15

Roll Number: 2301 

Total Lot Size: 36 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	14	14.0	325 m ²

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 14.0

Potential Design Capacity (NU): 28.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	216	X	0.7	X
				1.1	
				=	
				116 m (382 ft)	TBD
				Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
				116 m (382 ft)	TBD

Preparer Information

Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
Phone #1: 519-821-2763 ext. 248
Email: hailey.keast@vanharten.com

Signature of Preparer: _____ Date: _____
Hailey Keast

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:

Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Owner of Livestock Facility

Esa Lahtinen

Municipality Purolin

Civic Address 4346 6871 Wellington Rd 34

Lot 15 Concession 2 Div

Tillable Hectares/Acres* on the lot where the livestock facility is located 22 hectares acres

Signature of Livestock Facility Owner X

Date X

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more
Liquid Manure: Less than 18% dry matter
Digestate: Less than 18% dry matter

- 0 No storage required (manure/material stored for less than 14 days)
V1 Solid, inside, bedded pack
V2 Solid, outside, covered
V3 Solid, outside, no cover, greater than or equal 30% dry matter
V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
V5 Liquid, inside, underneath slatted floor
V6 Liquid, outside, with a permanent, tight fitting cover
V7 Liquid, (digestate), outside, no cover

BARN(S) SIZE:

_____ (ft² / m²)

_____ (ft² / m²)

_____ (ft² / m²)

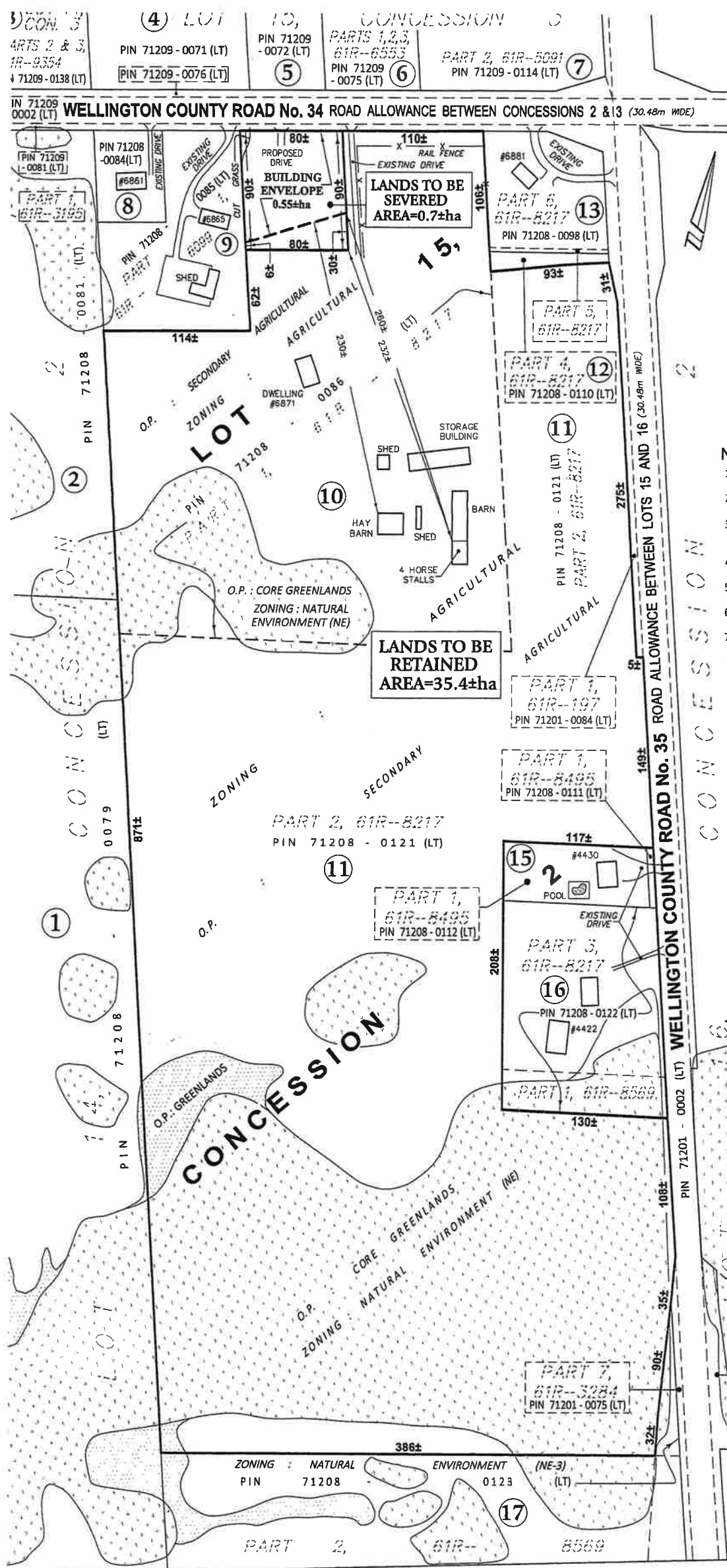
Please provide the size of the barns located on the property. This information is required to determine maximum livestock capacity.

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	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 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)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg – 27 kg)		
Horses	Feeders (27 kg – 105 kg)		
	Large-framed, mature; >681 kg (including unweaned offspring)		
	Medium-framed, mature; 227 kg – 680 kg (including unweaned offspring)		
	Small-framed, mature; <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

10 in one barn and 4 in another barn

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		
Turkeys	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		
Veal	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Other	Milk-fed		
	Grain-fed		
Manure imported to a lot not generating manure			
Anaerobic Digester			

*see terms defined on reverse side of page

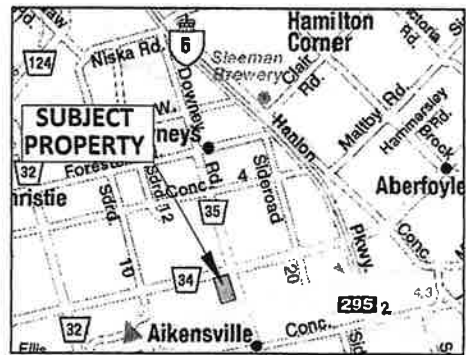


SEVERANCE SKETCH
PART OF LOT 15, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.



NOTES:

- 1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- 2. SUBJECT LANDS ARE ZONED NATURAL ENVIRONMENT (NE) AND AGRICULTURAL.
- 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GREENLANDS, CORE GREENLANDS AND SECONDARY AGRICULTURAL.
- 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- 5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
- 6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- 7. DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS MAPPING WEBSITE.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 31st DAY OF OCTOBER, 2017.

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

LEGEND:



GREENLANDS



CORE GREENLANDS &
NATURAL ENVIRONMENT (NE)

THE KING'S HIGHWAY No. 401

PARTS 1 & 2,
61R-7365
PIN 71201-0013 (LT)



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
----------------------------	----------------------------	---------------------------------

DRAWN BY: NCH | CHECKED BY: JEB | PROJECT No. 23589-16

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

Robert Milburn
219 Brock Road
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Neighbouring Municipality – City of Guelph

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
 County of Wellington Administration Centre
 74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 1050
 Fee Received: Nov 1/17
 File No. B158/17
 Accepted as Complete on: Nov 1/17

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) Robert MILBURN

Address 219 Brock Road North, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of VanHarten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for residential purposes

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 8

Lot No. Part of Lot 16

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address Brock Road North

(b) When was property acquired: August 2011

Registered Instrument No. WC319866

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 60 ±

AREA

0.45 ha ±

Depth 75 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): A future rural residential dwelling

Type of access (Check appropriate space)

Existing ☐

Proposed ☒

- ☐ Provincial Highway
- ☐ County Road
- ☒ Municipal road, maintained year round
- ☐ Municipal road, seasonally maintained
- ☐ Easement

- ☐ Right-of-way
- ☐ Private road
- ☐ Crown access road
- ☐ Water access
- ☐ Other

Type of water supply - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated piped water system
- ☒ Well ☒ individual ☐ communal
- ☐ Lake
- ☐ Other

Type of sewage disposal - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated sanitary sewers
- ☒ Septic Tank (specify whether individual or communal): Individual
- ☐ Pit Privy
- ☐ Other (Specify): _____

6.

Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width

143 / 223 ±

AREA

3.2 ha ±

Depth

152 & 44 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures:

None

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☒ County Road

☐ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

Type of water supply - Existing ☐ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☒ Other

Not required at this time

Type of sewage disposal - Existing ☐ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☒ Other (Specify):

Individual

Not required at this time

7.

Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES ☐

NO ☒

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8.

Is there a landfill within 500 metres [1640 feet]?

YES ☐

NO ☒

9.

a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES ☐

NO ☒

10.

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES ☒

NO ☐

11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES ☐

NO ☒

12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES ☐

NO ☒

13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES ☐

NO ☒

14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES ☐

NO ☒

15.

Is there a noxious industrial use within 500 meters [1640']?

YES ☐

NO ☒

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)? _____

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)? _____

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [X] NO []

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

Severance for Commercial Purposes – August 12, 2011 by Inst No. WC319866 from 1329334 Ontario Ltd. to Robert Milburn

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. 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. 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

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

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning? YES [] NO [] File Number

b) has an application been made for a minor variance? YES [] NO [] File Number

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]

If the answer is YES, please provide a copy of the relevant instrument. For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. Type of Farm Operation conducted on these subject lands: None

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands 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	[]

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

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.


Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Robert Milburn

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES ☐ NO ☒

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES ☐ NO ☒

If yes, please indicate the person you have met/spoken to:

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- 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.
- 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.

LOT 15,
CONCESSION 7

③ PIN 71199-0050 (LT)

GORDON
STREET
PIN 71198-0001 (LT)

④ PIN 71198-0072 (LT)

LOT 15,
CONCESSION 8
CITY OF GUELPH



PIN 71199-0002 (LT)

MALTBY ROAD EAST

PIN 71198-0002 (LT)
(20.12m WIDE)

ROAD ALLOWANCE BETWEEN LOTS 15 & 16

PART 2, 61R--4680

② PIN 71197-0021 (LT)

ROAD WIDENING BY
HIGHWAY PLAN No. 148
MTO FILE (P-1643-9)

PART 2, 61R--11581

⑨ PIN 71197-0391 (LT)

O.P.: SECONDARY AGRICULTURAL
ZONING: AGRICULTURAL (A)

CREATED BY CONSENT
AUGUST 12, 2011
INST. No. WC319866

LANDS TO BE
RETAINED
AREA=3.2±ha

EXISTING
ENTRANCE

LANDS TO BE
SEVERED
AREA=0.45±ha

GARAGE
DWELLING #71

PART 1, 61R--10624

⑤ PIN 71197-0313 (LT)

DWELLING
#85

CONCESSION 8
O.P.: SECONDARY AGRICULTURAL
ZONING: AGRICULTURAL (A)

LOT
CONCESSION 16, 1

ROAD WIDENING BY
HIGHWAY PLAN No. 148
MTO FILE (P-1643-9)

PART 2, 61R--11842

① PIN 71197-0415 (LT)

PART 3, 61R--11842
PIN 71197-0412 (LT)

WELLINGTON ROAD No. 46 - BROCK ROAD NORTH
ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8

O.P.: SECONDARY AGRICULTURAL
ZONING: AGRICULTURAL COMMERCIAL (C3-1:
AUTOMOBILE SALES & SERVICE ESTABLISHMENT)

PART 1, 61R--11581

⑧ PIN 71197-0392 (LT)

EXISTING
BUILDING
#219

ADDITIONAL LANDS
OWNED BY APPLICANT

PART 6, 61R--11842

PART 4, 61R--11842

PART 5, 61R--6878 PART 5, 61R--11842

BOYCE DRIVE

PIN 71197-0018 (LT)

PIN 71197-0016 (LT)

PIN 71197-0015 (LT)

PIN 71197-0014 (LT)

O.P.: SECONDARY AGRICULTURAL
ZONING: HIGHWAY
COMMERCIAL (C2-2)

WIDENED BY EXP. PLAN
REGISTERED AS INST.
MS11167 (P-1643-31)

EXISTING
DWELLING
#8148

PART 1, 61R--5346

⑦ PIN 71197-0104 (LT)

SHED

CONCESSION 8
O.P.: CORE
GREENLANDS
ZONING: NATURAL
ENVIRONMENT (NE)

SEVERANCE SKETCH PART OF LOT 16, CONCESSION 8 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

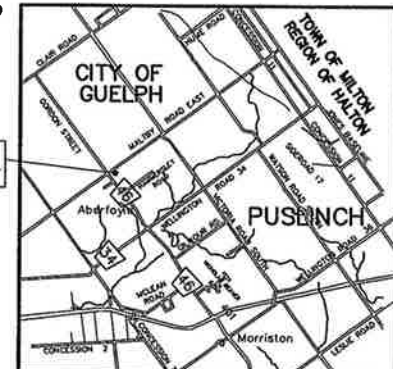
SCALE 1 : 2000

0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.

KEYMAP

SUBJECT
PROPERTY



NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL (A).
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 30th
DAY OF OCTOBER, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
----------------------------	----------------------------	---------------------------------

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. CHECKED BY: J.E.B. PROJECT No. 25318-17

Oct 30, 2017 3:37:29 PM

G:\PUSLINCH\Con8\Lot16\Acad\SEV PTLOT 16 (MILBURN) UTM 2010.dwg

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