



Planning & Development Advisory Committee  
Tuesday June 14, 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 May 10, 2016 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/GRA – Bruce & Karen Gray.** – Property described as Part Lot 26, Concession Gore, 3999 Sideroad 25 S, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a detached garage in the front yard – between Sideroad 25 S and the house

5. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

### PLANNING & DEVELOPMENT ADVISORY COMMITTEE

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

Planning & Development Advisory Committee meeting minutes held Tuesday May 10, 2016 be adopted.

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

- None

**10. ZONING BY-LAW AMENDMENT (See Attachment D)**

**10(a) Zoning Amendment Application D14/ONT – ASR Transportation, Part Lot 25, Concession 7, municipally known as 7456 McLean Road, Township of Puslinch**

The Purpose is to rezone the lands from Agricultural (A) to Industrial (IND) Zone, to permit the development of an industrial mall including offices, truck repair shop and trailer parking. A definition for “Truck Repair Shop” is proposed to be added to the zoning applicable to the property.

**10(b) Zoning Amendment Application D14/J2K – J2K Capital Inc, Part Lot 26, Concession 7, municipally known as 0 Brock Road, Township of Puslinch.**

The Purpose is to rezone the lands from Agricultural (A) to Highway Commercial (C2) Zone. There are no specific development plans associated with this zoning by-law amendment.

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

**11(a) Lot Line Adjustment Application B33/16 (D10/VOI) –S&V Voisin Limited., Part Lot 13, Plan 684, municipally known as 44 Winer Road.**

Proposed lot line adjustment is 0.036 hectares with 3.048 m frontage, vacant land to be added to abutting lot.

Retained parcel is 0.553 hectares with 48.68m frontage existing and proposed vacant land.

**11(b) Severance Application B34/16 (D10/POR) – Lawrence Porter, Part Lot 6 & EOBL, Reg Plan 131, municipally known as 163 Carter Road.**

Proposed severance is 0.405 hectares with 41.79 m frontage, existing rural residential use with dwelling.

Retained parcel is 3.6 hectares with 117.9 m frontage existing agricultural use with existing shed for proposed rural residential use.

**11(c) Lot Line Adjustment Application B35/16 (D10/MCG) –John & Nancy McGill, Part Lot 2, EOBL, Reg Plan 131, municipally known as 130 Cook’s Mill Road,.**

Proposed lot line adjustment is 0.28 hectares with no frontage, vacant land to be added to abutting rural residential lot.

Retained parcel is 1 hectare with 67m frontage existing and proposed rural residential use with existing dwelling and shed.

**11(d) Severance Application B36/16 (D10/OOS)** – Helena Oosterveld, Part Lot 2, WOBL, Reg Plan 131, municipally known as 256 Carter Road.

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

Retained parcel is 57 m frontage x 100m = 0.6 hectares, existing and proposed rural residential use with existing dwelling and garage.

**11(e) Severance Application B34/16 (D10/GOR)** – Clifford & Robert Gordon & Sandra Riley, Part Lot 21, Concession 7, municipally known as 7335 Wellington Road 34.

Proposed severance is 0.4 hectares with 63 m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 40 hectares with 795 m frontage existing and proposed agricultural and rural residential use with existing dwelling, garage, barn, drive sheds and silo.

**12. OTHER MATTERS**

- None

**13. CLOSED MEETING**

- no matters

**14. NEXT MEETING Tuesday July 12 @ 7:00 p.m.**

**15. ADJOURNMENT**



## Attachment "A"

Planning & Development Advisory Committee Meeting  
Committee of Adjustment  
May 10, 2016  
7:00 pm  
Council Chambers, Aberfoyle

### MINUTES

#### MEMBERS PRESENT:

John Sepulis, Chair  
Councillor Ken Roth  
Deep Basi  
Dianne Paron  
Dennis O'Connor

#### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Aldo Salis – County of Wellington Planning  
Karen Landry  
Nancy Shoemaker  
Kevin Crozier  
Lorne Wallace  
Beatrice Spiegel  
Stacey Spiegel  
Dianne O'Krafka

#### 1. OPENING REMARKS

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

#### 2. DISCLOSURE OF PECUNIARY INTEREST

- None

#### 3. APPROVAL OF MINUTES

Moved by Ken Roth and Seconded by Dianne Paron,

That the minutes of the Committee of Adjustment meeting held Tuesday April 12, 2016 be adopted.

CARRIED

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

##### 4(a) Minor Variance Application D13/SUG – Sugarlips Candy Co. Ltd. – Property described as Part Lot 5, Concession 2, 30 Lake Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a minimum lot area of 1049 m<sup>2</sup>.

- Kelly Patzer summarized the application and circulation for the minor variance as submitted and noted no objections were received from the public or commenting staff.
- Nancy Shoemaker of BSRD, agent, remarked that the lot line adjustment left one parcel deficient in area, but resulted in improved parcels.
- There were no questions or comments.

In the matter of Section 45 (1) of the Planning Act, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to allow:

1. A minimum lot area of 1049 m<sup>2</sup>; whereas, Section 7.3(a) of the by-law, Resort Residential Zone, Zone Requirements, requires a minimum lot area of 1350 m<sup>2</sup>.

The Committee all voted in favour and the request is hereby **Approved**.

CARRIED

**4(b) Minor Variance Application D13/WAL – Lorne Wallace – Property described as Lots 4, 5 & 11, Plan 386, 6 Eagle Lane, Township of Puslinch.**

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

1. A minimum rear yard depth (setback) of 7.5 metres
  2. A 14.1 metre setback from the Natural Environment Zone
- Kelly Patzer summarized the application and circulation for the minor variance as submitted and noted no objections were received from the public or commenting staff.
  - Kelly Patzer stated a revision would be required for the decision to permit a 4.458 m setback from the Natural Environment Zone because the limit of the zone is not the lake edge, it is the location of the property line that abuts the unopened road allowance.
  - Kevin Crozier of Crozier Designs, agent, remarked that on the plan displayed, the existing building is white and the proposed addition is shaded in. A corner of the addition will require a variance from the required 7.5 metre rear yard setback from the Township of Puslinch unopened road allowance. The owner is in the process of acquiring the right-of-way and once acquired, the required setback would conform to the by-law. The addition will be 14.1 metres from the lake's edge and many properties on Puslinch Lake require the reduced setback from the Natural Environment Zone.
  - Beatrice Spiegel of 28 Bella Street indicated that her and her husband had built a cottage on the lake in 1959. The cottage is in close proximity to the property line and Lorne Wallace's house and the cottage is falling in.
  - Stacey Spiegel further explained that the family cottage is located at 8 Eagle Lane. The Wallace property has a stone wall that is causing pressure on the foundation of the cottage and an addition to the house will cause additional pressure to the foundation.
  - Stacey Spiegel inquired if a shade impact study had been completed for the addition as the cottage on 8 Eagle Lane is in close proximity to the Wallace house on 6 Eagle Lane.
  - Dianne O'Krafka of 4 Eagle Lane stated she is the neighbour to the north and there has been ongoing construction to the property at 5 Eagle Lane and her outdoor fireplace was damaged.
  - Lorne Wallace of 6 Eagle Lane remarked that the old chimney was accidentally damaged during a demolition at 5 Eagle Lane and there are plans to repair it.
  - Lorne Wallace continued that an engineering report was prepared to study any impact on foundations and the report states there could be an impact. A screened in porch and pop out windows are proposed to be constructed and he does not think that would cause a huge impact on foundation pressure.
  - Ken Roth asked where the septic is located or proposed to be located
  - Kevin Crozier stated that the septic is being replaced in a similar location to the existing septic at the front of the house, south of the driveway.
  - Dianne Paron inquired if the road allowance was acquired would there be the requirement for a minor variance application for the proposed addition.

- John Sepulis clarified that the reduced Natural Environment Zone setback would require a variance and stated Grand River Conservation Authority does not object to the addition, but the rear yard setback would not need a variance if the owner acquired the road unopened allowance.
- Dianne Paron questioned if the Committee was evaluating a second storey addition or does it meet the zoning by-law requirements..
- John Sepulis noted a second storey addition would meet the by-law requirements
- There were no further questions or comments

In the matter of Section 45 (1) of the Planning Act, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to allow:

1. A rear yard depth (setback) of 4.458 metres, WHEREAS Section 7.3(f), Resort Residential Zone, Zone Requirements requires a minimum rear yard depth (setback) of 7.5 metres.
2. A 4.458m metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems; WHEREAS, Section 3.25(a) of the by-law, General Provisions, Setbacks from the Natural Environment Zone 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.

The Committee all voted in favour and the request is hereby **Approved**.

CARRIED

## 5. ADJOURNMENT

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

The Committee of Adjustment meeting adjourned at 7:33 p.m.

CARRIED



## Attachment "B"

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

**APPLICATION:** D13/GRA  
**OWNER:** Bruce & Karen Gray  
**AGENT:** owner  
**LOCATION:** 3999 Sideroad 25 S  
**REPORT DATE:** June 9, 2016  
**HEARING DATE:** June 14, 2016 @ 7:00 p.m.

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#### VARIANCES REQUESTED FROM ZONING BY-LAW 19/85:

1. To permit a proposed detached garage in the front yard, whereas Zoning By-law 19-85 Section 3.1(d(i)) requires a building or structure accessory to a single dwelling to be located anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.

#### CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

#### NOTES:

The County of Wellington will provide further comment based on the recommendations of Hamilton Conservation Authority.

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

##### Section 7 – Resort Residential Zone

##### 7.3 Zone Requirements:

No person shall, within any RR Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (f) REAR YARD DEPTH (MINIMUM) - 7.5 m

##### Section 3 – General Provisions

##### 3.1 Accessory Uses

##### (a) ACCESSORY USES PERMITTED IN ALL ZONES

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

**(d) YARD REQUIREMENTS**

Any accessory building or structure shall comply with the zone requirements and all other provisions hereof applicable to the zone in which such accessory building or structure is located, except that nothing in this By-Law shall apply to prevent the erection of:

- (i) a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line;

**COUNTY OF WELLINGTON PLANNING OPINION:**

The variance requested would provide relief to allow for an accessory building (detached Garage) to be placed in the front yard of a property, whereas the by-law allows an accessory building to a single dwelling to be placed in the side or rear yards, as per Section 3.1(d(i)) of the Zoning By-law.

Provided that the Hamilton Conservation Authority is supportive, we would consider the application to meet the four tests under the Planning Act and would have no concerns with the application.

**HAMILTON CONSERVATION AUTHORITY (HCA):**

The proposed location for the detached garage is outside of HCA regulated lands and no written approval will be required for the proposed garage construction.

Though the subject land is not regulated by Ontario Regulation 161/06, the HCA made recommendations, based on policies of the Wellington County Official Plan, the Greenbelt Plan and Endangered Species Act, to complete a general vegetation inventory and tree/vegetation removals plan within the proposed building envelope and immediate surrounding area and a preliminary screening for species at risk (SAR) on the subject property.

**BUILDING DEPARTMENT:**

No Concerns.

**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:** May 30, 2016  
**TO:** Kelly Patzer, Development Coordinator  
Township of Puslinch  
**FROM:** Elizabeth Martelluzzi, Junior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 GRA (GRAY)**  
**3999 Sideroad 25 S**  
**Pt. Lot 26, Gore Concession, Puslinch**

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

### Planning Opinion

The variance requested would provide relief to allow for an accessory building (detached Garage) to be placed in the front yard of a property, whereas the by-law allows an accessory building to a single dwelling to be placed in the side or rear yards, as per Section 3.1(d(i)) of the Zoning By-law.

Provided that the Hamilton Conservation Authority is supportive, we would consider the application to meet the four tests under the Planning Act and would 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
General Provisions,, Accessory Uses, Yard Requirements	3.1(d(i))	A building or structure accessory to a single dwelling is to be located anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.	An accessory building (detached garage) in the front yard.

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

Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"><li>The variance is minor in nature. The proposed detached garage would likely not be of negative impact to surrounding neighbours, nor would be visible from the public road due to large tree cover and wide distance between properties.</li></ul>

That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>• The variance maintains the intent and purpose of the Zoning By-law.</li> <li>• The subject property is zoned Agricultural. An accessory building is a permitted use.</li> <li>• The intent of General Provision 3.1(d(i)) is to ensure accessory uses are incidental and subordinate to the main dwelling, and therefore should be located in the side or rear yard. The proposed placement of the garage, in the front yard, is a logical option due the shape of the driveway and location of existing structures such as the swimming pool, the single detached dwelling and natural features.</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 and Greenlands and an accessory use is permitted. The proposed structure is accessory to an existing single detached dwelling.</li> <li>• The Greenlands designation protects an Environmentally Significant Area (ESA), Life Science ANSI, significant woodlands and is subject to the Provincial Greenbelt Plan.</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>• The variance is appropriate and desirable. The location of the proposed garage would not be seen from the street. The building is being located on an existing driveway.</li> </ul>

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act* subject to supportive Conservation Authority comments. 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



Elizabeth Martelluzzi  
Junior Planner



Sarah Wilhelm, MCIP, RPP  
Senior Planner

**BY E-MAIL**

June 7, 2016

File: D13/GRA

Ms. Kelly Patzer, Secretary-Treasurer  
Township of Puslinch  
7404 Wellington Road 34  
Guelph, Ontario N1H 6H9

Dear Ms. Patzer:

**Re: Minor Variance Application: D13/GRA  
Bruce and Karen Gray  
3999 Side Road 25 South, Part Lot 26, Gore Concession, Township of Puslinch**

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Staff of the Hamilton Conservation Authority (HCA) has reviewed the above noted application and now offers the following comments.

The owners are seeking a minor variance from the zoning bylaw to allow construction of a detached garage in the front yard of the property between the house and Sideroad 25 South.

Please be advised that only the southeast portion of the subject property is located within lands affected by the Authority's *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, Ontario Regulation 161/06*. This area is regulated due to the presence of Fletcher Creek and the associated Fletcher Creek Swamp Provincially Significant Wetland. The proposed location for the detached garage is outside of HCA regulated lands and no written approval will be required from our office for the proposed garage construction.

The proposed building location is within the Greenbelt Plan Area and is part of the Natural Heritage System of the Protected Countryside. The site is also within the Fletcher Creek Swamp Forest Environmentally Significant Area (ESA) and Regional Area of Natural and Scientific Interest (ANSI) and within the Greenlands as identified in the *County of Wellington Official Plan*. The Fletcher Creek Swamp Forest ESA contains habitat for significant and regionally rare and uncommon species.

Based on recent aerial photography, it would appear that there would be limited need for removal of natural vegetation to create the building envelope for the proposed garage. However, this has not been confirmed.

If measurable natural vegetation removal is required, in order to ensure conformity with the Natural Heritage System policies of the *Greenbelt Plan, 2005* (Sections 3.2.2., subsections 3 and 4), policies 5.5 through 5.6 of the *Wellington County Official Plan* and the *Endangered Species Act*, it is recommended that the applicant complete a general vegetation inventory and tree/vegetation removals plan within the proposed building envelope and immediate surrounding area. This information should then form part of a preliminary screening for species at risk (SAR) on the subject property. The contact for more information is Graham Buck, Species at Risk Biologist with the Guelph office of the Ontario Ministry of Natural Resources and Forestry (519-826-4505). Based on the findings of the preliminary SAR screening, further environmental impact assessment may be required.

Should you have any questions, please contact the undersigned at ext. 131.

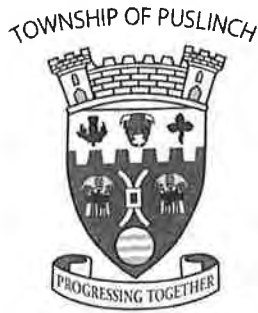
A handwritten signature in black ink that reads "Darren Kenny". The signature is written in a cursive, flowing style.

June 7, 2016

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Darren Kenny  
Watershed Officer

c.c. Bruce and Karen Gray, Owners (by e-mail)



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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s): BRUCE + KAREN GRAY

Address: 3999 SIOB ROAD 25 SOUTH, RR#2

City: PUSLINCH

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: \_\_\_\_\_

Applicant (Agent) Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax: \_\_\_\_\_

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

N/A

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

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

Municipal address: 3999

Concession: Side Road 25 S. Lot: NORTH HALF 26

Registered Plan Number: 61R - 6188

Area: \_\_\_\_\_ ha Depth: \_\_\_\_\_ m Frontage: \_\_\_\_\_ m  
5.173 ac 645 ft 350 ft

Width of road allowance (if known): \_\_\_\_\_

**Reason for Application:**

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

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

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

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

BUILD GARAGE IN FRONT OF EXISTING HOUSE, BETWEEN  
SIDE ROAD 25 SOUTH AND HOUSE  
SECTION 3 1D (i)  
REQUEST GARAGE TO BE SET BACK 150' FROM FRONT  
PROPERTY LINE.

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

- SIDES AND BACK OF HOUSE ARE OCCUPIED  
TO NORTH OF HOUSE WELL AND PROPERTY LINE  
TO EAST OF HOUSE SEPTIC, LIMITED ACCESS  
TO SOUTH OF HOUSE POOL + LANDSCAPING  
LOT SLOPES AWAY TO SOUTH OF HOUSE

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

Official Plan Designation: G1R - 6188 Secondary AG. Greenlands

Zoning Designation: ~~TAX CLASS RES/FARM~~ ~~PROPERTY CLASS RES~~  
AGRICULTURAL

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

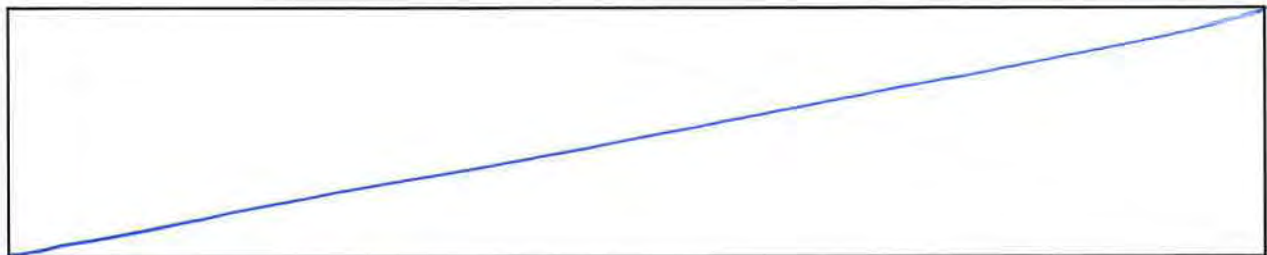
Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

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

SIDE ROAD 25 SOUTH

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.



## Existing and Proposed Service:

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

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

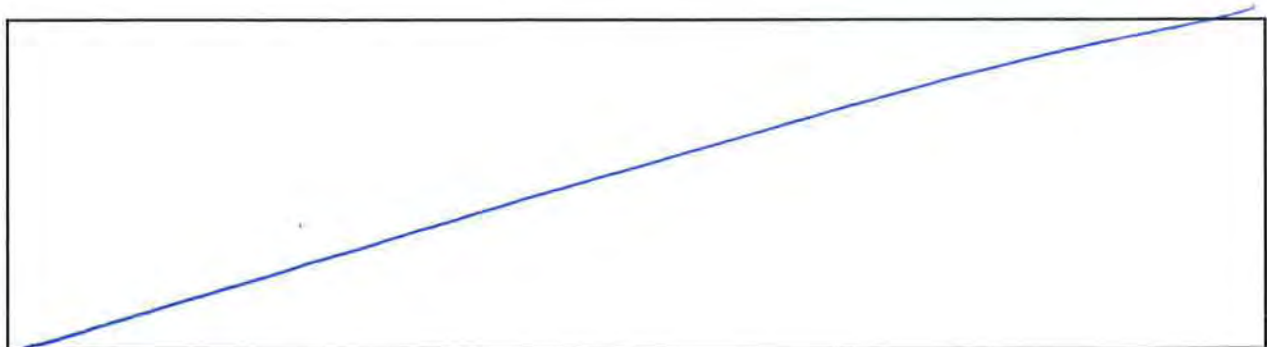
### 11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☒

Other means: ☐ (explain below)





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

### 12. What is the existing use of:

The subject property? RESIDENTIAL

The abutting properties? RESIDENTIAL, FARMING

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

Building Details:	House		GARAGE	
	Existing:		Proposed:	
Type of Building(s)/ structures				
Main Building height	m	32 ft.	m	16.2 ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors	1 1/2		1	
Total floor area	m <sup>2</sup>	1780 ft <sup>2</sup>	m <sup>2</sup>	1200 ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	1440 ft <sup>2</sup>	m <sup>2</sup>	1200 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:	House		GARAGE	
	Existing:		Proposed:	
Front Yard	m	180 ft. (to WEST)	m	153 ft.
Rear Yard	m	360 ft. (to EAST)	m	465 ft.
Side Yards	m	60 ft. (to NORTH)	m	90 ft.
		260 (to SOUTH)		212 ft

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

Date of acquisition of subject property: 1994

Date of construction of buildings property: 1994

**16. How long have the existing uses continued on the subject property?** 22 yrs

**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 type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					







## **Attachment "C"**

Planning & Development Advisory Committee Meeting  
Committee of Adjustment  
May 10, 2016  
7:00 pm  
Council Chambers, Aberfoyle

### **MINUTES**

#### **MEMBERS PRESENT:**

John Sepulis, Chair  
Councillor Ken Roth  
Deep Basi  
Dianne Paron  
Dennis O'Connor

#### **OTHERS IN ATTENDANCE:**

Kelly Patzer – Development Coordinator  
Aldo Salis – County of Wellington Planning  
Karen Landry  
Nancy Shoemaker  
Kevin Crozier  
Lorne Wallace  
Beatrice Spiegel  
Stacey Spiegel  
Dianne O'Krafka

#### **1. - 5. COMMITTEE OF ADJUSTMENT**

- See May 10, 2016 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 Dennis O'Connor, Seconded by Ken Roth
- That the minutes of the Tuesday April 12, 2016 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

#### **9. APPLICATIONS FOR SITE PLAN APPROVAL**

- None

#### **10. ZONING BY-LAW AMENDMENTS**

##### **10(a) Zoning Amendment Application D14/KRA – Ned & Lily Krayishnik, Part Lots 6 & 7, Concession 1, municipally known as 6637 Concession 2 and 6643 Concession 2, Township of Puslinch**

The Purpose is to rezone the lands from Agricultural (A) to an Agricultural (A-\_) Site Specific Zone to permit a second dwelling on a property for farm help. The existing dwelling is located on the lands at 6643 Concession 2, that is subsequently proposed to be severed and adjoined to the lands located at 6637 Concession 2, to satisfy conditions of related County of Wellington Consent File B71/15

- Glenn Wellings, agent, introduced Doreen Tschanz, hopefully the future owner of the second residence.
- Glenn Wellings summarized the application, stating that a lot line adjustment was

- applied for in 2015 for Doreen to have the second residence for farm help.
- Ken Roth asked what the current size of the farm is.
- Doreen Tschanz stated her property is 32 acres and with the lot line adjustment the property would be 53 acres. She currently has 16 horses that she boards on her farm.
- Ken Roth inquired about the proximity of the proposed farm help dwelling to a barn
- Doreen Tschanz indicated that a barn is also on the lands proposed to be merged with her property and showed the location on the aerial and noted it is in close proximity to the farm help dwelling.
- Doreen Tschanz also located her dwelling and barn on the aerial and demonstrated how there would be a farm cluster with the farm help dwelling and barn that would be merged with her property.
- Dennis O'Connor inquired why 16 horses requires farm help.
- Doreen Tschanz replied that she has been maintaining the farm and caring after the horses with some occasional help but she constantly works day and night 365 days a year looking after the horses and requires full time help.
- John Sepulis asked if the proposed farm help dwelling that is a duplex will be converted to a single family dwelling prior to any rezoning approval
- Doreen Tschanz noted that she will not convert the dwelling until such time a rezoning is approved because if it is not the dwelling would not be under her ownership.
- Doreen Tschanz confirmed it is her intention to convert the dwelling to a single family house.
- Allan Tschanz stated that the basement leaked and the main floor has water damage are requires repairs.
- John Sepulis questioned how long the property would be used as a horse farm.
- Doreen Tschanz remarked that the property has been created to be passed down to future generations and is hopeful the horse farm will continue with the next generation.
- John Sepulis asked if a sunset clause could be included with the zoning or a holding provision added to ensure the house is converted to a single family dwelling.
- Aldo Salis noted once the zoning is on place it would not be undone.
- Glenn Wellings indicated that a Holding Provision would restrict the ability to obtain a Building Permit to convert the dwelling to a single family dwelling and the application would be stuck in a loop.
- There were no further questions or comments

Moved by Dianne Paron, Seconded by Ken Roth that the Planning & Development Advisory Committee recommends the following comments be received by staff for Zoning By-law Amendment application D14/KRA:

- Council is to be satisfied that the duplex dwelling will be converted to a single family dwelling with a rezoning approval

CARRIED

## 11. LAND DIVISION

### 11(a) Severance Application B20/16 (D10/KEL) – Mark Keleher & Vinia Marquez, Part Lot 14, Concession 3, municipally known as 6852 Wellington Road 34.

Proposed severance is 0.45 hectares with 40.76 m frontage, vacant land for proposed rural residential use.

Retained parcel is 0.74 hectares with 66.77 m frontage existing and proposed rural residential use with existing house and shed.

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

- Ensure MDS is calculated for the barn across the road.

CARRIED

### 11(b) Severance Application B23/16 (D10/REI) – Reid's Heritage Homes Ltd, Part Lots 11 & 12, Concession 3, municipally known as 6792 Wellington Road 34.

Proposed severance is 1.6 hectares with 147.32m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 24.4 hectares with 470m frontage existing and proposed agricultural and rural residential use with existing house and sheds

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

- No comments

CARRIED

## **12. OTHER MATTERS**

- Aldo Salis, Manager of Development Planning, County of Wellington, made a presentation on easements - what they are and how they are established.

## **13. CLOSED MEETING**

- No matters

## **14. FUTURE MEETINGS**

- Next Regular Meeting June 14, 2016 @ 7:00 p.m.

## **15. ADJOURNMENT**

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

- That the Planning & Development Advisory Committee adjourns at 8:25 p.m.

CARRIED

## Attachment "D" 10(a)



### THE TOWNSHIP OF PUSLINCH NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING (revised key map)

**TAKE NOTICE** that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a revised application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/ONT**

**TAKE NOTICE** that the Council of the Township of Puslinch will hold a public meeting on **Thursday the 23<sup>rd</sup> of June 2016, at 7:00 pm** in the Council Chambers at 7404 Wellington Road 34, to consider the proposed Zoning By-law Amendment, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

**THE LAND SUBJECT** to the application is municipally known as 7456 McLean Road West and legally known as Rear Part Lot 25, Concession 7, RP 61R4472, Part 2, Township of Puslinch. The subject lands are shown on the inset map.

**THE PURPOSE AND EFFECT** of the application is to amend the Township of Puslinch's Zoning By-law 19/85 from Agricultural (A) Zone to Industrial (IND) Zone, to permit the development of an industrial mall including offices, truck repair shop and trailer parking. A definition for "Truck Repair Shop" is proposed to be added to the zoning applicable to the property.

**ORAL OR WRITTEN SUBMISSIONS** may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment. Any person may attend the public meeting and make an oral submission or direct a written submission to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

**TAKE NOTICE** that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Puslinch to the Ontario Municipal Board.

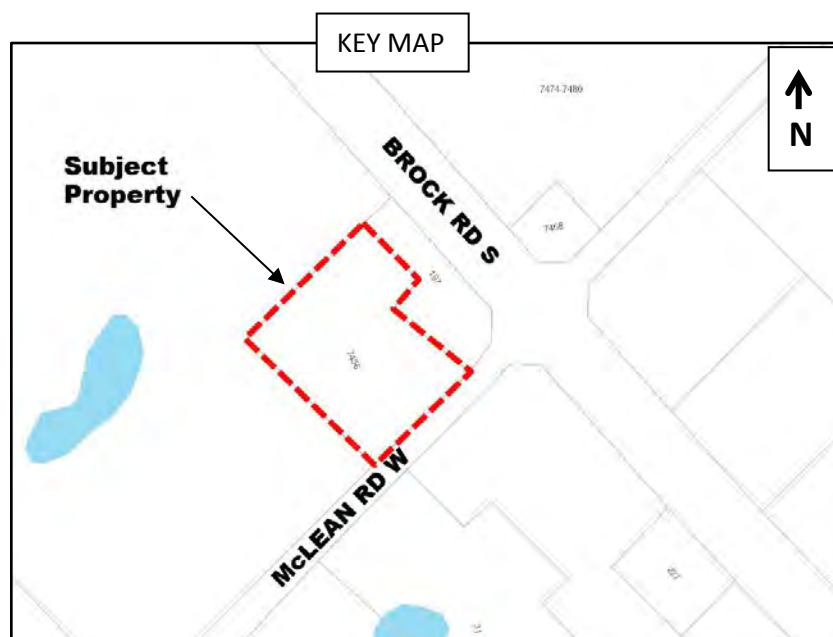
**AND TAKE NOTICE** that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**REQUEST FOR NOTICE OF DECISION** regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

**ADDITIONAL INFORMATION** regarding the proposed amendment is available for review between 9:00 a.m. and 4:30 p.m. at the Township of Puslinch Municipal Office as of the date of this notice. If you wish to express your views with respect to this application, please forward your comments to Kelly Patzer, Development Coordinator, [kpatzer@puslinch.ca](mailto:kpatzer@puslinch.ca).

Dated at the  
Township of Puslinch  
on this 20<sup>th</sup> day of May 2016.

Karen Landry  
CAO/Clerk  
Township of Puslinch  
7404 Wellington Road 34  
Guelph, Ontario N1H 6H9  
Phone (519) 763-1226  
[admin@puslinch.ca](mailto:admin@puslinch.ca)







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

## **Zoning By-law Amendment Application**

Date submitted:

### **The Amendment:**

#### **Type of amendment:**

Site specific: ☒ X

Other (specify): ☐

#### **Purpose of and reasons for the proposed amendment(s):**

The purpose of this application is to change the existing Agricultural A Zone on the east portion of the property to the Industrial IND Zone. The purpose of this application is to also permit a "Truck Repair Shop" in addition to the uses permitted in the IND Zone for the subject property. A new definition of a "Truck Repair Shop" is proposed to be added to the zoning applicable to the subject property. In addition a parking ratio of 1 parking space per 50m<sup>2</sup> of net floor area is proposed for all permitted uses within a multi-tenanted building in the specialized IND Zone on the subject property.

#### **New definition proposed:**

**"TRUCK REPAIR SHOP"** means an establishment which contains facilities for the parking, repair and maintenance of trucks on the premises with or without an accessory office use, and in which maintenance and repair operations, including the repairing or painting of truck bodies are performed in return for remuneration."

The reason for the proposed amendment is to permit the property to be used as a Truck Repair Shop including truck maintenance and an accessory office. In addition, the proposed building will include units to be leased for uses permitted within the IND Zone.

A specialized zoning regulation is also being requested for the required parking ratio. Given that there will be 6 units within the proposed building which may be leased to any of the permitted uses and that these permitted uses have different required parking ratios required by the zoning by-law, a blended parking ratio for the multi-tenanted building of 1 parking space for every 50 m<sup>2</sup> of net floor area is proposed.

#### **General Information:**

## General Information:

### 1. Applicant Information:

**Registered Owner's Name:** Swinderpal Singh Randhawa, 2435953 Ontario Inc. c/o ASR Transportation

Address:

City:

Postal Code:

Email Address:

Telephone Number:

Fax:

**Agent's Name:**

Nick Noorzad, P. Eng., Noor & Associates Ltd.

Address:

City:

Postal Code:

Email Address:

Telephone Number:

Fax:

**Planning Consultant's Name:** Astrid Clos, RPP, MCIP, Astrid J. Clos Planning Consultants

Address:

City:

Postal Code:

Email Address:

Telephone Number:

Fax:

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

Mortgage holder:

Send correspondence to: Owner: ☐ Agent: ☐ Other: Planning Consultant

When did the current owner acquire the subject land? Date: October 15, 2014

### 4. What does the amendment cover?

The "entire" property:

☒

A "portion" of the property:

☐

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

Municipal address: 7456 McLean Road  
West, Township of Puslinch

Concession: 7 Lot: 25

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

Area: 1.215 ha      Depth: 123.74 m      Frontage: 92.16 m  
3.002 ac      405 ft.      302 ft.

**Provide a description of the area to be amended if only a “portion” of the property:**

Area: \_\_\_\_\_ ha      Depth: \_\_\_\_\_ m      Frontage: \_\_\_\_\_ m  
\_\_\_\_\_ ac      \_\_\_\_\_ ft.      \_\_\_\_\_ ft.

**7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?**

Yes: ☒ No: ☐

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

Greenbelt Plan: ☐ Places to Grow: ☒ Other: (specify): \_\_\_\_\_

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: ☒ No: ☐

**9. County Official Plan**

What is the current County Official Plan designation of the subject property?

Rural Employment Areas

List land uses permitted by the current Official Plan designation:

**6.8 RURAL EMPLOYMENT AREAS**

**6.8.2 Permitted Uses**

Dry industrial and commercial uses requiring large lots, major road access or proximity to rural resources are permitted in rural employment areas.

Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Accessory uses including the retail sale of products produced on-site may be allowed.

Such commercial uses will be service focused with limited accessory retail and may include business or professional offices, farm machinery sales, farm supplies, farm produce sales, small scale motels or inns, small scale restaurants and automobile sales and services. Retail commercial uses and service commercial uses normally found in urban centres are not allowed.

How does the application conform to the Official Plan?

The proposed "Truck Repair Shop" with an accessory office and two additional Industrial units within the building is in conformity with the Rural Employment Areas designation on the subject property. In accordance with section 6.8.2 the uses proposed are dry industrial uses requiring major road access. These proposed uses do not use significant amounts of water in their operation and do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sewage systems.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

## 10. Zoning:

What is the current zoning of the property? Industrial IND Zone and Agricultural A Zone

What uses are permitted?

### **IND Zone – Industrial Zone**

#### **(2) USES PERMITTED**

No person shall, within any IND Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following IND uses, namely:

- (a) a body shop;
- (b) a building or construction contractor's yard;
- (c) a business office;
- (d) a concrete plant;
- (e) a factory outlet;
- (f) a feed mill;
- (g) a grain storing, weighing and drying operation;
- (h) a fuel depot;
- (i) a home occupation accessory to a permitted existing single dwelling;
- (j) an industrial use;
- (k) a public use, including a Municipal Airport and related activities;
- (l) a retail lumber and building supply yard;
- (m) a restaurant;
- (n) a sawmill;
- (o) a service trade;
- (p) a transport terminal;
- (q) a warehouse.

### **SECTION 3 – General Provisions**

#### **(1) ACCESSORY USES**

##### **(a) ACCESSORY USES PERMITTED IN ALL ZONES**

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

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

## Existing and Proposed Land Uses and Buildings:

### 11. What is the "existing" use(s) of the subject land?

Agriculture

### 12. How long has the "existing" use(s) continued on the subject land?

Unknown

### 13. What is the "proposed" use(s) of the subject land?

The proposed use of the subject land is to permit the property to be used as a Truck Repair Shop including truck maintenance and an accessory office. In addition, the proposed building will include 4 units to be leased for uses permitted within the IND Zone.

**"TRUCK REPAIR SHOP"** means an establishment which contains facilities for the parking, repair and maintenance of trucks on the premises with or without an accessory office use, and in which maintenance and repair operations, including the repairing or painting of truck bodies are performed in return for remuneration."

### 14. Provide the following details for all buildings or structures on the subject land:

Building Details	Existing		Proposed	
Type of Building(s) or structures	N/A		Truck Repair Shop with accessory office and two units to be leased for uses permitted in the IND Zone.	
Date of construction			Upon issuance of a building permit.	
Building height	m	ft	6 m	20 ft
Number of floors			1	1
* Total floor area	m <sup>2</sup>	ft <sup>2</sup>	1,369.6 m <sup>2</sup>	14,742 ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	1,369.6 m <sup>2</sup>	14,742 ft <sup>2</sup>

Distance from building structure to the:				
Front lot line	m	ft	16.5 m	54 ft
Side lot line	m	ft	6.68 m	21 ft
Other side lot line	m	ft	17.5 m	57 ft
Rear lot line	m	ft	62.78 m	205 ft

Building Details	Existing	Proposed
*Percentage lot coverage		11.26%
*Number of parking spaces		15 car spaces 19 truck spaces
*Number of loading spaces		0

### Existing and Proposed Services:

#### 15. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Right-of-way: ☐

Seasonally maintained municipal road: ☐

Water access: ☐

Other (please specify): ☐

#### 16. What is the name of the road or street that provides access to the subject property.

McLean Road West

#### 17. 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 subject land to the nearest public road.

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

**18. Indicate the applicable water supply and sewage disposal:**

<b>Water Supply</b>	<b>Existing</b>	<b>Proposed</b>
Municipal water		
Communal water		
Private well		X
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic		X
Other sewage disposal		

**19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?**

Yes: ☐ No: ☒

**If yes, the following reports are required:**

Servicing options report  
Hydrogeological report

**20. How is storm drainage provided?**

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other: ☒ (explain below)

Please refer to the Stormwater Management Report and Engineering Drawings provided with this submission by MTE.



## Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Numb	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment		X					
Zoning By-Law Amendment	X		31/01	Township of Puslinch	Con. 7, Part of Lot 25	Rezoned from C2-5 to IND	Approved November 21, 2001
Minor Variance		X					
Plan of Subdivision		X					
Consent (Severance)		X					
Site Plan Control		X					

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes: ☐

No: ☒

If yes, provide the Ontario Regulation number of that order, if known: \_\_\_\_\_

## Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

- Planning Report prepared by Astrid J. Clos Planning Consultants dated March 28, 2016.
- Concept Plan prepared by Dejmek Associates Inc. dated February 17, 2016.
- Transportation Impact Study prepared by Paradigm Transportation Solutions Limited dated March 2016.
- Stormwater Management Report prepared by MTE dated March 4, 2016.
- Tertiary Treatment System Design Report prepared by MTE dated March 3, 2016.
- Response to Comments prepared by MTE dated November 24, 2015.
- Tree Management Plan (L1) prepared by MacKinnon & Associates dated March 28, 2016.
- Landscape Plan (L2) prepared by MacKinnon & Associates dated March 28, 2016.

# **PLANNING REPORT**

**7456 McLEAN ROAD WEST  
TOWNSHIP OF PUSLINCH (ABERFOYLE)  
COUNTY OF WELLINGTON**

**PREPARED ON BEHALF OF  
2435953 ONTARIO INC.**

**March 28, 2016**

Project No. 1602



423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3  
Phone (519) 836-7526 Fax (519) 836-9568 Email [astrid.clos@ajcplanning.ca](mailto:astrid.clos@ajcplanning.ca)

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## 1. **Introduction**

This report has been prepared in support of the Zoning Amendment application for the property municipally addressed as 7456 McLean Road West in the Township of Puslinch (Aberfoyle). The subject property is proposed to be developed as a 6 unit industrial mall. The area of the site is 1.215 ha. A parking ratio of 1 parking space per 50m<sup>2</sup> of net floor area is proposed for all permitted uses in the IND Zone for the subject property.

## 2. **Background**

A Pre-consultation process was undertaken with the Township of Puslinch. Through this process preliminary comments were received and the submission requirements to support this application were confirmed. This Planning Report was requested through the pre-consultation process with the Township of Puslinch as part of a complete application.

## 3. **Existing Conditions and Surrounding Land Uses**

The subject property is 1.215 ha in area. The property is legally described as Concession 7, Part of Lot 25, Part 2 of Reference Plan 61R-4472, Township of Puslinch, County of Wellington and is municipally addressed as 7456 McLean Road West. The property is vacant and does not contain any buildings.

The Stormwater Management Report prepared by MTE dated March 4, 2016 states that,

*“The site currently is split between two larger catchments. The majority of the site flows to the rear of the property draining over the gravel pit lands and ultimately outletting to Mill Creek. The remainder of the site drains to an existing low area at the front of the property.”*

The Geotechnical Investigation prepared by INSPEC-SOL INC. dated August 28, 2001 states that,

*“...underlying the topsoil is fine-grained silt or sandy silt with intermittent layers of clay and medium sand. It is noted that there are some large cobble and boulder size inclusions in the sandy silt deposit. The layered silt or sandy silt deposit is underlain by sand and gravel...The native sand and gravel deposit was generally found to be relatively compact but becomes dense to very dense in some locations.”*

Existing trees on the property have been identified by MacKinnon & Associates on the Tree Management Plan dated March 28, 2016.

The existing surrounding land uses include:

North - Agricultural.

East - Vacant Rural Employment land. Industrial Use fronting onto Brock Road South, Wellington County Road 46 (Maple Leaf Foods)

South - Truck Transport use fronting onto McLean Road West. (Trans X International)

West - Vacant Rural Employment land.

Figure 1 – Surrounding Land Use



#### 4. Development Proposal

The area subject to the Zone Change Application is 1.215 ha. The west portion of the property is within the Industrial IND Zone. The east portion of the property is zoned within the Agricultural A Zone. The purpose of this application is to change the existing Agricultural A Zone on the east portion of the property to the Industrial IND Zone. The purpose of this application is to also permit a "Truck Repair Shop" in addition to the uses permitted in the IND Zone for the subject property. A new definition of a "Truck Repair Shop" is proposed to be added to the zoning applicable to the subject property. In addition a parking ratio of 1 parking space per 50m<sup>2</sup> of net floor area is proposed for all permitted uses within a multi-tenanted building in the specialized IND Zone on the subject property.

New definition proposed:

**"TRUCK REPAIR SHOP"** means an establishment which contains facilities for the parking, repair and maintenance of trucks on the premises with or without an accessory office use, and in which maintenance and repair operations, including the repairing or painting of truck bodies are performed in return for remuneration."

The reason for the proposed amendment is to permit the property to be used as a Truck Repair Shop including truck maintenance and an accessory office. In addition, the proposed building will include units to be leased for uses permitted within the IND Zone. A parking ratio of 1 parking space per 50m<sup>2</sup> of net floor area is proposed for all permitted uses on the subject property within a multi-tenanted building.

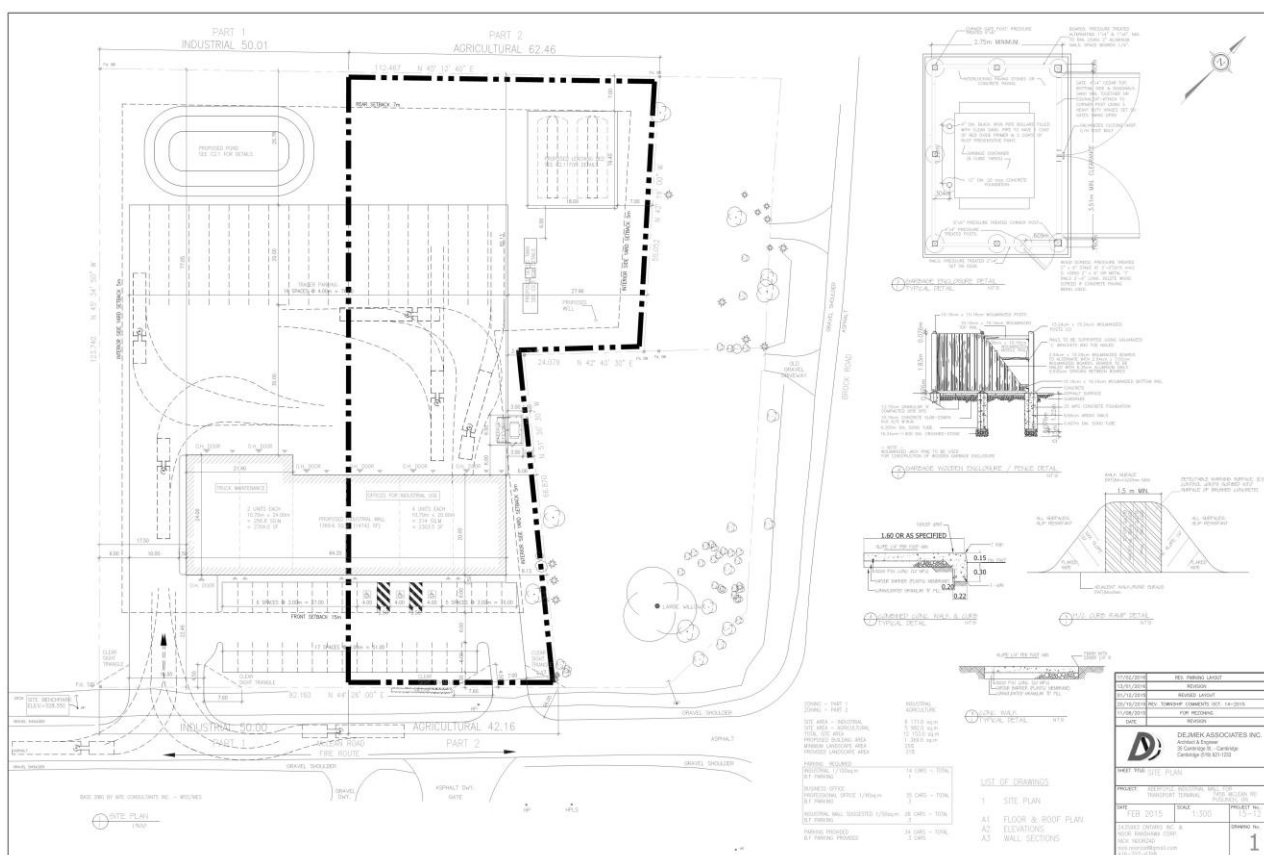
Dejmek Associates Inc. Architect & Engineer prepared a plan showing the proposed development dated February 17, 2016. The proposed industrial mall has 6 units. Two units are

proposed to be used for a Truck Repair Shop with the remaining four units to be used for those uses permitted by the IND Zone. 34 parking spaces are proposed which includes three accessible parking spaces. Two entrances are proposed to the property from McLean Road West. One access is predominately for truck access and the second access is intended to be used by passenger vehicles for parking. Within the rear yard, behind the proposed building 19 truck parking spaces are provided.

A parking ratio of 1 parking space per 50m<sup>2</sup> of net floor area is proposed for all permitted uses on the subject property. The permitted uses within the IND Zone have a range of required parking ratios in the zoning by-law. Given that the 6 units within the proposed building may be leased to any of the permitted uses a blended parking ratio is proposed which is adequate to meet the required parking.

The Stormwater Management Report dated March 4, 2016 and the Tertiary Treatment System Design Report dated March 3, 2016 (which includes the Geotechnical Report prepared by Inspec-Sol Inc. dated August 28, 2001) prepared by MTE indicate the proposed private well, private sewage treatment and storm water management facilities.

Figure 2 – Proposed Concept Plan (February 17, 2016)



Source: Dejmek Associates Inc., Architect & Engineer

## 5. Planning Framework

### 5.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) is issued under the authority of Section 3 of the Planning Act and was in effect as of April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. (**bolding** added for emphasis)

#### *“1.3 Employment*

##### *1.3.1 Planning authorities shall promote economic development and competitiveness by:*

- a) ***providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;***
- b) *providing opportunities for a **diversified economic base**, including maintaining a **range and choice** of suitable sites for employment uses which support a **wide range of economic activities and ancillary uses**, and take into account the needs of existing and future businesses;*
- c) *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and*
- d) *ensuring the necessary infrastructure is provided to support current and projected needs.*

##### *1.3.2 Employment Areas*

*1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*

*1.3.2.2 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.*

***1.3.2.3 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.***

*1.3.2.4 Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.”*

The proposal for the subject property is consistent with the Provincial Policy Statement 2014 in that it provides the anticipated employment uses in proximity to Highway 401, a major goods movement facility.

## **5.2 Places to Grow**

Pursuant to the Places to Grow Act, 2005: the Growth Plan for the Greater Golden Horseshoe, 2006 was approved by the Lieutenant Governor in Council, Order-in-Council No 1221/2006 took effect on June 16, 2006; minor amendments were made to the Growth Plan for the Greater Golden Horseshoe, 2006 by Minister’s Order dated December 19, 2011; and Amendment 1 (2012) to the Growth Plan for the Greater Golden Horseshoe, 2006, was approved by the Lieutenant Governor in Council, Order-in-Council No 1702/2011 to take effect on January 19, 2012. Amendments 1 and 2 have been approved and are in effect.

Excerpts from the Growth Plan are included in the report. **Bolding** has been added for emphasis. The Growth Plan directs growth through intensification to the built-up area in a compact and efficient form that optimizes the use of municipal infrastructure.

### ***“2.2.6 Employment Lands***

- 1. An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts in Schedule***
- 2. Municipalities will promote economic development and competitiveness by –***
  - a. providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs*
  - b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses*
  - c. planning for, protecting and preserving employment areas for current and future uses*
  - d. ensuring the necessary infrastructure is provided to support current and forecasted employment needs.*
- 6. Municipalities are encouraged to designate and preserve lands within settlement areas in the vicinity of existing major highway interchanges, ports, rail yards and***



*airports as areas for manufacturing, warehousing, and associated retail, office and ancillary facilities, where appropriate.”*

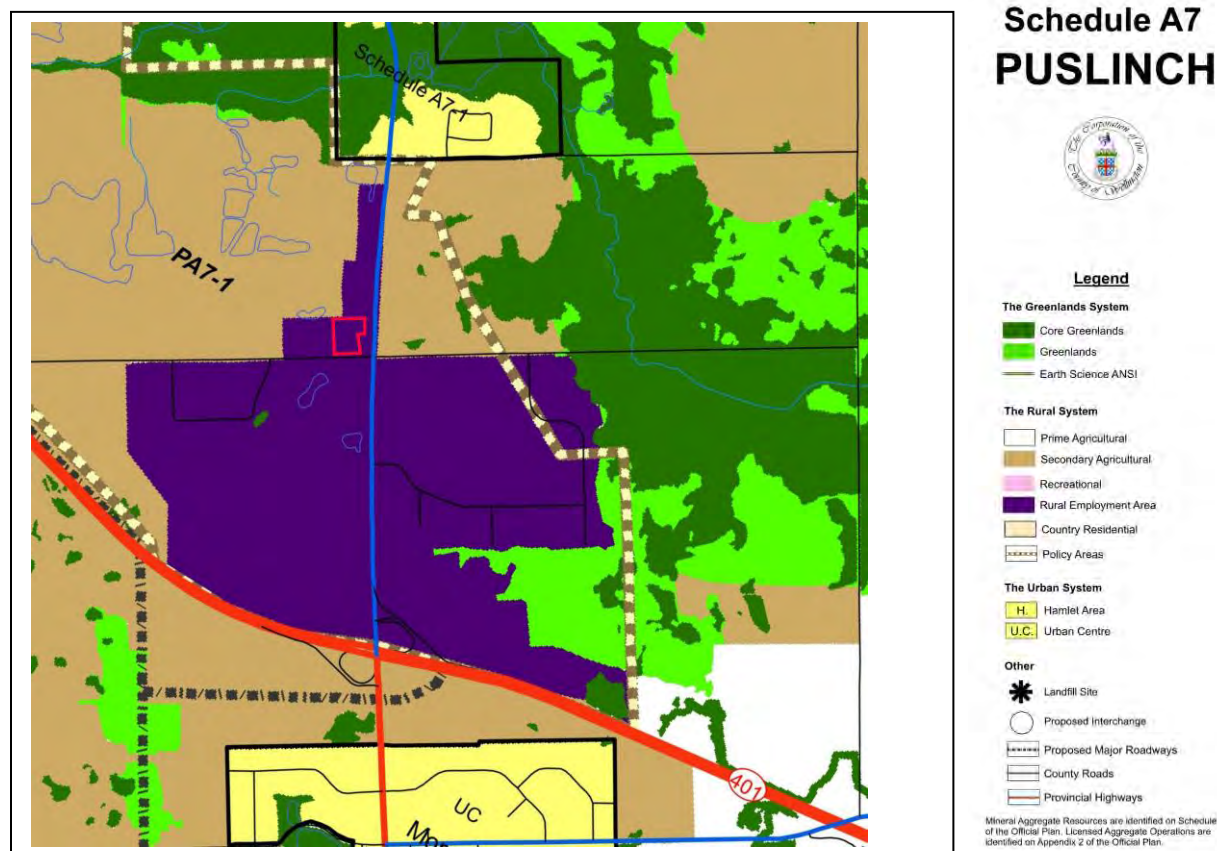
The proposal for the subject property will assist the Township to meet the vision of Places to Grow to provide employment uses in the vicinity of existing major highway interchanges.

### 5.3 County of Wellington Official Plan

The County of Wellington Official Plan 5 Year Review was initiated in February 2010 with a Special Meeting of County Council. County Council adopted Official Plan Amendment No. 81 in September 2013. The Ministry of Municipal Affairs and Housing approved OPA No. 81 with modifications in April 2014 which was then appealed to the Ontario Municipal Board. The Ontario Municipal Board issued an Order on December 19, 2014 confirming that with the exception of three site specific appeals, (Armel and Telfer Glen in Puslinch, and Hustonville in Moorefield) the remainder of OPA No. 81 is now in effect. County staff is currently working on an updated version of the Official Plan that will include all of the OPA No. 81 changes which are in effect.

Schedule A7 of the County of Wellington Official Plan designates the site within the Aberfoyle Rural Employment Area.

Figure 3 - Schedule A7 Wellington County Official Plan



## **“6.8 RURAL EMPLOYMENT AREA**

### **6.8.1 Defined**

**Rural Employment Areas are lands set aside for industrial and limited commercial uses which would benefit from a rural location due to:**

- *the need for a relatively large site; or*
- ***the need for access to major transportation routes; or***
- *the need to be close to rural resources*

*In all cases, **rural employment areas will be used by “dry” industrial** and limited commercial uses which do not use significant amounts of water in their operation and which do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sewage systems.*

### **6.8.2 Permitted Uses**

**Dry industrial** and commercial uses requiring large lots, **major road access** or proximity to rural resources are permitted in rural employment areas.

*Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Accessory uses including the retail sale of products produced on-site may be allowed.*

*Such commercial uses will be service focused with limited accessory retail and may include **business or professional offices**, farm machinery sales, farm supplies, farm produce sales, small scale motels or inns, small scale restaurants and **automobile** sales and **services**. Retail commercial uses and service commercial uses normally found in urban centres are not allowed.*

### **6.8.3 Land Use Compatibility**

*In Rural Employment Areas, establishing specific areas for detailed land use regulations is normally left to the Zoning By-law. In establishing zones and considering rezoning applications, Councils shall ensure that **existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses**. The Zoning By-law may also limit the location and size of commercial uses.”*

The proposal is for a dry industrial use with a need for access to major transportation routes. A portion of the property is already within the IND Zone which implements the Aberfoyle Rural Employment Area land use designation. The proposed zone change will bring the remainder of the property within the IND Zone. In addition, the requested truck maintenance use is an appropriate addition to the IND Zone which is in conformity with the County of Wellington Official Plan.

## **5.4. Township of Puslinch Zoning By-law**

The Township of Puslinch Zoning By-law 19/85 (July 17, 1985 November 2014 consolidation)

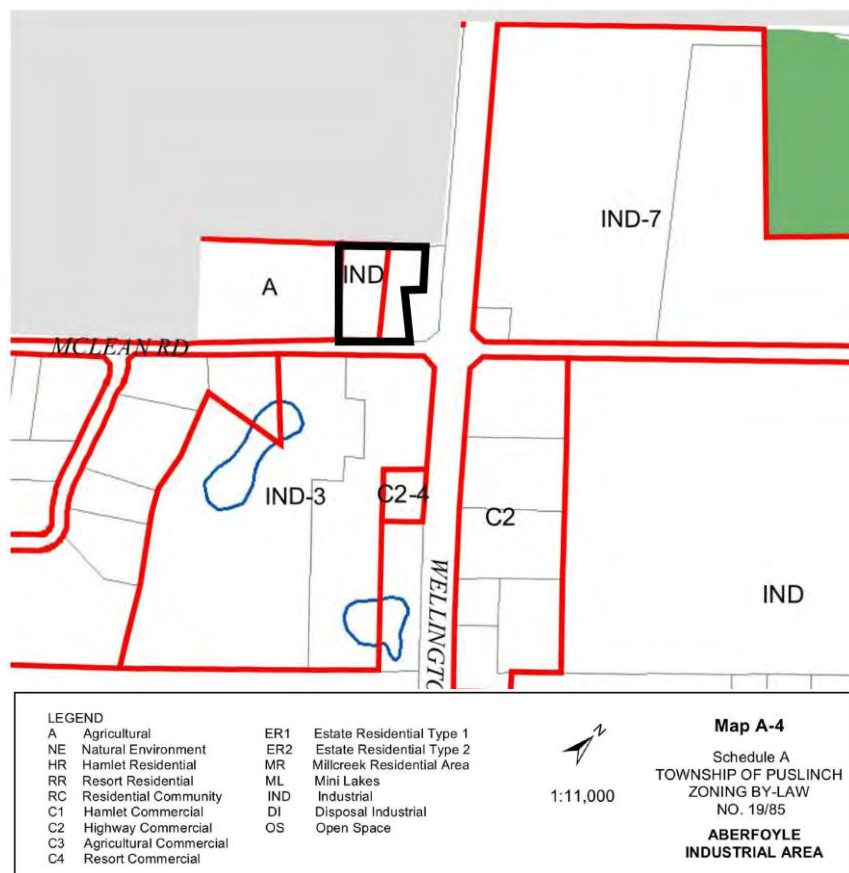
The west portion of the property is within the Industrial IND Zone. The east portion of the property is zoned within the Agricultural A Zone. The purpose of this application is to change the existing Agricultural A Zone on the east portion of the property to the Industrial IND Zone. The purpose of this application is to also permit a "Truck Repair Shop" in addition to the uses permitted in the IND Zone for the subject property. A new definition of a "Truck Repair Shop" is proposed to be added to the zoning applicable to the subject property. In addition a parking ratio of 1 parking space per 50m<sup>2</sup> of net floor area is proposed for all permitted uses within a multi-tenanted building in the specialized IND Zone on the subject property.

New definition proposed:

**"TRUCK REPAIR SHOP"** means an establishment which contains facilities for the parking, repair and maintenance of trucks on the premises with or without an accessory office use, and in which maintenance and repair operations, including the repairing or painting of truck bodies are performed in return for remuneration."

The reason for the proposed amendment is to permit the property to be used as a Truck Repair Shop including truck maintenance and an accessory office. In addition, the proposed building will include units to be leased for uses permitted within the IND Zone. A parking ratio of 1 parking space per 50m<sup>2</sup> of net floor area is proposed for all permitted uses on the subject property within a multi-tenanted building.

Figure 4 - Township of Puslinch Zoning By-law



An analysis of the zoning compliance of the proposed development with the regulations of the IND Zone is found in Figure 5. This application requests that "A truck repair shop" be added as a permitted use to the IND Zone. While truck repair is permitted as an accessory use to "A transport terminal" use which is a permitted use in the IND Zone, the truck repair use proposed on this property will service a transport terminal use located off site. Given the nature of the truck repair use, it is appropriate for this use to be located in the IND Zone. The truck repair use is a dry industrial use with the need for access to a major transportation route such as Highway 401. A definition of a Truck Repair Shop is proposed to be added to the Township of Puslinch Zoning By-law as it applies to the subject property.

Figure 5 - Zoning Analysis

<b>IND Zone – Industrial Zone</b>				
Permitted uses – A business office, An industrial use, A transport terminal				
Requested uses, in addition to the uses permitted in the IND Zone – A truck repair shop				
Requested definition – "TRUCK REPAIR SHOP" means an establishment which contains facilities for the parking, repair and maintenance of trucks on the premises with or without an accessory office use, and in which maintenance and repair operations, including the repairing or painting of truck bodies are performed in return for remuneration."				
<b>15.3</b>	<b>Zoning Regulation</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
a	Minimum Lot Area	1,400 m <sup>2</sup>	12,153 m <sup>2</sup>	Yes
b	Minimum Lot Frontage	30 m	90 m	Yes
c	Minimum Front Yard Depth	15 m	15 m	Yes
d	Minimum Interior Side Yard Depth	5 m	6.68 m	Yes
e	Minimum Exterior Side Yard Depth	15 m	N/A	N/A
f	Minimum Rear Yard	7 m	82.78 m	Yes
g	Maximum Lot Coverage	45%	11.26%	Yes
h	Minimum Landscaped Open Space	25%	44.9 % 5,459 m <sup>2</sup>	Yes
i	ADJACENT TO A RESIDENTIAL ZONE A privacy fence or a planting area 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that abuts any Residential Zone not separated by a public road.	Site is not adjacent to a Residential Zone.	N/A	N/A
j	DRY INDUSTRIAL USE Notwithstanding the list of uses permitted in Section 13(2) hereof, if a municipal water supply is not available, no industrial use shall be permitted unless it is a dry industry. For the purposes of this By-Law, a dry industry is one where the manufacturing process does not include or require the direct consumption of water and where the only waste water discharges are from auxiliary facilities such as washrooms, the indirect cooling of machinery and/or the pressure testing equipment.	Dry Industrial uses.	Dry Industrial uses proposed.	Yes

## 6. **Conclusion**

This Planning Report has been prepared in support of a Zoning Amendment application for a property municipally addressed as 7456 McLean Road West in the Township of Puslinch (Aberfoyle).

The Zone Change application and the development proposed for this property provide employment uses in proximity to Highway 401, a major goods movement facility and are consistent with the Provincial Policy Statement 2014. The proposal for the subject property will assist the Township to meet the vision of Places to Grow to provide employment uses in the vicinity of existing major highway interchanges. The proposal is for a dry industrial use with the need for access to major transportation routes. A portion of the property is already within the IND Zone which implements the Rural Employment Area land use designation. The proposed zone change application will bring the remainder of the property within the IND Zone. In addition, the requested truck maintenance use is an appropriate addition to the IND Zone which is in conformity with the County of Wellington Official Plan.

This report has been prepared and respectfully submitted by,

March 28, 2016

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Astrid Clos, RPP, MCIP

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Date

## Attachment "D" - 10(b)



### THE TOWNSHIP OF PUSLINCH

#### NOTICE OF REVISED APPLICATION & PUBLIC MEETING

**TAKE NOTICE** that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a revised application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/J2K**

**TAKE NOTICE** that the Council of the Township of Puslinch will hold a public meeting on **Thursday the 23<sup>rd</sup> of June 2016, at 7:00 pm** in the Council Chambers at 7404 Wellington Road 34, to consider the proposed Zoning By-law Amendment, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

**THE LAND SUBJECT** to the application is municipally known as 0 Brock Road and legally known as Part Lot 26, Concession 7, RP 61R863, Parts 2, 3 & 4 Township of Puslinch. The subject lands are shown on the map below.

**THE PURPOSE AND EFFECT** of the application is to amend the Township of Puslinch's Zoning By-law 19/85 to rezone the lands from Agricultural (A) Zone to Highway Commercial (C2) Zone. There are no specific development plans associated with this zoning by-law amendment.

**ORAL OR WRITTEN SUBMISSIONS** may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment. Any person may attend the public meeting and make an oral submission or direct a written submission to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

**TAKE NOTICE** that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Puslinch to the Ontario Municipal Board.

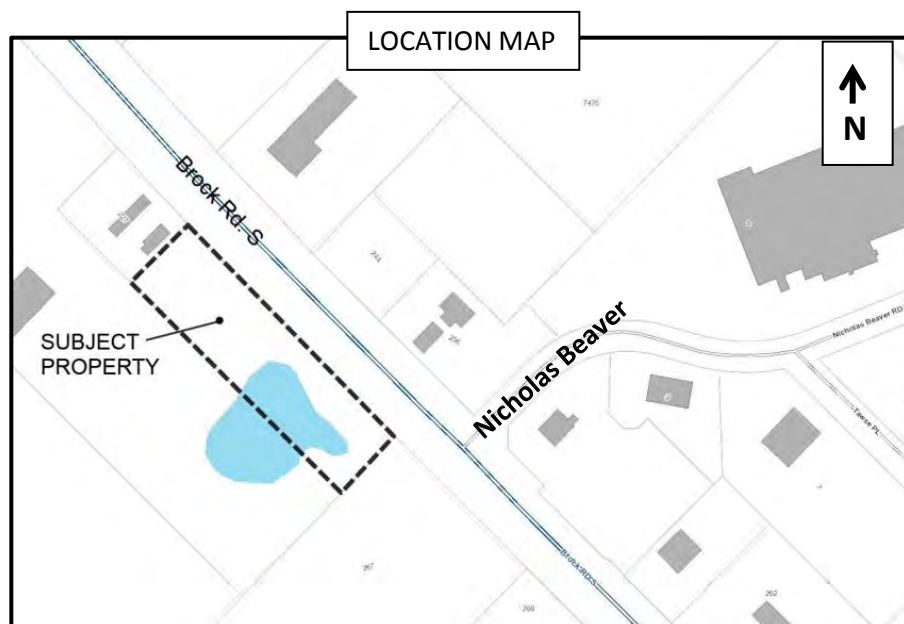
**AND TAKE NOTICE** that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**REQUEST FOR NOTICE OF DECISION** regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

**ADDITIONAL INFORMATION** regarding the proposed amendment is available for review between 9:00 a.m. and 4:30 p.m. at the Township of Puslinch Municipal Office as of the date of this notice. If you wish to express your views with respect to this application, please forward your comments to Kelly Patzer, Development Coordinator, [kpatzer@puslinch.ca](mailto:kpatzer@puslinch.ca).

Dated at the  
Township of Puslinch  
on this 20<sup>th</sup> day of May 2016.

Karen Landry  
CAO/Clerk  
Township of Puslinch  
7404 Wellington Road 34  
Guelph, Ontario N1H 6H9  
Phone (519) 763-1226  
[admin@puslinch.ca](mailto:admin@puslinch.ca)





*Wed June 8th A.H.*

BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C8

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

April 29, 2016

Project: 14-9959

Ms. Kelly Patzer  
Development Coordinator  
Township of Puslinch  
R.R. #3  
GUELPH, Ontario  
N1H 6H9

Dear Ms. Patzer:

**Re: Proposed Zone Change Application D14/J2K  
From the Agricultural (A) Zone to the Highway Commercial (C2) Zone  
Part of Lot 26, Concession 7, Township of Puslinch  
East of 227 Brock Road  
Owner: J2K Capital Inc.**

The owner of the above-noted property has asked Black, Shoemaker, Robinson & Donaldson Limited to assist them with their zone change application for the above-noted property.

We understand the zone change application was filed with the Township in November 2014. The purpose of the amendment is to change the existing Agricultural (A) Zone to the Commercial (C2) Zone to permit the development of this property for highway commercial purposes.

The subject lands are designated Rural Industrial in the County's Official Plan with an Aggregate and Special Policy Area overlay. Policy Area PA7-1 is known as the Puslinch Economic Development Area. This area is the predominant location for business and industry in the Township. In addition to industrial uses, complementary commercial uses such as automotive uses, restaurants, motels, offices and limited retail uses are permitted. Development may occur as an after use when the aggregate related use has ceased or is incorporated into the plan. Policies also are specified within the OP to address development along Wellington Road 46.

The size of this parcel, the location and the existing development around the site makes aggregate removal unfeasible. The use of the property for commercial development is in-keeping with the County's vision and policy statement for this area.

The Township's Zoning By-law includes this parcel in the Aberfoyle Industrial Area. Almost all of the frontages along Wellington Road 46 (Brock Road), between McLean Road and Highway 401 are zoned Commercial.

We understand the owner has also filed a development concept for this parcel of land which includes a commercial plaza and a car wash. In support of this development concept, a number of studies have also been submitted to the Township.

---

I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P.	K. F. HILLIS, B.Sc., O.L.S., O.L.I.P.	N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.
DAVE SHIBLEY, O.S.T.	ARIE LISE, O.L.S., O.L.I.P., Dipl.T.	BRIAN BEATTY, B.A.A., M.U.R.P.L.
S. W. BLACK, O.L.S. (1917 - 2007)	R. L. SHOEMAKER, O.L.S. (1923-2008)	W. F. ROBINSON, O.L.S. (1924-2010)
		A. B. DONALDSON, O.L.S., O.L.I.P. Consultant

In reviewing the responses received from the various commenting agencies, there appears to be a number of concerns regarding the development of a car wash on this property.

To expedite the processing of the zone change application, the owner has asked that the car wash development be removed from the application. This letter is the owner's official request to close the Site Plan application associated with the car wash and commercial plaza.


I have attached a revised zone change application for your files.

Please advise how we can move forward as quickly as possible with a recommendation to Township Council regarding the requested zone change of this property.

Thanks you for your attention in this matter.

Yours very truly

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

A handwritten signature in black ink, appearing to read 'Nancy Shoemaker', is written over a solid black rectangular redaction box.

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

Attachments

Copy: J2K Capital Inc. (Dave Jassal)





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

## **Zoning By-law Amendment Application**

Date submitted: \_\_\_\_\_

### **The Amendment:**

#### **Type of amendment:**

Site specific: ☒

Other (specify): ☐

#### **Purpose of and reasons for the proposed amendment(s):**

Zone change on Part of Lot 26, Concession 7 from the Agricultural (A) Zone to the Highway Commercial (C2) Zone to permit the use of the lands for highway commercial uses.

### **General Information:**

#### **1. Applicant Information:**

**Registered Owner's Name(s):** J2K Capital Inc. (Dave Jassal) \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_

**Postal Code:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Applicant (Agent) Name(s):** Black, Shoemaker, Robinson & Donaldson Limited  
**Address:** 351 Speedvale Avenue West  
**City:** Guelph  
**Postal Code:** N1H 1C6  
**Email Address:** [REDACTED]  
**Telephone Number:** [REDACTED]  
**Fax:** [REDACTED]

**Other Name(s):** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**Postal Code:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_  
**Telephone Number:** \_\_\_\_\_  
**Fax:** \_\_\_\_\_

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

Milan Lesic and Howard Robinson

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

**When did the current owner acquire the subject land? Date:** January 28, 2013

**4. What does the amendment cover?**

The "entire" property: ☒

A "portion" of the property: ☐

(This information should be illustrated on the required drawing under item 24 of this application)

**5. Provide a description of the "entire" property:**

**Municipal address:** between 227 and 267 Brock Road

Concession: 7 Lot: Part Lot 26

Registered Plan Number: Parts 2 to 4 on Reference Plan 61R-863

Area: 1.31 ha Depth: 68.47 m Frontage: 191.4 m  
3.24 ac 224.6 ft. 628.02 ft.

6. Provide a description of the area to be amended if only a "portion" of the property:

Area: \_\_\_\_\_ ha Depth: \_\_\_\_\_ m Frontage: \_\_\_\_\_ m  
\_\_\_\_\_ ac \_\_\_\_\_ ft. \_\_\_\_\_ ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes: ☒ No: ☐

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

Greenbelt Plan: ☐ Places to Grow: ☒ Other: (specify): \_\_\_\_\_

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: ☒ No: ☐

### 9. County Official Plan

What is the current County Official Plan designation of the subject property?

Rural Industrial

List land uses permitted by the current Official Plan designation:

Industrial and ancillary commercial

How does the application conform to the Official Plan?

Adjacent lands along Brock Road are currently zoned Commercial (C2) and provide ancillary commercial uses within the broad rural industrial designation of all properties along this section of Brock Road.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

#### **10. Zoning:**

What is the current zoning of the property? Agricultural (A)

What uses are permitted? See attached page

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A



## Existing and Proposed Land Uses and Buildings:

### 11. What is the "existing" use(s) of the subject land?

Vacant land

### 12. How long has the "existing" use(s) continued on the subject land?

Unknown

### 13. What is the "proposed" use(s) of the subject land?

To be developed with highway commercial type uses

### 14. Provide the following details for all buildings or structures on the subject land: NO BUILDINGS ON THE PROPERTY

Building Details	Existing		Proposed	
Type of Building(s) or structures				
Date of construction				
Building height	m	ft	m	ft
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>	m <sup>2</sup>	ft <sup>2</sup>
Distance from building structure to the:				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

### Existing and Proposed Services:

#### 15. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Right-of-way: ☐

Seasonally maintained municipal road: ☐

Water access: ☐

Other (please specify): ☐

#### 16. What is the name of the road or street that provides access to the subject property.

Brock Road

#### 17. 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 subject land to the nearest public road.

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

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

Water Supply	Existing	Proposed
Municipal water	<input type="checkbox"/>	<input type="checkbox"/>

Water Supply	Existing	Proposed
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"/>
Water sewers	<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"/>

**19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?**

Yes: ☐ No: ☐ UNKNOWN AT THIS TIME

**If yes, the following reports are required:**

Servicing options report

A hydrogeological report

**20. How is storm drainage provided?**

Storm Sewers: ☐

Ditches: ☒

Swales: ☒

Other: ☐ (explain below)

**21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of 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 checked="" type="checkbox"/>	<input type="checkbox"/>	D14/J2K	Township	Yes	C2 zoning	on-going
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Plan Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D14/J2K	Township	Yes	car wash/mall	withdrawn

Yes: ☐ No: ☒

## Other Supporting Information

[illegible]



TOPOGRAPHIC SKETCH  
FOR INFORMATION PURPOSES  
IN THE  
TOWNSHIP OF PUSLINC  
COUNTY OF WELLINGTON  
KERRY F. HILLIS - Ontario Land Surveyor  
2013

SCALE 1 : 500

METRIC: DIMENSIONS AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METERS  
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 PURPOSES INDICATED IN THE TITLE BLOCK

NOTES:

1. ELEVATIONS SHOWN ARE REFERENCED TO EXISTING DATUM AND ARE  
DERIVED FROM GPS OBSERVATIONS.
2. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND  
OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT  
NECESSARILY SHOWN ON THIS PLAN, AND WHILE SHOWN, THE ACCURACY OF  
THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.  
BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY THE EXISTENCE  
AND LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL  
ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
3. EXISTING BOUNDARY LINES ARE SHOWN AS DASHED LINES. DISTANCES ARE  
AS SHOWN ON EXISTING PLAN 61R-083. PROPERTY INFORMATION  
HAS NOT BEEN OBTAINED IN THIS SURVEY.
4. THIS COPY IS NOT VALID UNLESS ENDORSED BY SURVEYOR'S SEAL.

LEGEND:

- TO EXISTING TOP OF CURB
- TO EXISTING TOP OF WALL
- TO EXISTING BOTTOM OF WALL
- TO EXISTING UTILITY MAIN
- TO EXISTING CONDUIT
- TO EXISTING WATER MAIN
- TO EXISTING SEWER POST
- TO EXISTING CORRUGATED METAL PIPE
- TO EXISTING VENTILATION PIPE
- TO EXISTING CHAIN LINK FENCE
- TO EXISTING DITCH INLET

© COPYRIGHT 2013. INFORMATION IN THIS PLAN IS BASED ON A FIELD SURVEY  
BY KERRY F. HILLIS, O.L.S., ON APRIL 25, 2013. ALL RIGHTS RESERVED.

LIMITED  
BLACK, SHUMAKER, ROBINSON & DONALDSON

201 Spadina Avenue West  
Suite 100, Toronto, ON M5S 1A5  
Tel: (416) 593-4001  
Fax: (416) 593-1230  
www.black-sr.com

BSR&D  
Geomatics Land Engineering  
Urban and Rural Planning

DRAWN BY  
PROJECT NO.  
13-003

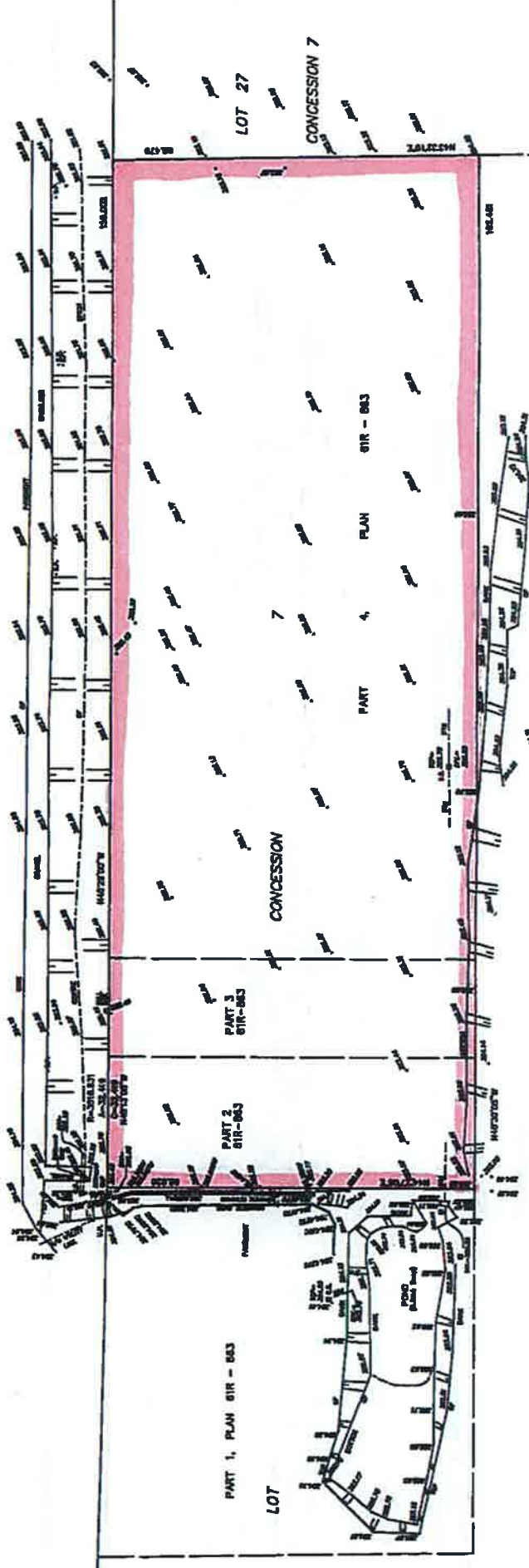


WELLINGTON

ROAD

(BROCK ROAD SOUTH)

46



# Attachment "E" - Land Division

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

May 27, 2016

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

**APPLICATION SUBMITTED ON: May 20, 2016**

**FILE NO. B33/16**

### APPLICANT

S & V Voisin Limited  
43 Winer Road  
RR#3  
Guelph ON N1H 6H9

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 13, Plan 684  
44 Winer Road

Proposed lot line adjustment is 0.036 hectares with 3.048m frontage (Part 2 on sketch), vacant land to be added to abutting lot – S & V Voisin Limited (Part 3 on sketch)

Retained parcel is 0.553 hectares with 48.68m frontage, existing and proposed vacant land (Part 1 on sketch)

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

**June 29, 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    Civic Addressing

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION A**

Fee Received: May 20/16

File No. B33/16

Accepted as Complete on: May 20/16

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

SECTION A: Parcel to which land is being added. Proposed Part 3

2. (a) Name of Registered Owner(s) S & V Voisin Limited

Address 43 Winer Road RRA3 Guelph N1H 6H9

Phone No. [REDACTED]

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

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

(c) Name and Address of Owner's Authorized Agent: Kerry F. Hillis

Black Shermaker Robinson and Donaldson Limited

351 Speedvale Avenue West, Guelph N1H 1C6

Phone No. [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER ☒

APPLICANT ☐

AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

**3. Location of Land in the County of Wellington:**

Local Municipality: Township of Puslinch

Concession \_\_\_\_\_ Lot No. \_\_\_\_\_

Registered Plan No. 684 Lot No. Pt 13

Reference Plan No. 61R-3876 Part No. Pt 1, 2, 3 and 4

Civic Address 42 and 44 Winer Road

(b) When was property acquired: 2015/11/09 Registered Instrument No. WC 451910

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION B**

Required Fee: \$ 1025  
Fee Received: May 20/16

File No. 333/16

Accepted as Complete on: May 20/16

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

**SECTION B: Parcel from which land is being transferred** Proposed Parts 1 and 2

**2(a) Name of Registered Owner(s)** SoV Voisin Limited

**Address** 43 Winer Road RR#3, Guelph N1H 6H9

**Phone No.** [REDACTED]

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

**Phone No.** \_\_\_\_\_ **Email:** \_\_\_\_\_

**(c) Name and Address of Owner's Authorized Agent:** Kerry F Hillis

Black Shoemaker Robinson and Donaldson Limited

351 Speedvale Avenue West, Guelph Ontario

**Phone No.** [REDACTED]

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

REGISTERED OWNER ☒ | APPLICANT ☐ | AGENT ☒

**(e) Notice Cards Posted by:**

REGISTERED OWNER ☐ | APPLICANT ☐ | AGENT ☒

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

☐ Conveyance to effect an addition to a lot

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

For the purposes of merging 2 Parcels on title

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

Pt Lot 13, RP 684, Parts 1 and 4 61R-3876

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

Local Municipality: Township of Puslinch  
Concession \_\_\_\_\_ Lot No. \_\_\_\_\_  
Registered Plan No. 684 Lot No. P+13  
Reference Plan No. 61R-3876 Part No. Parts  
Civic Address 44 Winer Road

(b) When was property acquired: 2015/11/09 Registered Instrument No. WC451910

5. Description of Land intended to be **SEVERED**: Proposed Part 2 Metric ☒ Imperial ☐

Frontage/Width 3.048 AREA 0.036 ha  
Depth 116.1 ± Existing Use(s) Vacant  
Existing Buildings or structures: None  
Proposed Uses (s): Storage area for a rental business

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 N/A  
☐ Lake  
☐ Other (specify): \_\_\_\_\_

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

- ☐ Municipally owned and operated sanitary sewers  
☐ Septic Tank ☐ individual ☐ communal N/A.  
☐ Pit Privy  
☐ Other (specify): \_\_\_\_\_

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

Metric ☒

Imperial ☐

Frontage/Width 48.69 AREA 0.553 ha  
Depth 116.05 ± Existing Use(s) Vacant  
Existing Buildings or structures: None  
Proposed Uses (s): Storage Area for a rental business

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

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

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

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

N/A

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

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

N/A

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?

N/A

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 metres [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 [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? RP-684 YES [X] NO [ ] UNKNOWN [ ]

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

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

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

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

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

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

Rural Employment Area

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

Industrial

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

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

27. What is the zoning of the subject lands? IND Industrial
28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐
- If NO,     a) has an application been made for re-zoning?  
                                 YES ☐ NO ☐     File Number \_\_\_\_\_
- b) has an application been made for a minor variance?  
                                 YES ☐ NO ☐     File Number \_\_\_\_\_
29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☒ NO ☐

If the answer is YES, please provide a copy of the relevant instrument.  
For mortgages, provide complete name and address of Mortgagee Copy of ROS 230340  
is included.

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

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

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

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

Severed     Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
                                 Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Retained     Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
                                 Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

32. Manure Storage Facilities on these lands: N/A

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

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

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

34. Source Water Protection Plan

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

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





351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

Project 16-0307

May 19, 2016

Wellington County Administration Center  
Planning and Development Department  
Land Division Reception

**Attention: Deborah Turchet**

Dear Deborah:

**Re: Lot Line Adjustment Application for 44 & 42 Winer Road,  
Part Lot 13, Registered Plan 684, TOWNSHIP OF PUSLINCH**

---

Further to our phone discussion I had with you a couple of weeks ago, please find enclosed in the information pertaining to a boundary line adjustment for this property on Winer Road. Ted Farley had been speaking to you about this property at an early date. The purpose of the boundary line adjustment is to dissolve a previous severance application so that parcels maybe merged. The previous severance applies to Parts 2 and 3, 61R-3876, application B111/86.

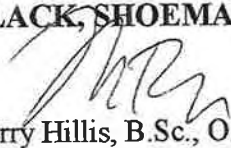
In support of this application please find enclosed the following:

1. One original completed application form and two original copies of the Severance Sketch.
2. The two cheques, one for the application fee to the Country of Wellington for \$ 1, 025.00 and another for the GRCA application fee of \$ 380.00.
3. A list of neighbors to follow from Kelly Patzer at the Township of Puslinch. *(copy now enclosed)*
4. A copy of the deed for the property.
5. A copy of an easement relating to the property.

Our client Mr. Vince Voisin would like to have this application processed and heard on July 21, 2016. Please free to call me if you have any questions or require more information.

Sincerely,

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

  
Kerry Hillis, B.Sc., O.L.I.P., O.L.S.

c.c.: Ted Farley  
Vince Voisin

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

YES [ ] NO [ ]

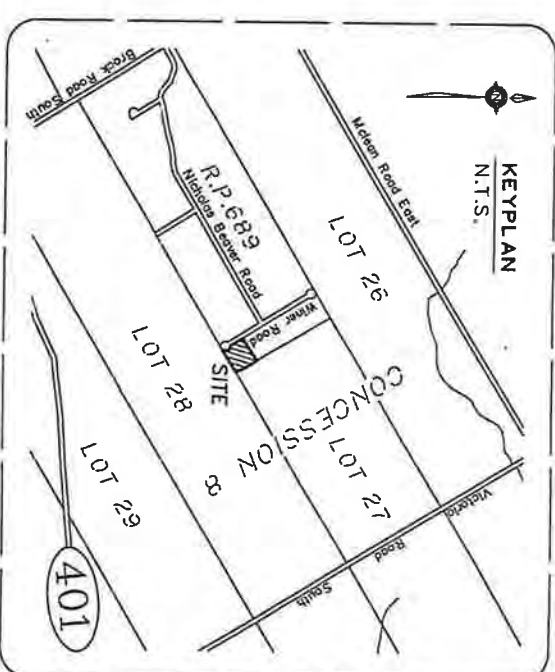
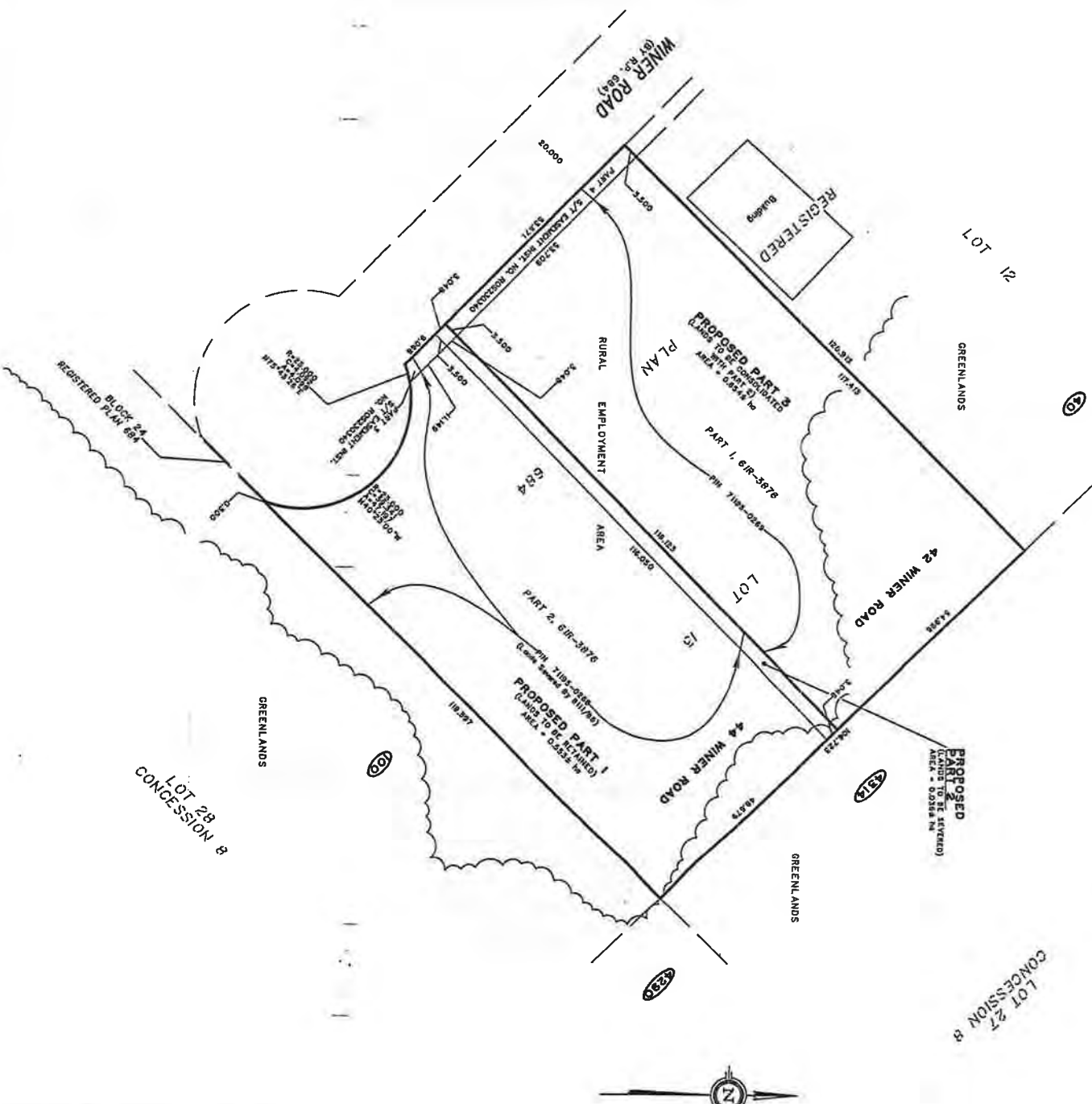
If yes, please indicate the person you have met/spoken to: Deborah Turchet

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

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

**NOTES:**

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



**SKETCH**  
**PREPARED FOR SEVERANCE APPLICATION**



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

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

**NOTES:**

- 1. THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.
- 2. 250 - MUNICIPAL ADDRESS

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

MAY 13, 2016

*Kerry McNeil*

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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: MAY 13, 2016 PROJECT 16-0307

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

May 27, 2016

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

**APPLICATION SUBMITTED ON: May 20, 2016**

**FILE NO. B34/16**

### APPLICANT

Lawrence Porter  
163 Carter Road  
Guelph ON N1H 6H8

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 6, East of Blind Line  
Reg Plan 131  
163 Carter Road

Proposed severance is 0.405 hectares with 41.79m frontage, existing and proposed rural residential use with existing dwelling.

Retained parcel is 3.6 hectares with 117.99m frontage, existing agricultural use with existing shed for proposed rural residential use.

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

**June 29, 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.

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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

Neighbouring Municipality – City of Guelph

GRCA Bell Canada County Clerk Roads Civic Addressing

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

## APPLICATION FOR CONSENT

Ontario Planning Act

## 1. Approval Authority:

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

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

Required Fee: \$ 1025  
Fee Received: May 2016File No. B34/16  
Accepted as Complete on: May 20/16A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) Lawrence Porter  
Address 163 Carter Road  
Guelph Ontario N1H 6H8  
Phone No. [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

(c) Name and Address of Owner's Authorized Agent: Kerry Hullis  
Black Shoemaker Robinson and Donaldson Limited  
351 Speedvale Avenue West, Guelph N1H 1C6  
Phone No. [REDACTED]

(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 ☐

Severance of Residential Property.  
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 \_\_\_\_\_ Lot No. \_\_\_\_\_  
Registered Plan No. 131 Lot No. 6 East of the Blind Line  
Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_  
Civic Address 163 Carter Road

(b) When was property acquired: 1968/10/08 Registered Instrument No. MS78108  
Correction in title (WC437777)

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 41.79 m AREA 0.405 Hg (one acre)  
Depth 98.5 m<sup>2</sup> Existing Use(s) Residential  
Existing Buildings or structures: 2 Storey House  
Proposed Uses (s): 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 117.9

AREA 3.6 ha

Depth 249.6 ±

Existing Use(s) \_\_\_\_\_

Existing Buildings or structures: one shed

Proposed Uses (s): Residential

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 ☐

Name of Rail Line Company: Ontario South Land Railway

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES ☐ NO ☒ UNKNOWN ☐

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

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

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

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

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

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

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

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

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

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

Greenbelt Plan ☐ Places to Grow ☐ Other ☐ \_\_\_\_\_

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



26. Is the subject land a proposed surplus farm dwelling?\* YES [ ] NO ☒

\*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)

A - Agricultural Zone

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

Part Secondary Agricultural - Part Prime Agricultural (PA7-4)

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? A - 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. Meridian Credit union  
75 Corporate Park Drive, St. Catharines

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if L2S 3w3 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 ☒ Small Hay Field

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

Severed Width 15 Length 10 Area 150m<sup>2</sup> Use house  
Width Length Area Use  
Retained Width 7 Length 4 Area 28m<sup>2</sup> Use Storage Shed  
Width Length Area Use

33. Manure Storage Facilities on these lands:

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 [ ]	



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

Project 14-9843

May 20, 2016

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

**Attention: Deborah Turchet, Secretary-Treasurer**

Dear Deborah:

Re: Severance For 163 Carter Road  
Part of Lot 6, East of the Blind Line  
Registered Plan 131, Township of Puslinch

RECEIVED

MAY 24 2016

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

We represent the interest of Lawrence Porter in an Application for a Severance of his property. He is proposing to sever the existing house as a 0.405 ha or 1 acre parcel. The remaining parcel will be 3.6 ha more or less. Members of Larry's family have been consulting with Jameson Pickard at your office for a number of months now.

In support of this Severance Application, please find enclosed the following:

- 1) One (1) Original completed and signed Application.
- 2) Ten (10) copies of the Severance Sketch (larger than 11" x 17") and one (1) 11" x 17" reduced copy.
- 3) A copy of the deeds for the subject property and a copy of a current mortgage.
- 4) A copy of the Source Water Protection Screening Form.
- 5) Copies of four (4) Farm Data Sheets obtained by the owner. It is my understanding that although we are providing the data sheets, all these barns are greater distances than 500 metres from the subject property.
- 6) A cheque for Severance Application Fee (\$1,025.00).
- 7) A cheque for Grand River Conservation Authority (\$380.00).

Our client wishes to have the Severance considered at the July 21, 2016 meeting of Land Division.

Thank you for your assistance in this matter.

Yours very truly,

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

  
Kerry F. Hillis, B.Sc., O.L.S., O.L.I.P.

KFH:ly

Encls.

c.c. Nina Jones

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 [ ]

N/A

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?

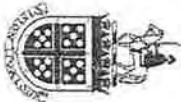
YES ☒ NO [ ]

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

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.



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 Dr. D.M. Brown

Telephone (551) 822-5853 Civic Address 83 CARTER RD  
Municipality Panama Lot 6 Concession DIV  
Livable Hectares/Acres\* on the lot where the livestock facility is located \_\_\_\_\_ hectares 15.41 acres  
Signature of Livestock Facility Owner [Signature] Date Aug 30/15

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

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more  
Liquid Manure: Less than 18% dry matter  
Digestate: Less than 18% dry matter

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight fitting cover
- V7 Liquid (digestate), outside, no cover

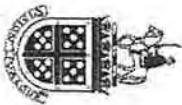
BARN(S) SIZE:

\_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)  
555 ' x 35 ' (ft<sup>2</sup> / m<sup>2</sup>)

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*	Manure Storage Type* (select from list above)
Goals	Does & bucks (for meat kids; includes unweaned offspring & replacements) Does & bucks (for dairy; includes unweaned offspring & replacements) Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on a 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
Turkeys	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
Veal	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Other	Milk-fed		
	Grain-fed		
Manure imported to a lot not generating manure			
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		

\*See terms defined on reverse side of page



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 JEFFERSON FARMS LTD

Telephone (519) 823-5945 Civic Address 86 FAIRHURM RD  
Municipality PUSLINCH Lot 5 Concession 9 DIV 70  
Acreable Hectares/Acres\* on the lot where the livestock facility is located 2 hectares 70 acres

Signature of Livestock Facility Owner [Signature] Date Aug 22/15

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shorthornkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	<u>50</u>	<u>V3</u>
	Large-framed: 545 kg – 636 kg (for example - Holsteins)		
	Medium-framed: 485 kg – 545 kg (for example - Guernseys)		
	Small-framed: 364 kg – 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)	<u>30</u>	<u>V3</u>
	Large-framed: 182 kg – 545 kg (for example - Holsteins)		
	Medium-framed: 148 kg – 455 kg (for example - Guernseys)		
	Small-framed: 125 kg – 364 kg (for example - Jerseys)		
	Calves (0 – 5 months)		
	Large-framed: 45 kg – 182 kg (for example - Holsteins)	<u>20</u>	<u>V3</u>
Pigs	Medium-framed: 38 kg – 118 kg (for example - Guernseys)		
	Small-framed: 30 kg – 125 kg (for example - Jerseys)		
	Sows with litter, dry sows or boars (non-SEV)		
	Breeder gills (entire barn designed specifically for this purpose)		
	Weaners (7 kg – 27 kg)		
Horses	Feeders (27 kg – 105 kg)		
	Large-framed, mature: >681 kg (including unweaned offspring)		
	Medium-framed, mature: 227 kg – 680 kg (including unweaned offspring)		
Sheep	Small-framed, mature: <227 kg (including unweaned offspring)		
	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more  
Liquid Manure: Less than 18% dry matter  
Digestate: Less than 18% dry matter

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, light fitting cover
- V7 Liquid, (digestate), outside, no cover

BARN(S) SIZE:

① 4400 (11<sup>2</sup>) m<sup>2</sup>

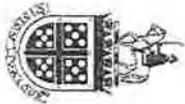
② 4500 (11<sup>2</sup>) m<sup>2</sup>

③ 2000 (11<sup>2</sup>) m<sup>2</sup>

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)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
	Layer heims (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (male/female females transferred out to layer barn)		
	Broiler breeder layers (male/female females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
Turkeys	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
	Milk-fed		
Veal	Grain-fed		
Other			
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity		
	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		

\*see terms defined on reverse side of page



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 Liliana Oesterland

Telephone 679 836-2438 Civic Address 510 Arkel RD.  
Municipality Punnett Lot 4, 5 Concession 144 acres  
Able Hectares/Acres\* on the lot where the livestock facility is located 144 hectares  
Signature of Livestock Facility Owner [Signature] Date 3 Oct 12

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)	<u>200</u>	<u>U3</u>
	Feeders (7 – 16 months)	<u>100</u>	<u>U3</u>
	Backgrounders (7 – 12.5 months)		
	Shortsteepers (12.5 – 17.5 months)	<u>10</u>	<u>U3</u>
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed, 545 kg – 636 kg (for example - Holsteins)	<u>40</u>	<u>U3</u>
	Medium-framed, 455 kg – 545 kg (for example - Guernseys)		
	Small-framed, 364 kg – 455 kg (for example - Jerseys)	<u>24</u>	<u>U3</u>
	Heifers (6 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)		
	Large-framed, 45 kg – 182 kg (for example - Holsieins)		
	Medium-framed, 39 kg – 148 kg (for example - Jerseys)		
	Small-framed, 30 kg – 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/born, Segregated Early Weaning (SEW)		
Horses	Breeder gilt (entire barn designed specifically for this purpose)		
	Weaners (7 kg – 27 kg)		
	Feeders (27 kg – 105 kg)		
	Large-framed, mature, >661 kg (including unweaned offspring)	<u>20</u>	<u>U3</u>
Sheep	Medium-framed, mature, 227 kg – 680 kg (including unweaned offspring)		
	Small-framed, mature, <227 kg (including unweaned offspring & replacements)		
	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
Lambs (dairy or feeder lambs)			

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more  
Liquid Manure: Less than 18% dry matter  
Digestate: Less than 18% dry matter

- 0 No storage required (manure/material stored for less than 14 days)  
V1 Solid, inside, bedded pack  
V2 Solid, outside, covered  
V3 Solid, outside, no cover, greater than or equal 30% dry matter  
V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage  
L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage  
V5 Liquid, inside, underneath slatted floor  
V6 Liquid, outside, with a permanent, tight fitting cover  
V7 Liquid, (digestate), outside, no cover

BARN(S) SIZE:  
2400 x 2 (ft<sup>2</sup> / m<sup>2</sup>)  
12000 x 2 (ft<sup>2</sup> / m<sup>2</sup>)  
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*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
Chickens	Kids (dairy or feeder kids)		
	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (mixed/ females transferred in from grower barn)	<u>600</u>	<u>U1</u>
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
Turkeys	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
Veal	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)	<u>50</u>	<u>U1</u>
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Other	Milk-fed		
	Grain-fed		
Manure imported to a lot not generating manure			
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		

\*see terms defined on reverse side of page





County of Wellington

FARM DATA SHEET  
Minimum Distance Separation 1 (MDS1)

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

Lucy & Rob JACOBI

Telephone

519 821 6217

Civic Address

25 COOKS MILL ROAD

Municipality

Wairarapa

Lot

1

Concession

hectares

DIV

14 acres

Location of the livestock facility is located

hectares

DIV

14 acres

Signature of Livestock Facility Owner

Robert Jacobi

Date

Sept 4/2015

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- 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
- Liquid, (digestate), outside, no cover

BARN(S) SIZE:

80 (ft<sup>2</sup> / m<sup>2</sup>)

50 (ft<sup>2</sup> / m<sup>2</sup>)

30 (ft<sup>2</sup> / m<sup>2</sup>)

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

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shorthorners (12.5 – 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed: 545 kg – 636 kg (for example - Holsteins)		
	Medium-framed: 455 kg – 545 kg (for example - Guernseys)		
	Small-framed: 364 kg – 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed: 182 kg – 545 kg (for example - Holsteins)		
	Medium-framed: 148 kg – 455 kg (for example - Guernseys)		
	Small-framed: 125 kg – 364 kg (for example - Jerseys)		
	Calves (0 – 5 months)		
	Large-framed: 45 kg – 182 kg (for example - Holsteins)		
	Medium-framed: 36 kg – 148 kg (for example - Guernseys)		
Pigs	Small-framed: 30 kg – 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/borners, Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or borners (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg – 27 kg)		
Poultry	Feeders (27 kg – 105 kg)		
	Large-framed, mature: >681 kg (including unweaned offspring)		
Horses	Medium-framed, mature: 227 kg – 680 kg (including unweaned offspring)		
	Small-framed, mature: <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
Lambs	Lambs (dairy or feeder lambs)		
	Lambs (dairy or feeder lambs)		

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
Chickens	Kids (dairy or feeder kids)		
	Laver hens (for eating eggs; after transfer from pullet barn)		
	Laver pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		
Veal	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Other	Milk-fed		
	Grain-fed		
Manure imported to a lot for generating methane	Maximum capacity of permanent storages at any time: solid or liquid capacity		
	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		
	Maximum capacity of permanent storages at any time: solid or liquid capacity		

\*see terms defined on reverse side of page

currently no livestock on the property. prior owners had horses on the property

O. P. MINERAL AGGREGATE AREA  
LOT 5, EAST OF BLIND LINE  
PIN 7185 - 0114 (2540)

TOWNSHIP OF PUSLINCH

REGISTERED PLAN 131

LOT 6, EAST OF BLIND LINE

O. P.

POLICY AREA

PAT-4

PART 1, PLAN 61R - 823  
PIN 7185-0104 (4127)

PIN 7185 - 0109  
(221)  
248.67

O. P. SECONDARY

AGRICULTURAL

AGRICULTURAL

O. P.

PRIME

AGRICULTURAL

ZONE

PROPOSED PART 2  
LANDS TO BE SEVERED  
AREA=0.393 ha

COMBINED AREA  
1.82 (SEVERED)  
=0.505 ha  
(1.00 ac)

PROPOSED PART 4  
LANDS TO BE RETAINED  
AREA=0.081 ha

PROPOSED PART 1  
LANDS TO BE SEVERED  
AREA=0.022 ha

CARTER ROAD  
(BY REGISTERED PLAN 131)  
ORIGINAL ROAD ALLOWANCE BETWEEN N.E. 1/2 AND S.W. 1/2 CONCESSION 9

PIN 7185 - 0107  
(112)  
O. P. POLICY

AGRICULTURAL

AREA ZONE PAT-4

O. P.

PRIME

AGRICULTURAL



KEY PLAN  
NOT TO SCALE



# SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 1000

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

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

## NOTES:

1. DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

## LEGEND:

- (617) DENOTES MUNICIPAL ADDRESS NUMBER
- (112) DENOTES FLOORPLAN (APPROXIMATE - FROM GRCA MAPS)

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

*Nina Jones*  
KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

BSR&D

Ontario Land Surveyors  
Urban and Rural Planners

WWW.BSRD.COM

351 Speedvale Avenue West  
Guelph, Ontario N1H 1G6

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

DATE: MAY 17, 2016

DM

PROJECT 14-9843-3

2016/11/1



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

May 27, 2016

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

**APPLICATION SUBMITTED ON: May 24, 2016**

FILE NO. B35/16

### APPLICANT

John & Nancy McGill  
130 Cook's Mill Road  
Guelph ON N1H 6H8

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 2, East of the Blind Line  
Reg Plan 131  
130 Cook's Mill Road

Proposed lot line adjustment is 0.28 hectares with no frontage, vacant land to be added to abutting rural residential lot – Simon & Nicole Drexler.

Retained parcel is 1 hectare with 67m frontage, existing and proposed rural residential use with existing dwelling and shed.

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

**June 29, 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      Civic Addressing

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION A**

Fee Received: May 24/16

File No. B35/16

Accepted as Complete on: May 24/16

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

**SECTION A: Parcel to which land is being added.**

**2. (a) Name of Registered Owner(s) Simon Kevin & Nicole Diane DREXLER**

Address 120 Cook's Mill Road, Guelph, ON, N1H 6H8

Phone No. [REDACTED]

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

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

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

Jeff Buisman of VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

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

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**3. Location of Land in the County of Wellington:**

Local Municipality: Township of Puslinch

Concession \_\_\_\_\_ Lot No. \_\_\_\_\_

Registered Plan No. 131 Lot No. Part of Lot 2 East of the Blind Line

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

Civic Address 120 Cook's Mill Road

**(b) When was property acquired: May 2014 Registered Instrument No. WC403495**

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION B**

Required Fee: \$ 1025  
Fee Received: May 24/16

File No. B35/16  
Accepted as Complete on: May 24/16

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

**SECTION B: Parcel from which land is being transferred**

**2(a) Name of Registered Owner(s)** John Anthony & Nancy Marie McGill

**Address** 130 Cook's Mill Road

**Phone No.**

**Email:** \_\_\_\_\_

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

**Phone No.** \_\_\_\_\_

**Email:** \_\_\_\_\_

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

Jeff Buisman of VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

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

☒ [X] Conveyance to effect an addition to a lot

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

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

Part of Lot 2 EOBL, Plan 131 owned by Simon & Nicole DREXLER (PIN 71185-0049)

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

Local Municipality: **Township of Puslinch**

Concession	Lot No.
------------	---------

Registered Plan No. **131** Lot No. **Part of Lot 2 East of the Blind Line**

Reference Plan No. **61R-6212** Part No. **Part 1**

**Civic Address** **130 Cook's Mill Road**

(b) When was property acquired: July 1996 Registered Instrument No. RO755229

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

Metric [X]

Imperial [ ]

Frontage/Width **NA / 27-29±** AREA **0.3 ha ±**

Depth	<b><u>107 ±</u></b>	Existing Use(s)	<b><u>Bush, vacant yard</u></b>
-------	---------------------	-----------------	---------------------------------

Existing Buildings or structures: **None**

Proposed Uses (s): **To be added to PIN 71185-0049 as part of rural residential property**

Type of access (Check appropriate space)

**Existing [X]**

**Proposed [ ]**

**Existing entrance on lands to be added to.**

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

[ ] Municipal road, seasonally maintained

**[ ] Easement**

**[ ] Right-of-way**

☐ Private road

[ ] Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well ☐ individual ☐ communal

**[ ] Lake**

☐ Other (specify): Private well exists on lands to be added to.

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank      ☒ individual    ☐ communal

☐ Pit Privy

☐ Other (specify): Septic exists on lands to be added to.

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

Metric [X]

Imperial [ ]

Frontage/Width **67 ±** AREA **1.0 ha ±**

Depth	<b><u>157 ±</u></b>	Existing Use(s)	<b><u>Rural residential</u></b>
-------	---------------------	-----------------	---------------------------------

Existing Buildings or structures: **Dwelling, shed**

Proposed Uses (s): **No Change**

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

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

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

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

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

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

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

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

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

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

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

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

YES [X] 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 [X]

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

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

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

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

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

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

Name of Rail Line Company: Former Toronto Electric Railway; now a trail

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

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

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]  
If YES, what was the nature and type of industrial use(s)? \_\_\_\_\_
- b) Has there been a commercial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]  
If YES, what was the nature and type of the commercial use(s)? \_\_\_\_\_
- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [ ] NO [X] UNKNOWN [ ]
- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [ ] NO [X] UNKNOWN [ ]  
If YES, specify the use and type of fuel(s) \_\_\_\_\_

20. Is this a **resubmission** of a previous application? YES [ ] NO [X]  
If YES, is it identical [ ] or changed [ ] Provide previous File Number \_\_\_\_\_

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [ ] NO [X]  
b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**  
\_\_\_\_\_

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

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

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

25. Is the subject land within an area of land designated under any provincial plan or plans?  
Greenbelt Plan [ ] **Places to Grow [X]** Other [ ] \_\_\_\_\_  
If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO [ ]

26. a) What is the existing **County Official Plan** designation of the subject land? (severed and retained)  
**Secondary Agricultural & Greenlands**  
b) What is the existing **Local Official Plan** (if any) designation of the subject land? (severed and retained)  
\_\_\_\_\_  
c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).  
Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

27. What is the **zoning** of the subject lands? **Agricultural (A)**
28. Does the proposal for the subject lands conform to the existing zoning? **YES [X] NO [ ]**
- If NO, a) has an application been made for re-zoning?  
**YES [ ] NO [ ] File Number \_\_\_\_\_**
- b) has an application been made for a minor variance?  
**YES [ ] NO [ ] File Number \_\_\_\_\_**

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? **YES [X] NO [ ]**  
If the answer is YES, please provide a copy of the relevant instrument.  
For mortgages, provide complete name and address of Mortgagee  
**Severed and Retained Lands: Mortgage as in Instrument WC403496 with The Bank of Nova Scotia at 338  
Speedvale Ave. East, Guelph, ON, N1E 1N5.**  
**Lands to be Added to: Mortgage as in Instrument WC196675 with The Toronto-Dominion Bank at 4720 Tahoe  
Blvd, Building 1, Mississauga, ON, L4W 5P2.**

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

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

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

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width <b><u>8±m</u></b>	Length <b><u>11±m</u></b>	Area <b><u>88±m<sup>2</sup></u></b>	Use <b><u>Shed</u></b>
	Width	Length	Area	Use

32. **Manure Storage Facilities** on these lands: **NONE**

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

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

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

34. **Source Water Protection Plan**

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

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

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?  
YES [ ] NO [X]  
If yes, please indicate the person you have met/spoken to:

36. If a new farm operation, or new crops, or new farm buildings are being proposed for the severed and/or retained lands. Please provide some details:  
None

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

Please see covering letter.

NOTES:

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



May 20, 2016

23715-16

Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Lot Line Adjustment Severance Application and Sketch  
120 & 130 Cook's Mill Road  
Part of Lot 2, Plan EOBL  
PIN 71185-0049 & 71185-0050  
Township of Puslinch**

Please find enclosed an application for a lot line adjustment severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, addresses of neighboring properties (still waiting on confirmation of Guelph addresses), the required deeds, a cheque to Wellington County for \$1,025 and a cheque to the GRCA for \$380.


**Proposal:**

The proposal is to increase the depth of the property owned by Simon & Nicole Drexler at 120 Cook's Mill Road (PIN 71185-0049) by acquiring lands to the northwest currently owned by John & Nancy McGill (PIN 71185-0050). The proposed severed parcel has a width of  $27\pm\text{m}$ , depth of  $107\pm\text{m}$ , and an area of  $0.28\pm\text{ha}$ . The retained lands will have an area of  $1.0\pm\text{ha}$  where the current rural residence will remain.

The Parcel to be Added To (PIN 71483-0019) currently has an area of  $0.13\pm\text{ha}$  which is less than  $0.4\text{ ha}$  as required by Section 5(3)(e)(iii) in the zoning bylaw. Also, the Lands to be Added to are smaller than many of the other parcels in the neighbourhood. The proposed lot line adjustment will increase the property to an area of  $0.41\pm\text{ha}$  which will allow for conformance with the Zoning Bylaw and is more fitting with the character of the neighbourhood. The prospective owners, Simon & Nicole Drexler intend to use the additional land for recreational purposes for their rural residential dwelling.

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. Simon & Nicole Drexler  
c.c. John & Nancy McGill



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

May 27, 2016

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

*APPLICATION SUBMITTED ON: May 24, 2016*

FILE NO. B36/16

### APPLICANT

Helena Oosterveld  
256 Carter Road  
Puslinch ON N1H 6H8

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 2, West of Blind Line  
Reg Plan 131

Proposed severance is 50m frontage x 110m = 0.5 hectares, existing vacant land for proposed rural residential use.

Retained parcel is 57m frontage x 110m = 0.6 hectares, existing and proposed rural residential use with existing dwelling and garage.

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

**June 29, 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    Civic Addressing

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

## APPLICATION FOR CONSENT

Ontario Planning Act

## 1. Approval Authority:

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

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

Required Fee: \$ 1025  
 Fee Received: May 24/16  
 File No. B36/16  
 Accepted as Complete on: May 24/16

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

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

Address [REDACTED] N, N1H 6H8

Phone [REDACTED] Email: [REDACTED]

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

\_\_\_\_\_  
 \_\_\_\_\_

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

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

Jeff Buisman of VanHarten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

## (e) Notice Cards Posted by:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

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

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

To create a new lot for residential purposes.

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession \_\_\_\_\_ Lot No. \_\_\_\_\_

Registered Plan No. 131 Lot No. Part of Lot 2 West of Blind Line

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

Civic Address 256 Carter Road

(b) When was property acquired: November 2002 Registered Instrument No. WC11697

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

Frontage/Width 50 ± AREA 0.5 ha ±

Depth 110 ± Existing Use(s) Residential, vacant yard

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other \_\_\_\_\_

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify): \_\_\_\_\_

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial [ ]

Frontage/Width

57 ±

AREA

0.6 ha ±

Depth

110 ±

Existing Use(s)

Rural dwelling

Existing Buildings or structures: Dwelling, garage

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well

☒ individual

☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank

☒ individual

☐ communal

☐ Pit Privy

☐ Other (Specify):

7.

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

YES [X]

NO [ ]

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

8.

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

YES [ ]

NO [X]

9.

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 [X]

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 [X]

11.

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

YES [ ]

NO [X]

12.

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

YES [ ]

NO [X]

13.

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

YES [ ]

NO [X]

14.

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

YES [X]

NO [ ]

County of Wellington

LAND DIVISION FORM – SEVERANCE  
Page 5

Revised September 2015

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

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

Name of Rail Line Company: GUELPH JUNCTION RAILWAY

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [ ] NO [X] UNKNOWN [ ]

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

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

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

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

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

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

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

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

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

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

Greenbelt Plan [ ] **Places to Grow [X]** Other [ ] \_\_\_\_\_

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

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

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

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

Primary Agricultural and Special Policy Area (PA7-4)

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

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

28. What is the zoning of the subject lands? Agricultural (A)

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

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

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [ ] NO [X]  
If the answer is YES, please provide a copy of the relevant instrument.  
For mortgages just provide complete name and address of Mortgagee.

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

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

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

Severed	Width	Length	Area	Use	
	Width	Length	Area	Use	
Retained	Width 10±m	Length 14.5±m	Area 145±m²	Use	Garage
	Width	Length	Area	Use	

33. Manure Storage Facilities on these lands: None

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



May 20, 2016

23622-16

Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Severance Application and Sketch**  
**256 Carter Road**  
**Part of Lot 5, Plan 131 WEST OF THE BLIND LINE**  
**PIN 71185-0191**  
**Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deed, addresses of neighbouring properties, a Farm Data Sheet, MDS calculation, a cheque to Wellington County for \$1,025 and a cheque to the GRCA for \$380.

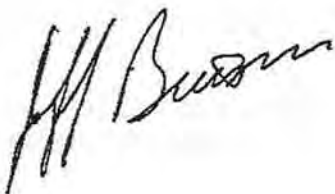
**Proposal:**

The proposal is to create a new rural residential parcel along Carter Road of 50m± wide and 110m± deep with an area of 0.5 ha±. The severed parcel is the vacant side yard of dwelling #256. The retained parcel will have an area of about 0.6 ha±.

The severed parcel has a County Official Plan designation of Prime Agriculture which normally does not support severances for residential uses. However, the subject lands are part of Special Policy Area PA7-4. This section states that "if the livestock operations are not affected or have ceased operation, the uses permitted under the Secondary Agricultural Areas would be allowed without an amendment to this Plan." There are no livestock operations on the subject property therefore the subject lands can be treated as if they are designated Secondary Agricultural. We provide the opinion that the proposed severance meets the requirements of Section 10.4.4 of the Official Plan for lot creation in Secondary Agricultural areas.

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

Van Harten Surveying Inc.



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

cc Helena Oosterveld

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

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

35. Source Water Protection Plan

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

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

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

YES [ ] NO [X]

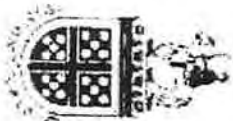
If yes, please indicate the person you have met/spoken to: \_\_\_\_\_

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

**Please see covering letter.**

**NOTES:**

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



County of Wellington

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 Robert Linda Jacobi

Telephone 821 6244 Civic Address 25 Cooks Mill Rd

Municipality Palmyra Lot 1 Concession 12 acres

Tillable Hectares/Acres\* on the lot where the livestock facility is located 12 hectares 12 acres

Signature of Livestock Facility Owner [Signature] Date Oct 21/14

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds) Feeders (7 - 16 months) Backgrounders (7 - 12.5 months) Shortkeepers (12.5 - 17.5 months) Milking-age cows (dry or milking) Large-framed: 545 kg - 636 kg (for example - Holsteins) Medium-framed: 455 kg - 545 kg (for example - Guernseys) Small-framed: 364 kg - 455 kg (for example - Jerseys) Heifers (2 months to freshening) Large-framed: 182 kg - 545 kg (for example - Holsteins) Medium-framed: 148 kg - 455 kg (for example - Guernseys) Small-framed: 125 kg - 364 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed: 45 kg - 182 kg (for example - Holsteins) Medium-framed: 39 kg - 148 kg (for example - Guernseys) Small-framed: 30 kg - 125 kg (for example - Jerseys) Sows with litter, dry sows/bows: Segregated Early Weaning (SEW) Sows with litter, dry sows or bows (non-SEW) Breeder gilts (entire barn designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg)		
Dairy Cattle	Large-framed: 545 kg - 636 kg (for example - Holsteins) Medium-framed: 455 kg - 545 kg (for example - Guernseys) Small-framed: 364 kg - 455 kg (for example - Jerseys) Heifers (2 months to freshening) Large-framed: 182 kg - 545 kg (for example - Holsteins) Medium-framed: 148 kg - 455 kg (for example - Guernseys) Small-framed: 125 kg - 364 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed: 45 kg - 182 kg (for example - Holsteins) Medium-framed: 39 kg - 148 kg (for example - Guernseys) Small-framed: 30 kg - 125 kg (for example - Jerseys) Sows with litter, dry sows/bows: Segregated Early Weaning (SEW) Sows with litter, dry sows or bows (non-SEW) Breeder gilts (entire barn designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg)		
Swine	Large-framed: 545 kg - 636 kg (for example - Holsteins) Medium-framed: 455 kg - 545 kg (for example - Guernseys) Small-framed: 364 kg - 455 kg (for example - Jerseys) Heifers (2 months to freshening) Large-framed: 182 kg - 545 kg (for example - Holsteins) Medium-framed: 148 kg - 455 kg (for example - Guernseys) Small-framed: 125 kg - 364 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed: 45 kg - 182 kg (for example - Holsteins) Medium-framed: 39 kg - 148 kg (for example - Guernseys) Small-framed: 30 kg - 125 kg (for example - Jerseys) Sows with litter, dry sows/bows: Segregated Early Weaning (SEW) Sows with litter, dry sows or bows (non-SEW) Breeder gilts (entire barn designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg)		
Horses	Large-framed: 545 kg - 636 kg (for example - Holsteins) Medium-framed: 455 kg - 545 kg (for example - Guernseys) Small-framed: 364 kg - 455 kg (for example - Jerseys) Heifers (2 months to freshening) Large-framed: 182 kg - 545 kg (for example - Holsteins) Medium-framed: 148 kg - 455 kg (for example - Guernseys) Small-framed: 125 kg - 364 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed: 45 kg - 182 kg (for example - Holsteins) Medium-framed: 39 kg - 148 kg (for example - Guernseys) Small-framed: 30 kg - 125 kg (for example - Jerseys) Sows with litter, dry sows/bows: Segregated Early Weaning (SEW) Sows with litter, dry sows or bows (non-SEW) Breeder gilts (entire barn designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg)		
Sheep	Large-framed: 545 kg - 636 kg (for example - Holsteins) Medium-framed: 455 kg - 545 kg (for example - Guernseys) Small-framed: 364 kg - 455 kg (for example - Jerseys) Heifers (2 months to freshening) Large-framed: 182 kg - 545 kg (for example - Holsteins) Medium-framed: 148 kg - 455 kg (for example - Guernseys) Small-framed: 125 kg - 364 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed: 45 kg - 182 kg (for example - Holsteins) Medium-framed: 39 kg - 148 kg (for example - Guernseys) Small-framed: 30 kg - 125 kg (for example - Jerseys) Sows with litter, dry sows/bows: Segregated Early Weaning (SEW) Sows with litter, dry sows or bows (non-SEW) Breeder gilts (entire barn designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg)		

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more  
Liquid Manure: Less than 18% dry matter  
Digestate: Less than 18% dry matter

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- 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
- Liquid, (digestate), outside, no cover

BARN(S) SIZE:

50 (ft<sup>2</sup> / m<sup>2</sup>)

60 (ft<sup>2</sup> / m<sup>2</sup>)

50 (ft<sup>2</sup> / m<sup>2</sup>)

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*	Manure Storage Type* (select from list above)
Goats	Doe's & bucks (for meat kids, includes unweaned offspring & replacements) Does & bucks (for dairy, includes unweaned offspring & replacements) Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs, after transfer from pullet barn) Layer pullets (day olds until transferred into layer barn) Broiler breeder growers (males/ females transferred out to layer barn) Broiler breeder layers (males/ females transferred in from grower barn) Broilers on an 8 week cycle Broilers on a 9 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on any other system, or unknown		
Turkeys	Turkey pullets (day old until transferred to layer turkey barn) Turkey breeder layers (males/ females transferred in from grower barn) Breeder toms Broilers (day olds to 6.2 kg) Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical) Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical) Turkeys at any other weights, or unknown		
Veal	Milk-fed Grain-fed		
Other	<u>We have no livestock on the property</u>		
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		

\*see terms defined on reverse side of page

Minimum Distance Separation I (MDS I) Report

Application Date: 01-Oct-2015  
File Number: 23177-15

Preparer Information  
Jeff Buisman  
Vanharten Surveying Inc.  
423 Woolwich Street  
Guelph, ON, Canada N1H 3X3  
Phone #1: 519-821-2763 x225  
Email: jeff.buisman@vanharten.com

Applicant Information  
Brett Forsyth  
Puslinch

County of Wellington  
Township of Puslinch  
Geotownship: PUSLINCH  
Concession: 9  
Lot: 2

Calculation #1

Adjacent Farm Contact Information  
Rob Jacobi  
Puslinch

Farm Location  
County of Wellington  
Township of Puslinch  
Geotownship: PUSLINCH  
Concession: 9  
Lot: 2

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	6	6.0	139 m <sup>2</sup>

Encroaching Land Use Factor: Type A Land Use  
Tillable area of land on this lot: 3.6 ha  
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM  
Factor A (Odour Potential): 0.7  
Factor B (Nutrient Units): 214  
Factor D (Manure/Material Type): 0.7  
Factor E (Encroaching Land Use): 1.1  
Total Nutrient Units: 6

Distance from nearest livestock building 'F' (A x B x D x E):	Required Setback 115 m (378 ft)	Actual Setback
Distance from nearest permanent manure/material storage 'S':	115 m (378 ft)	

Signature of Preparer: \_\_\_\_\_  
Jeff Buisman, Vanharten Surveying Inc.

Date: \_\_\_\_\_

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



**SCALE 1 : 1000**

0 10 20 40 60 metres



1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE**

8. SETTING AND WELLS ON ADJACENT RESPECTIVE PROPERTIES

THIS SKETCH WAS PREPARED

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



FAX: 821 -- 2770  
www.vanharten.com

FAX: 519 - 940 - 4113  
www.vanharten.com

May 20, 2016-12:45pm

G:\PUSLINCH\131\ACAD\SEV PT2 (OOSTERVELD).dwg

⑩ PIN 71185 - 0211(LT)

PIN 71185 - 0145(LT)

PART 2, 61R -- 11102

①

PIN 71185-0214(LT) (2)  
No. 247

PIN 71185-0212(LT) 3

④

CARTER  
PIN 71185-0142(L)  
20.1m WIDE  
ROAD

⑤ PIN 71185 - 0183(LT)  
No. 268

57±

LANDS TO BE RETAINED  
AREA=0.6±ha

LOT 1

WELL

17±

ZONING : AGRICULTURAL

O.P. : PRIME AGRICULTURAL

DWELLING  
No. 256

EXISTING  
DRIVEWAY

GARAGE

SEPTIC BED

50±

LANDS TO BE SEVERED  
AREA=0.5±ha

LOT 2

110±

THE BLIND LINE

O.P. : SPECIAL POLICY AREA (PA7-4)

131

LOT 3

PART 1, 61R-9606

PART 1, 61R-5001

(6) PIN 71185-0192(LT)

No. 244

PART 1, 61R-5550

(5) PIN 71185-0014(LT)

No. 236

1074  
GUELPH JUNCTION RAILWAY  
PIN 71185 - 0139(LT)

LOT 2

⑦  
PIN 71185 - 0135(LT)  
LOT 5

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

May 27, 2016

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

**APPLICATION SUBMITTED ON: May 24, 2016**

FILE NO. B37/16

### APPLICANT

Clifford Gordon, Sandra Riley, Robert Gordon  
7339 Wellington Rd 34  
Guelph ON N1H 6H9

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 21  
Concession 7

Proposed severance is 0.4 hectares with 63m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 40 hectares with 795m frontage, existing and proposed agricultural and rural residential use with existing dwelling, garage, barn, drive sheds and silo.

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

**June 29, 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

County Engineering    Neighbouring Municipality – City of Guelph

Bell Canada    County Clerk    Roads    Civic Addressing

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

## 1. Approval Authority:

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

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

Required Fee: \$ 1025  
Fee Received: May 24/16  
File No. 337/16  
Accepted as Complete on: May 24/16

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Clifford Roger GORDON, Sandra Leah RILEY, and Robert Gene GORDON

Address 7339 Wellington Road No. 34, Guelph, ON, N1H 6H9

Phone No. [REDACTED]

Email:

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

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

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

Jeff Buisman of VanHarten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

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

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

To create a new lot for residential purposes.

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 7 Lot No. Part of Lot 21

Registered Plan No. Lot No.

Reference Plan No. Part No.

Civic Address 7335 Wellington Road No. 34

(b) When was property acquired: December 1991 Registered Instrument No. RO657310

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

Frontage/Width 63 / 58 ± AREA 0.4 ha ±

Depth 69 ± Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):



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

Frontage/Width 795/1006 ± AREA 40 ha ±

Depth 395 ± Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling, garage, barn, drive sheds, silo

Proposed Uses (s): No Change

Type of access (Check appropriate space) Existing [X] Proposed [ ]

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

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

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

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

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

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

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

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

9. 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 [X] 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 [X] NO [ ]

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

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

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

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

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

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

**Name of Rail Line Company:**

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

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

YES [ ] NO [X] UNKNOWN [ ]

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

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

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

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

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

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

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

YES [ ] NO [X] UNKNOWN [ ]

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

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

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

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

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

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

YES [ ] NO [X]

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

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

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

Secondary Agricultural, Greenlands and Core Greenlands

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

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

28. What is the zoning of the subject lands?

Agricultural (A) and Natural Environment Zone

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

YES [X] NO [ ]

If NO,

a) has an application been made for re-zoning?

YES [ ] NO [ ] File Number

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

YES [ ] NO [ ] File Number

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges?

YES [X] NO [ ]

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

For mortgages just provide complete name and address of Mortgagee.

Easement in favour of The Hydro Electric Power Commission of Ontario as in Instrument IS12103.

Location of easement unknown as records in the registry office are incomplete.

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

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

Cash crops

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

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

Severed	Width	Length	Area	Use
Retained	Width 15±m	Length 18±m	Area 270±m²	Use Drive Shed
	Width 11±m	Length 19±m	Area 209±m²	Use Drive Shed
	Width 6±m	Length 6±m	Area 36±m²	Use Garage
	Width 7±m	Length 16±m	Area 112±m²	Use Shed
	Width 13 & 18±m	Length 20 & 20±m	Area 620±m²	Use Barn

33. Manure Storage Facilities on these lands:

None

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

County of Wellington

LAND DIVISION FORM – SEVERANCE

Page 7

Revised September 2015

May 20, 2016  
23705-16  
Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Severance Application and Sketch**  
**7335 Wellington Road 34**  
**Part of Lot 21, Concession 7**  
**PIN 71196-0048**  
**Township of Puslinch, County of Wellington**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, a Farm Data Sheet, MDS calculation, a cheque to Wellington County for \$1,025 and a cheque to the GRCA for \$380.

**Proposal:**

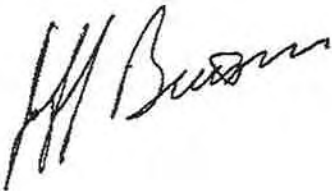
The proposal is to create a new rural residential parcel along County Road No. 34 with a frontage of 63m± and depth of 69m± with an area of 0.4 ha±. The retained parcel will have an area of about 40 ha± where the existing agricultural operation will continue.

The minimum distance setback from the existing barn on the retained lands has been calculated based on the information on the MDS form filled out by the owner. We have calculated that the minimum setback distance is 226m. Therefore, we have configured the severance so that the severed lands are outside of a 226m radius from the barn.

We provide the opinion that the proposed severance meets the requirements of Section 10.4.4 of the Official Plan for lot creation in Secondary Agricultural areas.

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

Van Harten Surveying Inc.



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

cc Roger Gordon, Robert Gordon, Sandra Riley

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

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

35. Source Water Protection Plan

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

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

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

YES [ ] NO [X]

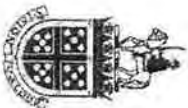
If yes, please indicate the person you have met/spoken to: \_\_\_\_\_

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

Please see covering letter.

NOTES:

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



County of Wellington

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 Roger Gordon  
Telephone 519 763-0667 Civic Address 7335 W.B. #34  
Municipality Pasadena Lot 21 Concession 7 Div 34  
Trillable Hectares/Acres\* on the lot where the livestock facility is located 30 hectares 7 acres  
Signature of Livestock Facility Owner [Signature] Date May 3/16

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 18 months)		
	Backgrounders (7 – 12.5 months)		
	Shortsteppers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed, 545 kg – 636 kg (for example - Holsteins)		
	Medium-framed, 455 kg – 545 kg (for example - Guernseys)		
	Small-framed, 364 kg – 455 kg (for example - Jerseys)		
	Heifers (6 months to freshening)		
	Large-framed, 182 kg – 545 kg (for example - Holsteins)		
	Medium-framed, 148 kg – 455 kg (for example - Guernseys)		
	Small-framed, 126 kg – 364 kg (for example - Jerseys)		
	Calves (0 – 5 months)		
	Large-framed, 45 kg – 182 kg (for example - Holsteins)		
Swine	Medium-framed, 39 kg – 148 kg (for example - Guernseys)		
	Small-framed, 30 kg – 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/bars, Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or bars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
Horses	Weaners (7 kg – 27 kg)		
	Feeders (27 kg – 105 kg)		
	Large-framed, mature, >681 kg (including unweaned offspring)		
	Medium-framed, mature, 227 kg – 680 kg (including unweaned offspring)		
Sheep	Small-framed, mature, <227 kg (including unweaned offspring)		
	Ewes & rams (for meat lambs, includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation, includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

- Permanent Manure or Material Storage Types
- Solid Manure: 18% dry matter, or more  
Liquid Manure: Less than 18% dry matter  
Digestate: Less than 18% dry matter
- 0 No storage required (manure/material stored for less than 14 days)  
V1 Solid, inside, bedded pack  
V2 Solid, outside, covered  
V3 Solid, outside, no cover, greater than or equal 30% dry matter  
V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage  
L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage  
V5 Liquid, inside, underneath slatted floor  
V6 Liquid, outside, with a permanent, tight fitting cover  
V7 Liquid, (digestate), outside, no cover

BARN(S) SIZE:

\_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)  
\_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)  
\_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)

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*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids, includes unweaned offspring & replacements)		
	Does & bucks (for dairy, includes unweaned offspring & replacements)		
Chickens	Kids (dairy or feeder kids)		
	Layer hens (for eating eggs, after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day old until transferred to layer/turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
Veal	Hens (day olds up to 6.2 kg to 10.8 kg, 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg, 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Other	Milk-fed		
	Grain-fed		
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time, solid or liquid capacity		
	Maximum capacity of permanent storages at any time, solid or liquid capacity		
Anaerobic Digester			

\*see terms defined on reverse side of page F:\DEVELOPMENT REVIEW\MDSI\Farm Data Sheet.rtf June 3, 2014 Version

Barn Not used for Animals for over 20 YEARS  
Would need upgrades to house animals  
Not sure if it is structurally sound

Minimum Distance Separation I (MDS I) Report

File: Gordon Barn MDS.mds

Application Date: 27-Apr-2016  
File Number: Gordon Property

Preparer Information  
Jeff Buisman  
Vanharten Surveying Inc.  
423 Woolwich Street  
Guelph, ON, Canada N1H 3X3  
Phone #1: 519-821-2763 x225  
Email: jeff.buisman@vanharten.com

Applicant Information  
Robert Gordon

County of Wellington  
Township of Puslinch  
Geotownship: PUSLINCH  
Concession: 7  
Lot: 21

Calculation #1

Adjacent Farm Contact Information  
Roger Gordon

Farm Location  
County of Wellington  
Township of Puslinch  
Geotownship: PUSLINCH  
Concession: 7  
Lot: 21

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	10	10.0	232 m²

Encroaching Land Use Factor: Type A Land Use  
Tillable area of land on this lot: 30 ha  
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM  
Factor A (Odour Potential): 0.7  
Factor B (Nutrient Units): 419  
Factor D (Manure/Material Type): 0.7  
Factor E (Encroaching Land Use): 1.1  
Total Nutrient Units: 10

Required Setback	Actual Setback
226 m (742 ft)	
226 m (742 ft)	

Distance from nearest livestock building 'F' (A x B x D x E):  
Distance from nearest permanent manure/material storage 'S':

Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
Jeff Buisman, Vanharten Surveying Inc.

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



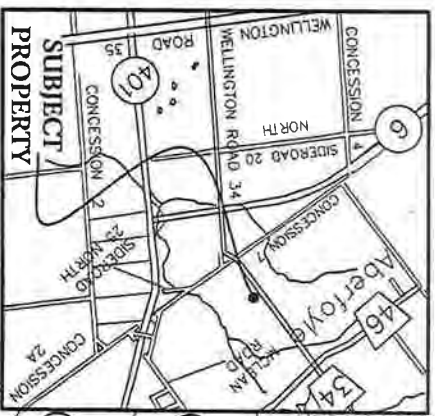


SEVERANCE SKETCH  
PART OF LOT 21, CONCESSION 7  
TOWNSHIP OF PUSLINC  
COUNTY OF WELLINGTON

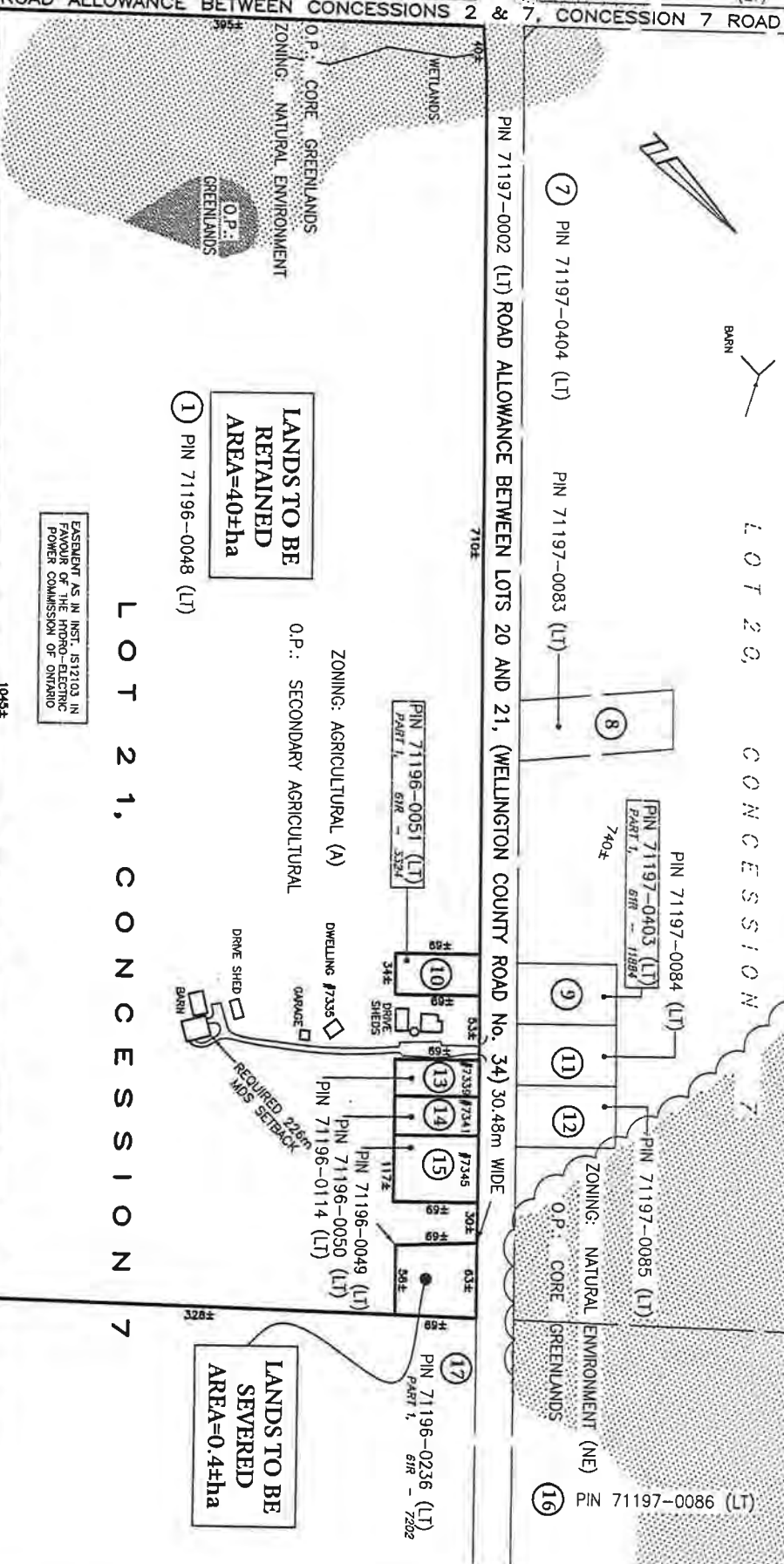
SCALE: 1 - 4000

0 40 80 160 240 metres  
VAN HARTEN SURVEYING INC.

KEYMAP



LOT 25, CONCESSION 2  
PIN 71201-0060 (LT) PIN 71201-0093 (LT)  
71201-0133 71201-0134  
PIN 71201-0034 (LT)  
71196-0108 (LT) ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 7, CONCESSION 7 ROAD



LANDS TO BE  
RETAINED  
AREA=40±ha

LANDS TO BE  
SEVERED  
AREA=0.4±ha

LOT 21, CONCESSION 7

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, AND GREENLANDS.
4. DISTANCE TO BARN ON SUBJECT PROPERTY MEASURED BY SURVEY.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEPTIC AND WELLS ON ADJUTING PROPERTIES ASSUMED TO BE WITHIN RESPECTIVE PROPERTIES.



423 WOOLWICH STREET  
GUELPH, ONTARIO, N1H 3X3  
PHONE: (519) 821-2763  
FAX: 519-821-2770  
WWW.VANHARTEN.COM

660 RIDELL ROAD, UNIT 1  
ORANGEVILLE - ONTARIO, L9W 5G5  
PHONE: (519) 940-4110  
FAX: 519-940-4113  
WWW.VANHARTEN.COM

MAY 21, 2016 - 1:56pm  
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