



Planning & Development Advisory Committee  
Tuesday January 12, 2016  
7:00 p.m.  
Council Chambers, Aberfoyle

## AGENDA

### COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held December 8, 2015 be adopted

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

- 4(a) **Minor Variance Application D13/COX – Brian & Janice Cox** – Property described as Part Lot19, Concession 9, 4501 Victoria Road S, Township of Puslinch.

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

1. A 6.0 metre lot width (frontage); and
2. A 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems.

5. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

### PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. **OPENING REMARKS**
7. **DISCLOSURE OF PECUNIARY INTEREST**
8. **APPROVAL OF MINUTES** (See Attachment C)

Planning & Development Advisory Committee meeting minutes held Tuesday November 3, 2015 be adopted

9. **APPLICATIONS FOR SITE PLAN APPROVAL**

None

**10. ZONING BY-LAW AMENDMENT**

**11. LAND DIVISION (See Attachment D)**

**11(a) Severance Application B124/15(D10/MCC)** – Raymond & Mary McCarron, Part Lot 17, Concession 10, municipally known as 4556 Concession 11.

Proposed severance is 250' x 450' = 2.3 acres, vacant bush for proposed rural residential use

Retained parcel is 84.6 acres with 446.5' frontage, existing and proposed rural residential and agricultural use with existing dwelling, 2 barns, stone cottage and drive shed.

**11(b) Severance Application B125/15 (D10/PER)** – Persian Investments Limited - Concession 7, Part Lot 16, municipally known as 424 Maltby Road W.

Proposed severance is 13.2 hectares with 293 m frontage on Maltby Rd and 361 m frontage on Concession Road 7, vacant land for proposed rural industrial use.

Retained parcel is 28.9 hectares with 708 m frontage, existing and proposed agricultural use with existing vacant house and barn.

**11(c) Severance Application B126/15 (D10/LAK)** – Estate of Edward Lake c/o Gary & William Lake, Part Lots 18, 19 & 20, Concession 1, municipally known as 6947 Concession Road 2.

Proposed severance is 0.4995 hectares with 48.8 m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 88.5 hectares with 1192m frontage, existing and proposed agricultural and rural residential use with existing house, 2 drive sheds, barn and 3 silos.

**12. OTHER MATTERS**

- None

**13. CLOSED MEETING** – no matters

**14. NEXT MEETING** Tuesday February 9 @ 7:00 p.m.

**15. ADJOURNMENT**

# **ATTACHMENT A - CofA Minutes**



Committee of Adjustment Meeting  
December 8, 2015  
7:00 pm  
Council Chambers, Aberfoyle

## **MINUTES**

### **MEMBERS PRESENT:**

John Sepulis, Chair  
Councillor Ken Roth  
Dennis O'Connor  
Dianne Paron  
Robin Wayne

### **OTHERS IN ATTENDANCE:**

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Nancy Shoemaker

### **1. OPENING REMARKS**

- The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery there were no applications for this meeting.

### **2. DISCLOSURE OF PECUNIARY INTEREST**

- Dianne Paron declared pecuniary interest regarding the minutes of the November 10, 2015 meeting.

### **3. APPROVAL OF MINUTES**

Moved by Robin Wayne, Seconded by Dennis O'Connor,

- That the minutes of the Committee of Adjustment meeting held Tuesday November 3<sup>rd</sup>, 2015 be adopted.

CARRIED

Moved by Ken Roth, Seconded by Robin Wayne.

- That the minutes of the Committee of Adjustment meeting held Tuesday November 10<sup>th</sup>, 2015 be adopted.

CARRIED

### **4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance**

- None

### **5. ADJOURNMENT**

- The Committee of Adjustment meeting adjourned at 7:01 p.m.



## **ATTACHMENT B - Minor Variance Application**

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

**APPLICATION:** D13/COX  
**OWNER:** Brian & Janice Cox  
**AGENT:** Jeff Buisman of VanHarten Surveying Inc.  
**LOCATION:** 4501 Victoria Road S  
**REPORT DATE:** January 7, 2016  
**HEARING DATE:** January 12, 2016 @ 7:00 p.m.

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#### **VARIANCES REQUESTED:**

1. To allow a 6 metre lot width (frontage), whereas Zoning By-law 19-85 Section 5.3(e(iv)) requires a minimum 24.3 metre lot width (frontage).
2. To allow a 15 metre buffer (setback) from the limit of the Natural Environment Zone for buildings, structures and septic systems, whereas Zoning By-law 19-84 Section 3.25(a) requires a 30 metre setback from the limit of the Natural Environment Zone for all buildings or structures including a private sewage treatment system and associated weeping tile bed.

#### **CONDITIONS RECOMMENDED BY THE TOWNSHIP:**

None

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#### **TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

##### **Section 5 – Agricultural Zone**

5.3(e(iv)) – Reduced Lot Requirements:

Lot width (minimum) – 24.3 metres

##### **Section 3 – General Provisions**

3.25 Setbacks from the Natural Environment Zone:

a) No buildings or structures, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment NE Zone.

c) Notwithstanding the above, the setback from the Natural Environment (NE) Zone may be reduced to a distance that is supported by the Conservation Authority having jurisdiction pursuant to its authority provided under the Conservation Authorities Act, R.S.O. 1990.

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variances requested are for a new lot and would provide relief from Section 5(3)(e)(iv) and 3(25)(a) of the Zoning By-law to allow for a reduction in the minimum lot width and NE Zone setback for a new lot. This application would satisfy a condition of severance application B14/15 which was granted provisional consent December 3, 2015.

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

**GRAND RIVER CONSERVATION AUTHORITY (GRCA):**

No objection to the minor variance application to permit a 6 metre lot frontage and a 15 metre buffer from the Natural Environment Zone.

GRCA staff has reviewed a satisfactory Environmental Impact Study that was prepared in support of the related consent application to sever a lot for proposed rural residential use.

**BUILDING DEPARTMENT:**

Proposed frontage is not desirable

**FIRE DEPARTMENT:**

No Concerns.

**PUBLIC COMMENTS:**

None received to-date.

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



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** December 23, 2015  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Sarah Wilhelm, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 COX (Cox)**  
**4501 Victoria Road**  
**Pt. Lot 19, Concession 9, Puslinch**

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

### Planning Opinion

The variances requested are for a new lot and would provide relief from Section 5(3)(e)(iv) and 3(25)(a) of the Zoning By-law to allow for a reduction in the minimum lot width and NE Zone setback for a new lot. This application would satisfy a condition of severance application B14/15 which was granted provisional consent December 3, 2015.

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

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

Regulation	By-law Section	Required	Proposed
Agricultural (A) Zone Reduced Lot Requirements	5(3)(e)(iv)	Minimum lot width of 24.3 m	Minimum lot width of 6.0 m
Natural Environment (NE) Zone Setback	3(25)(a)	30 m setback from NE Zone	15 m setback from NE Zone

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

Four Tests	Discussion – 6.0 m Lot Width	Discussion – 15 m NE Zone Setback
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"><li>Although the numeric reduction is significant, we would consider the impact of this variance to be minor</li></ul>	<ul style="list-style-type: none"><li>We would consider the variance minor in terms of impact</li></ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"><li>The subject property is zoned Agricultural (A) and Natural Environment (NE)</li><li>A single detached dwelling and accessory uses are permitted use within the Agricultural (A) Zone</li></ul>	

Four Tests	Discussion – 6.0 m Lot Width	Discussion – 15 m NE Zone Setback
	<ul style="list-style-type: none"> <li>The intent of maintaining frontage is to accommodate safe driveway access and provide separation from neighbouring uses.</li> <li>According to the application materials, the applicant has obtained permission from neighbouring property owners to access their properties during construction of the driveway</li> <li>The new residential construction will occur where the lot widens to <math>\pm 61</math> m and will be sufficiently separated from neighbouring properties</li> </ul>	<ul style="list-style-type: none"> <li>The intent of maintaining a setback from the NE Zone is to provide separation from significant natural features and/or hazard lands</li> <li>The Grand River Conservation Authority (GRCA) has no concerns with the reduction to 15 m</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>The property is designated Secondary Agricultural, Core Greenlands and Greenlands</li> <li>A single detached dwelling is permitted within the Secondary Agricultural designation and the driveway is necessary for access to the dwelling</li> </ul>	<ul style="list-style-type: none"> <li>The Greenlands System designations protect significant natural features and/or hazard lands</li> <li>The applicant submitted a Scoped Environmental Impact Assessment in association with the consent application and it was accepted by GRCA</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>Safe driveway access and a sufficient building envelope is available</li> </ul>	<ul style="list-style-type: none"> <li>GRCA has no concerns with the reduction to 15 m</li> </ul>

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

Respectfully submitted  
County of Wellington Planning and Development Department



Sarah Wilhelm, BES, MCIP, RPP  
Senior Planner



**PLAN REVIEW REPORT TO: Township of Puslinch, Committee of Adjustment  
Kelly Patzer, Secretary/Treasurer**

**DATE:** December 21, 2015 **YOUR FILE:** D13/COX  
**GRCA FILE:** D13-COX – 4501 Victoria Road South

**RE :** **Application for Minor Variance D13/COX**  
4501 Victoria Road South, Township of Puslinch  
Brian and Janice Cox

**GRCA COMMENT:\***

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application to permit a 6 metre lot frontage and a 15 metre buffer from the Natural Environment Zone.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property (land to be severed through B14/15) is within the allowance adjacent to the floodplain and Provincially Significant Mill Creek Puslinch Wetland Complex.

**2. Legislative/Policy Requirements and Implications:**

GRCA staff have reviewed a satisfactory Environmental Impact Study that was prepared in support of the related consent application to sever a lot for proposed rural residential use.

Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The proposed development of the lot and any future development on the property will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

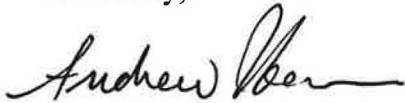
**3. Additional Information/Suggestions provided in an advisory capacity:**

We wish to acknowledge receipt of the applicable plan review fee of \$970.00 for our review of the related consent applications B14/15. As such, a plan review fee for this application is not required.



Should you have any questions or require further information, please do not hesitate to contact me at extension 519-621-2763 ext. 2236.

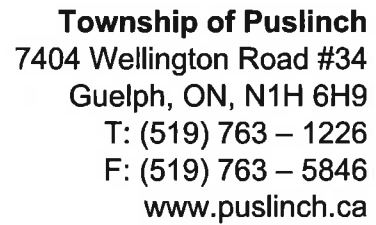
Yours truly,



Andrew Herreman  
Resource Planner  
Grand River Conservation Authority

\* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

c.c. Sarah Wilhelm/Aldo Salis, County of Wellington (email)  
Brian and Janice Cox (email)  
Jeff Buisman, Van Harten Surveying Inc. (email)



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

- Mortgage with Royal Bank of Canada, 180 Wellington Street West, Toronto, ON, M5J 1J1
- Easement in Favour of Bell Canada as in Instrument IS11017
- Easement for an 18' wide strip for watering stock at a creek as in Instrument ROS265891

Send correspondence to: Owner: ☐ Agent ☒ Other: \_\_\_\_\_

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

Municipal address: **4501 Victoria Road South**

Concession: 9 Lot: Part of Lot 19

Registered Plan Number: \_\_\_\_\_

Area: 0.64 ha      Depth: 225.9 m      Frontage: 6.0 m

ac      ft      ft

Width of road allowance (if known): 25.1m

## Reason for Application:

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

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

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

**We are requesting two minor variances for the Severed Lands of Severance Application B14/15:**

A) The first request is to allow a frontage of 6.0m instead of 24.3m as required by zoning bylaw Section 5(3)(e)(iv).

B) The second is to allow a buffer of 15m from buildings, structures, and septic systems to the limit of the Natural Environment Zone instead of a buffer of 30.0 m as required by Section 3(25)(a).

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

The lot has been configured as a "flag shaped" lot behind an existing lot in order to minimize the effect on provincially significant wetlands. The parcel is 6-8m wide for the first 133m of the depth where the driveway is to be located. The building area of the lot has a width of 69 - 48m and is to the rear of No. 4521 (PIN 71189-0018). A Site Plan and Scoped EIS has been prepared in consultation with the GRCA and other relevant agencies in order to ensure that the impact on the Natural Environment Zone is minimal.

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

Official Plan Designation: Secondary Agricultural, greenlands, & core greenlands

Zoning Designation: Agricultural, Natural environment

**7. What is the access to the subject property?**

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

N/A

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

Victoria Road South (Road allowance between Concessions 8 & 9)

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

N/A

## Existing and Proposed Service:

### 10. Indicate the applicable water supply and sewage disposal:

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

### 11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☒

Other means: ☒ (explain below)

See attached Site Plan prepared by Van Harten.

**Existing Subject and Abutting Property Land Uses, Buildings and their Locations:****12. What is the existing use of:**

The subject property? Rural residential dwelling

The abutting properties? Rural residential and agricultural

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	None		Dwelling	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	%	%	0.05 %	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	350 m <sup>2</sup>	ft <sup>2</sup>

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

Building Details:	Existing:		Proposed:	
Front Yard	m	m	180± m	ft.
Rear Yard	m	m	22.8 m	ft.
Side Yards	m	m	5.4/19.3 m	ft.

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

Date of acquisition of subject property: April 1983

Date of construction of buildings property: To be determined

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

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

Yes ☐ No ☒

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

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**Other Related Planning Applications:**

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B14/15	Wellington County	Pt of Lot 19, Con 9	To create new rural residential lot	Approved December 2015 subject to conditions
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

December 14, 2015

21857-14

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

Attention: Karen Landry, CAO

Dear Ms. Landry,

**Re: Minor Variance Application for Severance Application B14/15**  
**4501 Victoria Road South**  
**Part of Lot 19, Concession 9**  
**PIN 71189-0017**  
**Township of Puslinch, County of Wellington**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, Site Plan, Scoped EIS prepared by Natural Resource Solutions Inc., PIN report, the required deed, and a cheque of \$650 to the Township of Puslinch.

We are requesting two minor variances for the Severed Lands of Severance Application B14/15. The first request is to allow a frontage of 6.0m instead of 24.3m as required by zoning bylaw Section 5(3)(e)(iv). The second is to allow a buffer of 15m from buildings, structures, and septic systems to the limit of the Natural Environment Zone instead of a buffer of 30.0 m as required by Section 3(25)(a).

The intent of Severance Application B14/15 is to create a new rural residential severance. A number of notable factors have been addressed as part of the severance approval including the following:

1. A detailed design of the proposed driveway along the 6m wide strip of land along the northwesterly property limit. The construction of this driveway requires grading on the abutting properties and both abutting property owners have reviewed and approved the proposed design. The design has also been reviewed and approved by the Township Road Department.
2. A Scoped Environmental Impact Study (EIS) was prepared for the development of the house in the rear of the severance. The EIS has been reviewed and approved by the GRCA and the County of Wellington Planning Department.



The minor variance for frontage is required because the severance includes the whole of the frontage that is available on the north side of the property shown as 4521 Victoria Road. We originally considered using frontage along the south side of 4521 Victoria, but found this portion of the property to be within the floodplain. The GRCA would not permit the usage of this area for a driveway or any type of development. The effective width of the property will be 48 to 70m wide and the proposed development will be in the rear.

The minor variance for the buffer to the NE zone is required because the proposed development will be up to 15m from the wetland and the Zoning By-law requires at least 30m for the development. Section 3(25)c) states that "the setback from the Natural Environment (NE) Zone may be reduced to a distance that is supported by the Conservation Authority." GRCA support for the reduced setback has been achieved in their review of the Scoped EIS by NRSI and the Site Plan by VanHarten Surveying.

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*

c.c. Brian Cox



The Corporation of The Township of  
Puslinch  
7404 Wellington Rd. 34  
Guelph, ON N1H 6H9  
(Tel) 519-763-1226 Ext. 226  
(Fax) 519-763-5846  
kpatzer@puslinch.ca

**COMMITTEE OF ADJUSTMENT**  
**NOTICE OF PUBLIC HEARING**

**MINOR VARIANCE APPLICATION #D13/COX**

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

**Name of Owner(s):** Brian & Janice Cox  
**Location:** 4501 Victoria Road South  
Part of Lot 19, Concession 9  
Township of Puslinch, County of Wellington  
  
**Meeting Place:** Council Chambers  
Township of Puslinch Municipal Office  
7404 Wellington Road 34  
**Date:** 7:00 p.m. Tuesday January 12, 2015

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

Section of By-law	Requirements	Proposed
Section 5.3(e)(iv), Agricultural (A) Zone, Reduced Lot Requirements	The by-law permits a minimum lot width (frontage) of 24.3 metres.	Requesting permission to allow a 6.0 metre lot width (frontage).
Section 3.25(a), Natural Environment (NE) Zone	The by-law requires a 30 metres setback from the limit of the NE Zone for all buildings or structures, including a private sewage treatment system and associated weeping tile bed	Requesting permission to allow a 15 metre buffer from the limit of the NE Zone for buildings, structure and septic systems.

**A location map is included below as part of this notice.**

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

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

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

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

To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$125 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

Kelly Patzer  
Secretary-Treasurer  
Township of Puslinch

Copied to: CofA Committee Members, Property owners within 60m, Aldo Salis, County of Wellington, Sarah Wilhelm, County of Wellington, Nathan Garland, GRCA, Robert Kelly, CBO

## An aerial map showing a residential area. A large rectangular area is outlined with a dashed black line. A black dot is placed within this dashed area, with a line pointing to the text 'Subject Property'. The map shows several roads: 'VICTORIA RD S' runs diagonally from the top left towards the center; 'WELLINGTON RD 34' runs diagonally from the bottom right towards the center; 'Old River Ln' is a short road branching off Victoria Rd S; 'Cypress Ct' is a curved road at the bottom left; and 'Pinehurst Pl' is a short road branching off Old River Ln. There are some blue areas representing water or wetlands. The map is oriented with North at the top.

[illegible]

# ATTACHMENT C - PDAC Minutes



Planning & Development Advisory Committee Meeting  
December 8, 2015  
7:00 pm  
Council Chambers, Aberfoyle

## MINUTES

### MEMBERS PRESENT:

John Sepulis, Chair  
Councillor Ken Roth  
Dennis O'Connor  
Dianne Paron  
Robin Wayne

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Sarah Wilhelm – County of Wellington  
Nancy Shoemaker, BSRD  
Jeff Buisman, Van Harten Surveying  
Anna Vera

### 1. - 5. COMMITTEE OF ADJUSTMENT

- See December 8, 2015 Committee of Adjustment Minutes

### DEVELOPMENT APPLICATIONS

#### 6. OPENING REMARKS

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

#### 7. DISCLOSURE OF PECUNIARY INTEREST

- None

#### 8. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Dennis O'Connor
- That the minutes of the Tuesday November 3<sup>rd</sup>, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

#### 9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW

- None

#### 10. ZONING BY-LAW AMENDMENTS

##### 10(a) Zoning Amendment Application D14/COL - Brad Coles, Part Lot 8, Concession 2, municipally known as 6691 Ellis Road.

Proposed site specific zoning amendment to permit the construction and operation of a small scale commercial Label making business.

The owner currently operates a home occupation for the same business on his property and was granted a minor variance in 2006 to permit having three off-site employees for the home occupation. He is proposing to rezone a portion of the property and sever it, to build a new building for the business to make it stand-alone from his residential property (Agricultural Zone). It is to remain a small scale commercial operation.

- Brad Coles, owner of the property and business, stated he currently operates his label making business from his house and shop on the property. He has recently acquired a small business in Cambridge with new equipment and 2 new employees and wishes to make the business stand-alone from his residential property.



- Dianne Paron asked if the minor variance would still apply on the retained lands.
- Ken Roth indicated he would not be supportive of removing the home occupation use, but noted there is the provision to have three off-site employees on the property.
- Brad Coles noted the existing shop would be for his own personal use and not be used for his business anymore.
- Sarah Wilhelm indicated that the rezoning could possibly address the issue.
- Robin Wayne asked if the severed parcel would have a dwelling
- Sarah Wilhelm noted the application is requesting the main use of the property to be the commercial business

Moved by Dianne Paron, Seconded by Ken Roth that the following comments be received by staff for Zoning Amendment file D14/COL:

- Note that the Minor Variance for the additional employees on the retained parcel would no longer be required.
- PDAC supports the rezoning application.

CARRIED

**10(b) Zoning Amendment Application D14/TSO – Tsounis Capital Investments Ltd., Part Lot 16, Plan 119, municipally known as 40 Brock Road S.**

Proposed amendment of the Hamlet Residential (HR) Zone to a Specialized Hamlet Commercial (C1-\_) Zone to permit a personal service (esthetics) establishment including accessory retail sales.

- Nancy Tsounis, owner of the property, indicated that she purchased the property to operate a spa from the house that would provide services such as skincare, facials, massages, manicures and pedicures. Minimal renovations would need to be completed on the interior or exterior of the house.
- Robin Wayne inquired if the house was wheelchair accessible and noted that all commercial buildings are required to be fully accessible by the year 2025.
- Robin Wayne noted fencing is a requirement between commercial and residential properties and asked how many employees would be working for the business.
- Nancy Tsounis indicated there would be fencing between the properties and stated there would be 2-3 employees, with 1 or 2 customers attending at a time.
- Robin Wayne responded that there would not be adequate parking based on the plan shown and the amount of employees proposed.
- Nancy Tsounis indicated that the deck may need to be removed to provide more parking.
- Ken Roth remarked that the parking and buffer requirements in the zoning by-law for the proposed commercial use would need to be determined.
- Sarah Wilhelm indicated that a proposed reduction in parking and landscape buffer would require a minor variance.
- Dianne Paron asked how there would be only one customer at a time but 3 employees?
- Nancy Tsounis indicated one employee would be working in the office as an assistant answering phones and maintaining the building.

Moved by Dianne Paron, Seconded by Dennis O'Connor that the following comments be received by staff for Zoning Amendment file D14/TSO:

- Note that commercial businesses will be required to be fully assessable by 2015
- Variances may be required to have the property conform to the zoning by-law for a commercial use.
- PDAC supports the rezoning application.

CARRIED

## **11. LAND DIVISION**

**11(a) Severance Application B103/15 (D10/BEN) – Albert & Doris Bennett, Part Lot 16, Concession 9, municipally known as 7635 Maltby Road.**

Proposed severance is 95 m frontage x 90.82 m = 0.8627 hectares, vacant land for

proposed rural residential use

Retained parcel is 28.06 hectares with 515.79 m frontage on Maltby Road and 405.2 m frontage on Victoria Road S, existing and proposed rural residential and agricultural use with existing dwelling, 2 drive sheds, a market garden and a chicken coop.

Moved by Dennis O'Connor, Seconded by Robin Wayne that the following comments are forwarded to the County of Wellington Land Division Committee:

- No comment

CARRIED

**11(b) Lot Line Adjustment Application B108/15 (D10/SUG) – Sugarlips Candy Company Ltd. c/o Juliet Wyk, Concession 2, Part Lot 5, municipally known as 30 Lake Road.**

Proposed lot line adjustment is 503 square metres with no frontage, vacant land to be added to abutting residential lot

Retained parcel is 1049.6 square metres with 12.192 m frontage, existing vacant residential lot.

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

- Note that a Minor Variance would be required for the retained parcel.
- Note that #29 stated there was an attachment without one being provided.
- No comments.

CARRIED

**11(c) Severance Application B112/15 (D10/BAT) – James & Christine Bates, Part Lot 6, East of Blind Line, Registered Plan 131, municipally known as 211 Carter Road.**

Proposed severance is 80m frontage x 248m = 2 hectares, existing forest and reforested trees for proposed rural residential and organic farming.

Retained parcel is 7.3 hectares with 284m frontage, existing and proposed rural residential and forest with existing dwelling.

- Jeff Buisman noted the proposed severance is a 2 hectare parcel that the owner's nephew will be purchasing to build a house and have an organic farm for maple syrup and mushrooms, with some small animals including goats. There is an adjacent barn that does not appear to have MDS issues.
- Dianne Paron stated that is a unique use of the land.
- John Sepulis inquired if raising goats triggers any MDS issue and noted #31-33 of the application were not completed.
- Sarah Wilhelm responded that it is still a residential lot with agricultural zoning and all zoning policies would apply, including maximum permitted livestock units.

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

- No Comments

CARRIED

**11(d) Severance (Easement) Application B114/15 (D10/WIL) – Jay Wilson, Part Lot 6, Concession 5, municipally known as 4783 Wellington Rd 32.**

Proposed easement is 485 square metres with 2m frontage in favour of the retained lands for existing hydro lines.

- Jeff Buisman noted the hydro easement would be in favour of the retained lands.
- Robin Wayne indicated that the severance is creating a flag shaped lot and inquired if a minor variance would be required.

- Jeff Buisman replied that a variance would be required for the frontage of the retained parcel
- Ken Roth noted the easement could limit the use of the parcel for a future property owner.
- John Sepulis inquired if the hydro could be relocated to not encumber the proposed parcel.
- Jeff Buisman noted the person who purchases the property may not deem it a negative feature and estimates the cost of relocating hydro can range from \$10,000 - \$40,000 depending on a number of factors.
- Dianne Paron asked if the owner could put in new poles and remove the easement.
- Jeff Buisman remarked it could be done but is not desirable by the owner.

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

- Committee does not support easement

CARRIED

**11(e) Severance Application B115/15 (D10/WIL) – Jay Wilson, Part Lot 6, Concession 5, municipally known as 4783 Wellington Rd 32.**

Proposed severance is 49m frontage x 80m = 0.4 hectares, vacant land for proposed rural residential use, together with proposed easement for existing hydro lines (B114/15).

Retained parcel is 4.2 hectares with 27m frontage, existing and proposed rural residential with existing dwelling and shed.

Moved by Ken Roth, Seconded by Robin Wayne that the following comments be forwarded to the County of Wellington Land Division Committee:

- Parcel should not be encumbered by the hydro easement
- Minor Variance is required for reduced frontage on retained parcel.

CARRIED

**11(f) Severance (Easement) Application B116/15 (D10/VER) – Anna & Javier Vera, Part Lot 18, Concession 4, municipally known as 6964 Concession 4.**

Proposed easement is 400 square metres with 6m frontage in favour of the retained lands for existing hydro lines.

- Jeff Buisman remarked extensive work has been completed on the wetland boundary and the grand river Conservation Authority together with the EIS consultant deemed the location of the parcel and dwelling. The EIS consultant did not want the driveway to go to the rear of the property as well. The septic that is shown in the sketch does not need to be within the easement and can be relocated and the location of the hydro line is not an ominous encroachment.
- Dennis O'Connor asked who maintains the trees to provide clearance in the easement
- Anna Vera, owner of the property, stated she is giving the parcel to her daughter to build a house on and the proposed development is closer to the road to protect the trees on the property. There are solar panels on her house and the hydro easement accommodates a solar connection that brings power back to the grid.
- John Sepulis noted to be consistent when severing land, it should be done with the least amount of encumbrances. The Hydro line could follow the existing driveway.
- Ken Roth remarked that when severing a lot there shouldn't be easements in favour of a retained lot when there are remedies that can be completed to avoid an easement

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

- Committee does not support easement

CARRIED

**11(g) Severance (Easement) Application B117/15 (D10/VER) – Anna & Javier Vera,**  
Part Lot 18, Concession 4, municipally known as 6964 Concession 4.

Proposed severance is 0.41 hectares with 76m frontage, existing forest and bush for proposed rural residential use, together with proposed easement to benefit retained lands for existing hydro lines (B116/15).

Retained parcel is 7.2 hectares with 29m frontage, existing and proposed rural residential and agricultural use with existing dwelling and garage.

Moved by Robin Wayne, Seconded by Ken Roth that the following comments be forwarded to the County of Wellington Land Division Committee:

- Parcel should not be encumbered by the hydro easement; consider adjusting property lines to not include hydro pole in the rear of the property or the easement
- Applicant is amenable to revise the boundaries to not include the easement

CARRIED

**12. OTHER MATTERS**

- John Sepulis thanked Robin Wayne for her years of service on the Planning Committee.
- John Sepulis requested that decisions of the Land Division Committee be included as attachments on future agendas.

**13. CLOSED MEETING**

- No matters

**14. FUTURE MEETINGS**

- Next Regular Meeting Tuesday January 12, 2016 @ 7:00 p.m.

**15. ADJOURNMENT**

Moved by Dennis O'Conner and Seconded by Ken Roth,

- That the Planning & Development Advisory Committee adjourns at 8:03 p.m.

CARRIED



## ATTACHMENT D - Land Division Applications

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

December 11, 2015

### NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

*APPLICATION SUBMITTED ON: December 2, 2015*

FILE NO. B124/15

#### APPLICANT

Raymond & Mary McCarron  
4556 Concession 11  
RR#1  
Puslinch ON N0B 2J0

#### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 17  
Concession 10

Proposed severance is 250' x 400' = 2.3 acres (Part 1 on sketch), vacant bush land for proposed rural residential use.

Retained parcel is 84.6 acres with 446.5' frontage (Part 2 on sketch), existing and proposed agricultural and rural residential use with existing dwelling, 2 barns, stone cottage & drive shed.

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

**January 20, 2016**

**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

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: \$ 1000  
Fee Received: Dec 2/15

File No. B124/15

Accepted as Complete on: Dec 2/15

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) RAYMOND VINCENT & MARY MARGARET McCarron

Address

Phone No.

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

Brian Beatty - Black Shoemaker Robinson & Donaldson  
351 Speedvale Ave West Guelph, Ont N1H 1C6

Phone No.

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

Brian Beatty - Black Shoemaker Robinson & Donaldson

Phone No.

## (d) All Communication to be directed to:

REGISTERED OWNER ☒APPLICANT ☒AGENT ☒

## (e) Notice Cards Posted by:

REGISTERED OWNER ☐APPLICANT ☒AGENT ☒

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

RURAL RESIDENTIAL ☒ AGRICULTURAL ☐ URBAN RESIDENTIAL ☐ COMMERCIAL/INDUSTRIAL ☐

OR

Proposed Rural Residential SEVERANCEEASEMENT ☐ RIGHT OF WAY ☐ CORRECTION OF TITLE ☐ LEASE ☐N/A

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

NOT YET KNOWN

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

Local Municipality: TOWNSHIP OF Puslinch  
 Concession CONCESSION 10 Lot No. 17  
 Registered Plan No. / Lot No. /  
 Reference Plan No. 61R-531 (PTS 1 & 2) Less PT 61R- Part No. PT 1-9312 & PT 1-61-5101  
 Civic Address 4456 CON. 11

(b) When was property acquired: August 14, 1992 Registered Instrument No. #671381

PART ① on Sketch

5. Description of Land intended to be SEVERED:

Metric [ ] Imperial [ ]

Frontage/Width 250 FT AREA 2.3 Acres  
 Depth 400 FT Existing Use(s) VACANT - BUSH  
 Existing Buildings or structures: VACANT  
 Proposed Uses (s): Rural Residential

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

Individual

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

6. Description of Land intended to be RETAINED:

PART (2) on sketch.  
Metric [ ] Imperial [x]

Frontage/Width 446.5 ft.

AREA 84.6 ac

Depth 3306± ft

Existing Use(s) Agricultural

Existing Buildings or structures: Residence, 2 Barns + Stone Cottage, Drive (fenced)

Proposed Uses (s): Agricultural (CASH CROPS)

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)

[x] Municipally owned and operated piped water system

[x] Well [ ] individual [ ] communal

[ ] Lake

[ ] Other

Individual

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

[x] Municipally owned and operated sanitary sewers

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

[ ] Pit Privy

[ ] Other (Specify):

Individual

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]

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [ ] NO [x] If answer to 9b) is YES, these must be shown on the severance sketch

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]?

ON The Lands To be Retained

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 Hwy C.P.R.

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.**

\_\_\_\_\_ N/A.

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 [✓]

\*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)

N/A

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

SECONDARY Agriculture, Greenland & Core Greenland

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):

N/A

File Number(s):

N/A

28. What is the zoning of the subject lands?

Agricultural

29. Does the proposal for the subject lands conform to the existing zoning?

YES [✓] NO [ ]

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.

Bank of Nova Scotia

Kent right & Edinburch Rd Guelph

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:

Type:

Dairy [ ]

Beef Cattle [ ]

Swine [ ]

Poultry [ ]

Other [✓]

CASH CROP

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

Severed

Width

N/A

Length

N/A

Area

N/A

Use

N/A

Width

N/A

Length

N/A

Area

N/A

Use

N/A

Retained

Width

BARN

Length

BARN

Area

1500<sup>sq</sup>ft

Use

STORAGE (Tractor Snow Blower)

Width

BARN

Length

BARN

Area

1200<sup>sq</sup>ft

Use

STORAGE

33. **Manure Storage Facilities** on these lands:

DRIVING SHED

200<sup>sq</sup>ft

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	[ ]

N/A. NO MANURE

34. 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 [ ]

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: SARAH Wilhelm

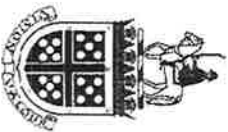
37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Proposed Severance As per OFFICIAL  
Plan Policies dated MAR 1, 2005

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

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 Raymond Vincent McCarron Mary Margaret McCarron

Telephone 599 7603 - 1819 Civic Address 4456 Carroll  
Municipality Pukekohe Lot 17 Concession 10 DIV 1  
Tillable Hectares/Acres\* on the lot where the livestock facility is located 12 hectares 55 acres  
Signature of Livestock Facility Owner Ray McCarron Date Dec 2/15

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)
- V2 Solid, inside, bedded pack
- V3 Solid, outside, covered
- V4 Solid, outside, no cover, greater than or equal 30% dry matter
- L1 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- V5 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V6 Liquid, inside, underneath slatted floor
- V7 Liquid, outside, with a permanent, tight fitting cover
- L1 Liquid, (digestate), outside, no cover

BARN(S) SIZE:

2400 sq ft (ft² / m²)  
1800 sq ft (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)		N/A
	Feeders (7 – 16 months)		
	Backrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed: 545 kg – 636 kg (for example - Holsteins)		N/A
	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)		
Swine	Calves (0 – 5 months)		N/A
	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)		
	Sows with litter, dry sows/boars, Segregated Early Weaning (SEW)		
Horses	Breeder gilts (entire barn designed specifically for this purpose)		N/A
	Weaners (7 kg – 27 kg)		
	Feeders (27 kg – 105 kg)		
Sheep	Large-framed, mature: >681 kg (including unweaned offspring)		N/A
	Medium-framed, mature: 227 kg – 680 kg (including unweaned offspring)		
	Small-framed, mature: <227 kg (including unweaned offspring)		
Lambs (dairy or feeder lambs)	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		N/A
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

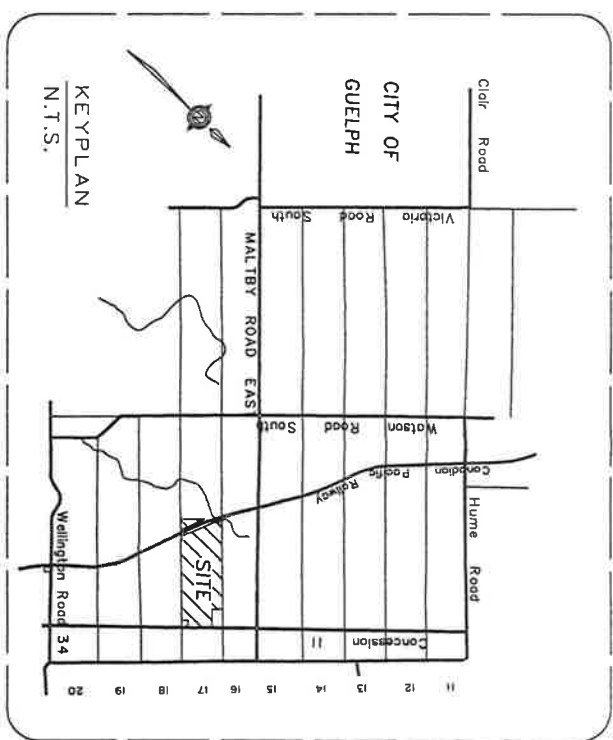
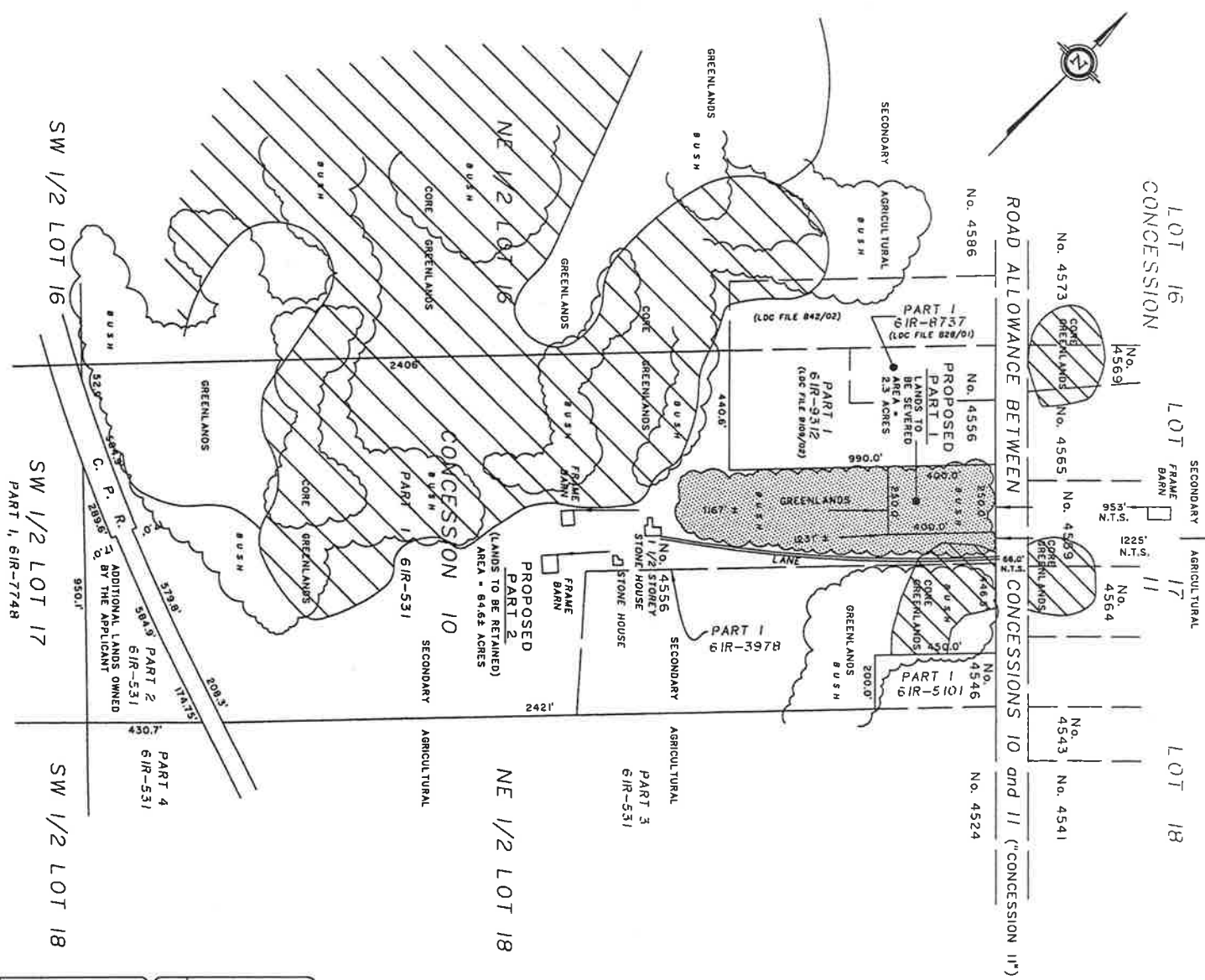
Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		N/A
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
Chickens	Broiler breeder growers (males/ females transferred out to layer barn)		N/A
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day old until transferred to layer turkey barn)		N/A
	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)		N/A
	Turkeys at any other weights, or unknown		
	Milk-fed		
Other	Grain-fed		N/A
	Manure imported to a lot not generating manure		
	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		N/A

\*see terms defined on reverse side of page

The Agriculture Buildings are being used for storage of firewood, lawn mowers, winter storage of tractors, fuel tanks, fire lawn, cutting & snow removal



Township of Puslinch



SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 INCH = 400 FEET

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

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

NOTES:

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

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

*[Signature]*  
KERRY F. HALLIS  
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

**BSR&D** Ontario Land Surveyors  
Urban and Rural Planners

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

DATE: NOV. 11, 2015 DM PROJECT 15-0051

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

December 11, 2015

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

*APPLICATION SUBMITTED ON: December 4, 2015*

FILE NO. B125/15

### APPLICANT

Persian Investments Limited  
11 Mead Court  
Toronto ON M2L 2A5

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 16  
Concession 7

Proposed severance is 13.2 hectares with 293m frontage on Maltby Rd and 361m frontage on Concession Rd 7, vacant land for proposed rural industrial use.

Retained parcel is 28.9 hectares with 708m frontage, existing and proposed agricultural use with existing vacant house and barn.

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

**January 20, 2016**

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

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

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

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

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

### **MAILED TO:**

Local Municipality - Puslinch      County Planning      Conservation Authority – GRCA

Neighbouring Municipality – City of Guelph

Bell Canada      County Clerk      Roads

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: \$ 1000  
 Fee Received: Dec 4/15  
 File No. B125/15  
 Accepted as Complete on: Dec 4/15

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) PERSIAN INVESTMENTS LIMITED

Address

Phone No.

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

Phone No.

Email:

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

GSP GROUP INC.

72 VICTORIA ST. S., SUITE 201, KITCHENER, ON  
N2G 4Y9

Phone No.

(d) All Communication to be directed to:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [✓]

## (e) Notice Cards Posted by:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [✓]

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

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

OR

SEVER RURAL INDUSTRIAL LAND FROM SECONDARY AGRICULTURAL  
 EASEMENT [ ] RIGHT OF WAY [ ] CORRECTION OF TITLE [ ] LEASE [ ] - SEE COVER LETTER.

## (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 PUSLICH  
Concession 7 Lot No. PART LOT 16  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_  
Civic Address 424 MALTBY ROAD

(b) When was property acquired: 20<sup>+</sup> YEARS AGO Registered Instrument No. IS11087

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

Metric [ ]

Imperial [ ]

Frontage/Width 293 m AREA 13.2 ha  
Depth 407 m Existing Use(s) VACANT  
Existing Buildings or structures: N/A  
Proposed Uses (s): RURAL INDUSTRIAL

Type of access (Check appropriate space)

Existing [ ]

Proposed [ ]

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

CONCESSION ROAD NO. 7

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 708m

AREA 28.9 ha

Depth 407m

Existing Use(s) NON-ACTIVE AGRICULTURE

Existing Buildings or structures: HOUSE + BARN - BOTH VACANT

Proposed Uses (s): SECONDARY AGRICULTURE

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

MALTBY ROAD

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 [☒]

- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [ ] NO [☒] If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

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

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

Name of Rail Line Company: \_\_\_\_\_

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

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

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

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

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

Greenbelt Plan [ ] Places to Grow [✓] Other [ ] \_\_\_\_\_

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

26. 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)

N/A

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

SEVERED - RURAL INDUSTRIAL + GREENLANDS RETAINED - SECONDARY AGRICULTURE + 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? INDUSTRIAL (2ND-8) + 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: NON- ACTIVE FARM - NO LIVE STOCK  
Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]

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

Severed N/A Width Length Area Use  
Width Length Area Use

Retained Width 60 FEET Length 72 FEET Area 4320 sq ft Use STORAGE - NO ANIMALS  
Width Length Area Use

33. Manure Storage Facilities on these lands: N/A - NON- ACTIVE

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	[ ]



SHAPING GREAT COMMUNITIES

December 4, 2015

File No.: 12107.70

County of Wellington  
74 Woolwich Street  
Guelph, ON N1H 3T9

Attn: Deborah Turchet  
Secretary-Treasurer Land Division  
Planning and Development Department

Re: **Application for Consent**  
**424 Maltby Road, Part of Lot 16, Concession 7,**  
**Township of Puslinch, County of Wellington**

Dear Deborah;

Please find enclosed a complete application for Consent for the property located at 424 Maltby Road in the Township of Puslinch. The subject property is designated Rural Industrial, Secondary Agriculture and Greenlands. The proposed land to be severed is limited to the area designated Rural Industrial (including the Greenlands contained within this designation). A recent Zoning By-law Amendment has been approved by the Township of Puslinch (By-law 61-15) that rezoned the Rural Industrial designated land to an Industrial (IND-8) site specific zone. Greenlands within this area have been rezoned Natural Environment (NE) zone.

The severed lot will be approximately 13.2 hectares in area with 293 m of frontage along Maltby Road. This land is currently vacant. The intended future use of this property will be for a permitted industrial use subject to a future site plan approval process.

The retained lot will be approximately 28.9 hectares in area with 708 m of frontage along Maltby Road. This land contains a vacant house and barn.

In support of the application please find enclosed:

- Completed Application Form
- Cheque in the amount of \$1000.00 payable to "Treasurer, Wellington County"
- Aerial photo key map
- Severance Sketch prepared by VanHarten Surveying Inc.
- Surrounding property addresses prepared by VanHarten Surveying Inc.
- A copy of the deed for the subject property will be submitted under separate cover as soon as possible.

We trust this is satisfactory for your requirements; however, should you have any questions or concerns, or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

GSP Group Inc.

A handwritten signature in black ink, appearing to read "Brandon Flewwelling".

Brandon Flewwelling, MCIP, RPP  
Associate – Senior Planner

cc: Marlene Walker – Persian Investments Inc.



34. 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 [ ]

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 [ ]

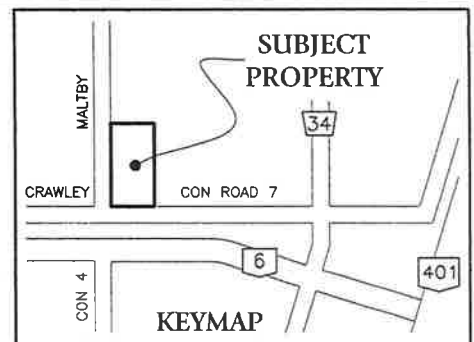
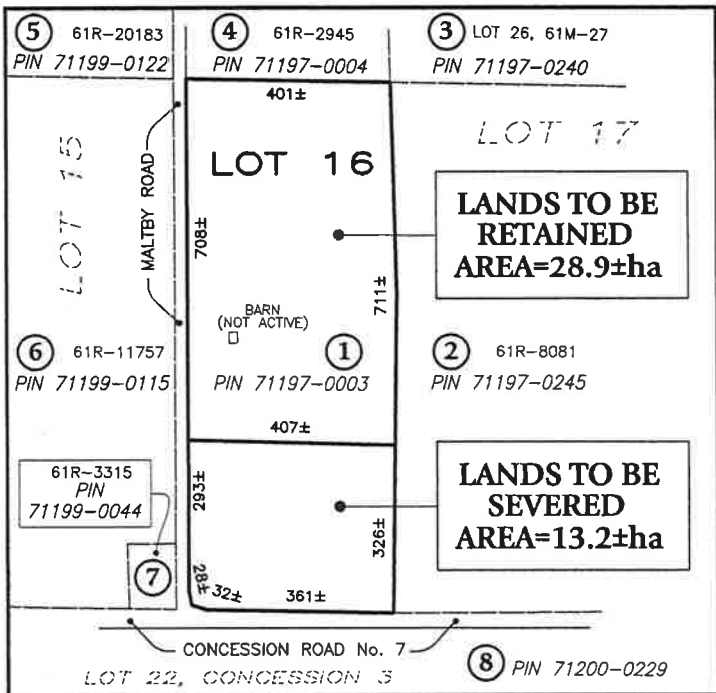
If yes, please indicate the person you have met/spoken to: TELEPHONE EXCHANGE WITH SARAH WILHELM - NOV. 2015

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 ATTACHED LETTER

NOTES:

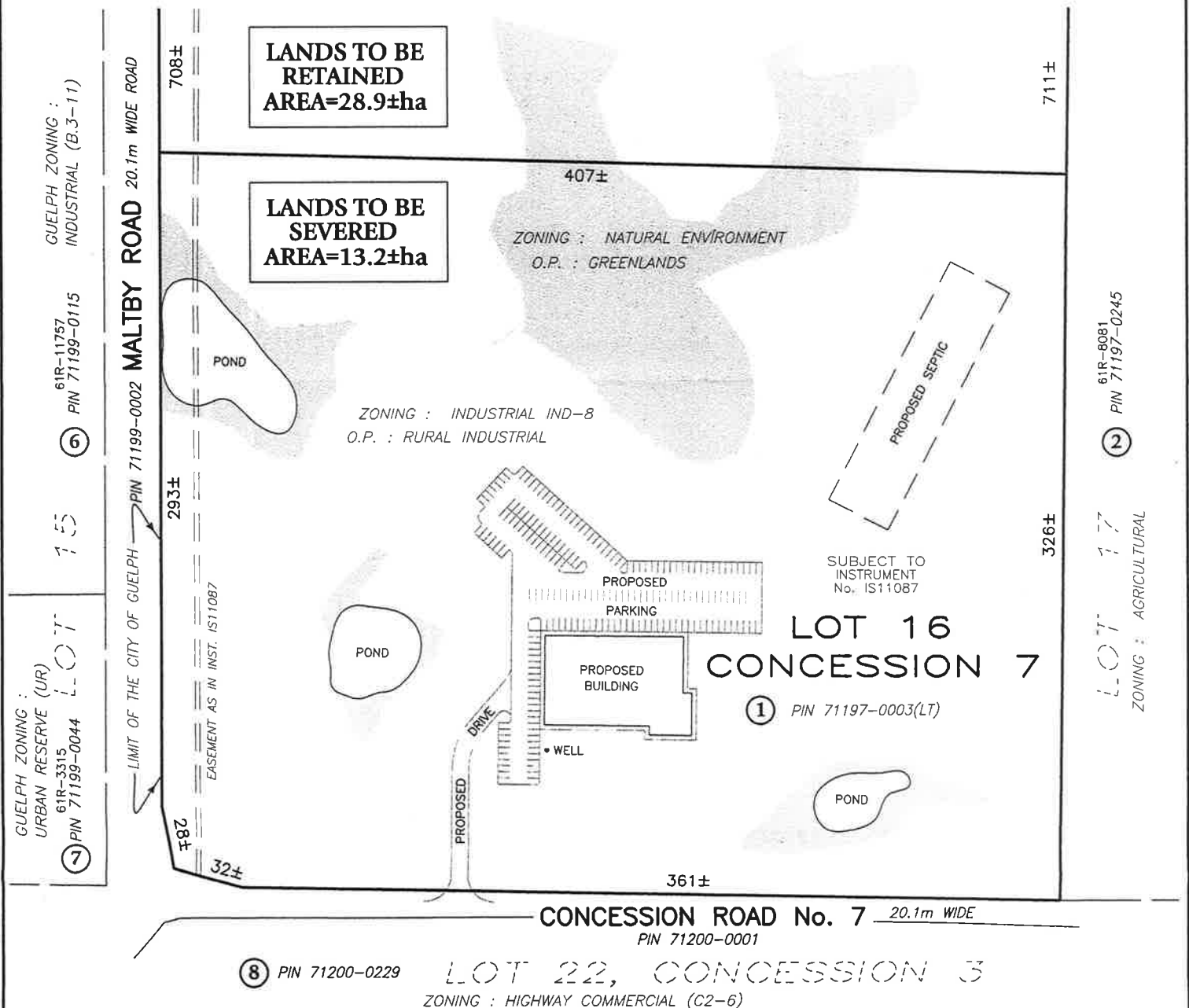
1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" 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 16, CONCESSION 7  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON**

SCALE: 1 - 2000  
0 20 40 80 120 metres  
VAN HARTEN SURVEYING INC.

SITEMAP  
NOT TO SCALE



**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 INDUSTRIAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF RURAL INDUSTRIAL AND GREENLANDS
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED  
ON THE 25th DAY OF  
NOVEMBER, 2015

*James M. Laws*  
JAMES M. LAWS  
ONTARIO LAND SURVEYOR

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET  
GUELPH - ONTARIO, N1H 3X3  
PHONE: (519) 821 - 2763  
FAX: 821 - 2770  
www.vanharten.com

660 RIDDELL ROAD, UNIT 1  
ORANGEVILLE - ONTARIO, L9W 5G5  
PHONE: (519) 940 - 4110  
FAX: 519 - 940 - 4113  
www.vanharten.com

DRAWN BY JAM CHECKED BY: JML PROJECT No. 21198-13

Dec 03, 2015-1:26pm  
G:\PUSLINCH\Con7\Lot16\ACAD\SEV PT16 (PERSIAN) UTM 2010.dwg

2125/15

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

December 11, 2015

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

*APPLICATION SUBMITTED ON: December 4, 2015*

FILE NO. B126/15

### APPLICANT

Estate of Edward Lake  
c/o Gary & William Lake  
358 Dundas St. N  
Cambridge ON N1R 5R2

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lots 18, 19 & 20  
Concession 1

Proposed severance is 0.4995 hectares with 48.8m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 88.5 hectares with 1192m frontage, existing and proposed agricultural and rural residential use with existing house, 2 drive sheds, barn and 3 silos.

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

**January 20, 2016**

**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

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: \$ 1000  
Fee Received: Dec 4/15

File No. B126/15

Accepted as Complete on: Dec 4/15

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

## 2. (a) Name of Registered Owner(s) Edward Lake

Address

Phone No.

## (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 &amp; Donaldson Ltd.

351 Speedvale Avenue West, Guelph, Ontario N1H 1C6

Phone No.

(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 &amp; 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 1 Lot No. Part Lots 18, 19 & 20

Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_

Civic Address 6947 Concession Road 2

(b) When was property acquired: October 26, 1950 Registered Instrument No. IS13975

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 48.8 m AREA 4,995 m<sup>2</sup>

Depth 95.87 m Existing Use(s) Cash crops and wooded area

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [☒]

Imperial [☐]

Frontage/Width 1,190.2 m ±

AREA 88.5 ha±

Depth 719 m ±

Existing Use(s) farmland (cash crops) & dwellings

Existing Buildings or structures: house, 2 drive sheds, 1 barn, 3 silos

Proposed Uses (s): No changes proposed

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 [☒]

- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [☐] NO [☒] If answer to 9b) is YES, these must be shown on the severance sketch

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 [ ] 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)

Core Greenlands and Greenalnds (County OP)

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

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 [ ] 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:

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

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 15 m Length 21 m Area 315 m² Use vacant barn – old hay  
Width 7.6 m Length 21 m Area 160 m² Use drive shed } - equipment  
14 m 15 m 210 m² drive shed } storage

33. Manure Storage Facilities on these lands:

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





351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

December 3, 2015

Project: 14-9813

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 – 6947 Concession Road 2**  
**Part of Lots 18, 19 and 20, Concession 1, Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$1,000.00 payable to the County of Wellington to cover the County's application fee and a cheque in the amount of \$970.00 payable to the GRCA to cover their review fees. The owner's environmental consultants have been working with the Grand River Conservation Authority to determine the edge of wetland and development limits. Under separate cover they have been circulated a copy of the Scoped Environmental Impact Study. Included in this application are two copies of EIS for your files.

Edward Lake acquired this property in October of 1950. I have attached a copy of the deed (IS13975). Mr. Lake is deceased and I have attached a copy of the Certificate of Appointment allowing William and Gary Lake to address this application. The purpose of the consent is to sever a parcel of land from the northwest corner of the property for a rural residential lot. As part of the discussion with the Grand River Conservation Authority, this northwest corner is the only part of the property fronting on Concession Road 2 that has "Safe Access".

Also enclosed is a list of adjacent land owners, including mailing addresses, which has been prepared by the Township of Puslinch.

Finally I have attached 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**

A handwritten signature in cursive script, appearing to read 'Nancy Shoemaker', followed by a horizontal line.

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

Attachments

Copy: William and Gary Lake

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

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

35. Source Water Protection Plan

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

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

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

NOTES:

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

Minimum Distance Separation I (MDS I) Report

Application Date: 26-Nov-2015  
File Number:

<b>Preparer Information</b> Nancy Shoemaker Black, Shoemaker, Robinson & Donaldson Limited 351 Speedvale Aveneu West Guelph, ON, Canada N1H 1C6 Phone #1: 519-822-4031 Email: nancy@bsrd.com	<b>Applicant Information</b> Edward Lake Township of Puslinch 6947 Concession Road 2 Puslinch, ON, Canada	County of Wellington Township of Puslinch Geotownship: PUSLINCH Concession: 1 Lot: 18, 19 and 20
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Calculation #1  
Edward Lake

Adjacent Farm Contact Information  
Unspecified

Farm Location  
County of Wellington  
Township of Puslinch  
Geotownship: PUSLINCH  
Concession: 1  
Lot: 18, 19 and 20

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds)	129	129.0	Unavailable

Encroaching Land Use Factor: Type A Land Use  
Tillable area of land on this lot: 35 ha  
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM  
Factor A (Odour Potential): 0.7  
Factor B (Nutrient Units): 443  
Factor D (Manure/Material Type): 0.7  
Factor E (Encroaching Land Use): 1.1  
Total Nutrient Units: 129

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	239 m (783 ft)	
Distance from nearest permanent manure/material storage 'S':	239 m (783 ft)	

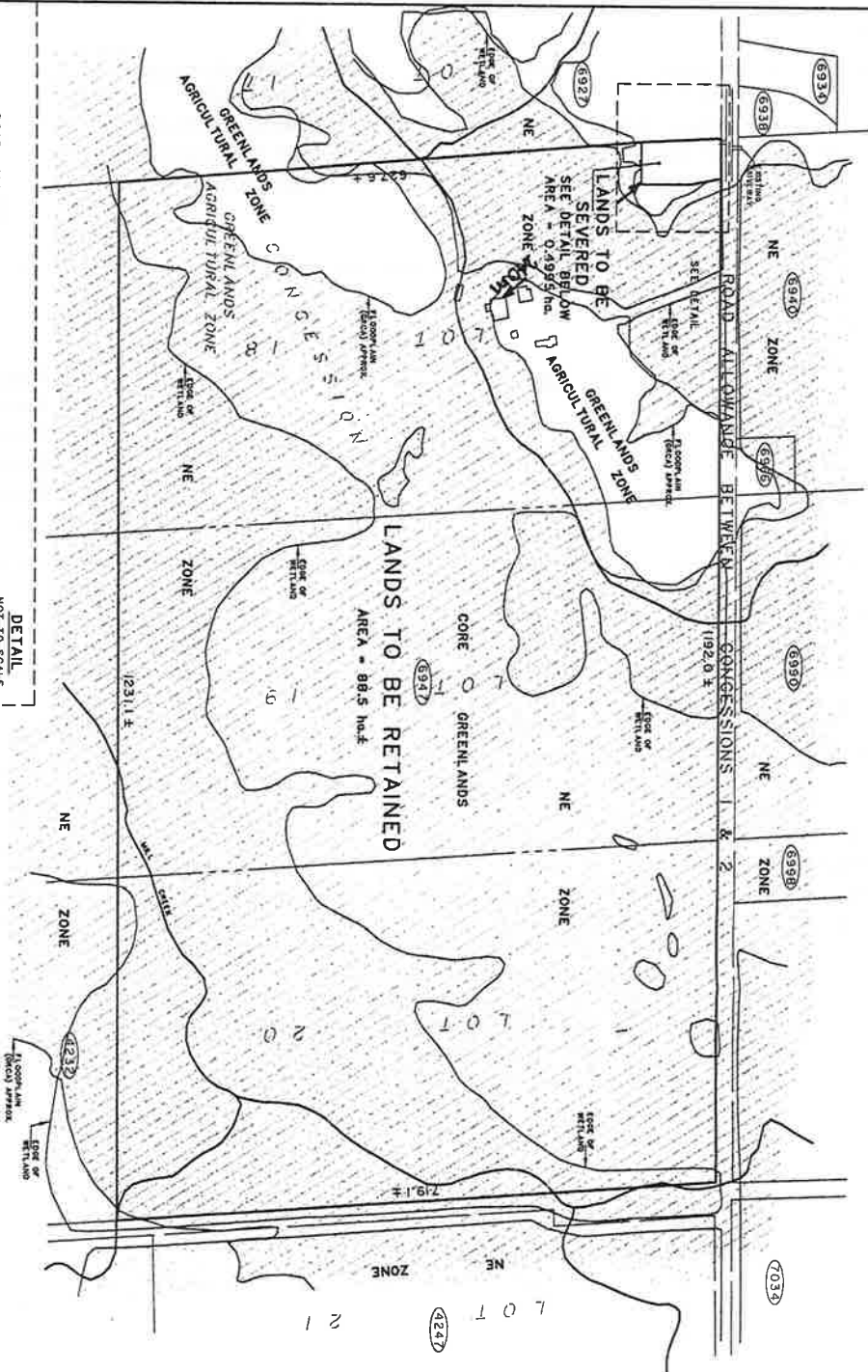
Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited

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.



CONCESSION

2



ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2

DETAIL NOT TO SCALE

AGRICULTURAL GREENLANDS

LOT 17

CONCESSION

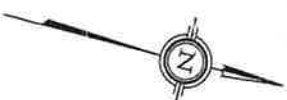
AREA = 0.4995 ha

CORE GREENLANDS

CORE GREENLANDS NE ZONE

LANDS TO BE RETAINED AREA = 86.5 ha

CORE GREENLANDS



SKETCH

PREPARED FOR SEVERANCE APPLICATION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 4000



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

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

NOTES:

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

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: GREENLANDS & CORE GREENLANDS  
SEVERED PARCEL: GREENLANDS

LEGEND:

- DENOTES FLOODPLAIN (FROM OICA WARNING)
- DENOTES WETLANDS (FROM OICA WARNING)

DENOTES EMERGENCY NUMBER

THIS SKETCH WAS PREPARED FOR THE STATE OF MR. EDWARD LAKE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

*Ant 2000*

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

BSRP

Ontario Land Surveyors  
Urban and Rural Planners  
www.bsrp.com

351 Sandridge Avenue West  
Guelph, Ontario, N1H 1G6  
DATE: DECEMBER 1, 2013  
PROJECT: 14-0913-2

2126/15