



AGENDA

COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held October 11, 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/FLA – Jim and Jackie Flanagan – REVISED**
– Property described as Lots 11-12, Plan 395, 37 Swastika Trail, Township of Puslinch.

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

1. permit a 5.7 metre rear yard setback
2. permit a 7.1 metre front yard setback
3. permit a sundeck to encroach 2.57 metres into the front (lakeside) yard;
4. permit a 31.2% lot coverage

To accommodate a proposed new dwelling.

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 October 11, 2016 be adopted.

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

- None

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

10(a) D14/ONT 1340464 Ltd (Weber) – 4576 Wellington Road 32, Concession 3, Part Lots 3-5

The subject lands were granted provisional approval for severance application B88/15 by the Wellington County Land Division Committee in November, 2015. This application would satisfy a condition for the severance of a surplus farm dwelling. The proposed zone amendment would prohibit a residential dwelling on the retained lands.

11. LAND DIVISION (See Attachment E)

11(a) Severance Application B84/16 (D10/EAS – Eastern Farm Machinery, Part Lots 3-4 Plan 684, municipally known as 10 Nicholas Beaver Road

Proposed severance is 46m fr x 212.33m = 9753 sq. m., vacant land for proposed future industrial use.

Retained parcel is 67.2 m fr x 210.72 = 14,196 sq. m., existing and proposed industrial use with existing concrete block building and metal clad storage building.

11(b) Severance Application B86/16 (D10/GUT) – Lorna Guthrie, Part Lot 7, Concession 9, 857 Watson Road S.

Proposed severance is 21.34m x 98.57m = 0.208 hectares, existing and proposed rural residential use with existing dwelling

Retained parcel is 6.2549 hectares with 29.07 m frontage on Watson Road S and 179.74m on Arkell Road, existing agricultural use with horse arena and 3 barns, for proposed agricultural and rural residential use.

11(c) Lot Line Adjustment B92/16 (D10/ONT) – 2025590 Ontario Limited, Part Lot 20 Concession 2, located on the south-east corner of Wellington Road 34 and Sideroad 20 N

Proposed lot line adjustment is 0.4 hectares with 34 m frontage, vacant land to be added to rural residential lot - Allen and Kathleen Remley; Kristen & Jody Arens.

Retained parcel is 1.37 hectares with 92 m frontage on Wellington Road 34 & 76 m frontage on Sideroad 20 N, vacant land for proposed rural residential use.

12. OTHER MATTERS

- Comprehensive Zoning By-law update

13. CLOSED MEETING

- no matters

14. NEXT MEETING Tuesday December 13 @ 7:00 p.m. – note that the County Land Division circulation date is November 10th with comments to be received before December 7th due to Christmas schedule.

15. ADJOURNMENT



MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Councillor Ken Roth
Dianne Paron

Dennis O'Connor
Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Paul Wyszynski
Marc Jowett

Kerry Hillis
Jackie Flanagan
Colin Vanderwoerd

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 September 13, 2016 be adopted.

CARRIED

4(a) 4(a) Minor Variance Application D13/FLA – Jim and Jackie Flanagan – Property described as Lots 11-12, Plan 395, 37 Swastika Trail, Township of Puslinch.

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

1. permit a 5.5 metre rear yard setback
2. permit a 7.0 metre front yard setback
3. permit a sundeck to encroach 3 metres into the front (lakeside) yard;

To accommodate a proposed new dwelling

- Kelly Patzer summarized the application and circulation for the minor variance as submitted and stated no objections were received from commenting staff. A letter of support was received from a neighbour and a letter was received that detailed concern about the impact on the view to the lake view than the previously existing cottage on that lot.
- Jim Flanagan, owner, indicated the house is now demolished and a new house is proposed that has a footprint parallel to the neighbours off square, so the corners encroach into the required yards. The proposed deck attached to the house is only permitted to encroach 1.5 metres into the front yard and they wish a larger deck for entertaining.
- Paul Wyszynski, 7 Swastika Trail, indicated that he has no concerns with the setbacks but is concerned with the holding tank that has a setback shown to a property line that includes a right-of-way, not an actual property line.

- Jim Flanagan noted two holding tanks are proposed and the setback is to the neighbouring property
- John Sepulis inquired who the right-of-way is in favour of.
- Paul Wyszynski remarked that he owns it.
- Sarah Wilhelm noted the right-of-way, or an easement is not on the plan submitted.
- Ken Roth asked if the easement would be known to the Building Department.
- Kelly Patzer replied if the right-of-way is not shown on a plan the building department may not be aware of it.
- John Sepulis remarked that the application should be deferred until the property lines are determined.
- There were no further questions or comments.

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

That the application be deferred for the owner to provide clarification on the west property line relative to the easement and the nature of the easement.

CARRIED

4(b) Minor Variance Application D13/GSB – GSB Properties Ltd. – Property described as Part Lot 25, Concession 7, 7294 Mason Road, Township of Puslinch.

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

1. permit a 11.86m setback from the centerline of a highway for an existing metal quonset building
 2. Permit a 11.34m setback from the centerline of a highway for an existing metal clad building.
- Kelly Patzer summarized the application and circulation for the minor variance as submitted and stated no objections were received from the public.
 - Kerry Hillis, BSRD, agent, indicated the relief is to permit existing setbacks on a dead end street. There is no objection to the Township requesting a condition that the Site Plan be completed by December 31, 2017.
 - Dianne Paron inquired why the previous minor variance lapse?
 - Kerry Hillis remarked that different parties were involved and the application did not proceed as planned.
 - 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 permit:

1. A 11.86m setback from the centerline of a highway for an existing metal quonset building, and
2. A 11.34m setback from the centerline of a highway for an existing metal clad building;

Whereas, the by-law states no person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch, County of Wellington or City of Guelph.

Condition:

1. Site Plan Approval for the property shall be finalized by December 31, 2017 or the variance will no longer be in effect.

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

CARRIED

4(c) Minor Variance Application D13/JOW – Marc & Helen Jowett – Property described as Part Lot 2, Plan 380, 2 Lakeside Drive, Township of Puslinch.

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

1. maintain a pool with equipment and deck on the property while demolishing a dwelling, then building a new dwelling
 2. install pool pump/filter/heater 0.3m from the north side yard property line.
- Kelly Patzer summarized the application and circulation for the minor variance as submitted and stated the building department has concern of the proximity of the noise producing pool pump and equipment to the property lines. And felt consideration should be given to mitigating the potential noise generation of such equipment. No other objections were received from commenting staff or the public.
 - Marc Jowett remarked that the pool equipment will be located between cedar hedges and plans on putting in a solid fence beside the pool equipment and if it was in a location where it would not impede the walkway. He is rebuilding his house and the Building Department deems structures cannot remain on a property without a house, but it logistically makes sense to put the pool in before the house is built.
 - Dianne Paron asked if the 3 metre setback for pool equipment is for noise.
 - Sarah Wilhelm indicated it is also for maintenance access.
 - Ken Roth inquired if there was a problem with the noise could something be put in?
 - Marc Jowett noted an air conditioner is louder and there is half a lot between his property and his neighbour's house but can put a small enclosure on it.
 - John Sepulis indicated he did a site visit and the pool equipment is quite noisy and asked why it cannot be moved in front of the retaining wall and if a building permit was issued.
 - Marc Jowett noted if was placed in the suggested location; aesthetically it would be right in view from the house to the lake.
 - John Sepulis suggested noise mitigation measures that would create the equivalent noise reduction for the pool equipment as placed three metres from the property line.
 - Marc Jowett noted it could be enclosed.
 - 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:

1. maintain a pool with equipment and deck on the property while demolishing a dwelling, then building a new dwelling; whereas, Section 3.1(a) of the by-law requires any building, structure or accessory use to be accessory to a permitted use (a single detached dwelling); and
2. install a pool pump/filter/heater within an accessory building 0.3 metres from the north side yard property line; whereas, Section 3.20(a(iii)) of the by-law states no water circulating or treatment equipment such as pumps or filters or any accessory building or structure containing such equipment shall be located closer than 3 m to any lot line.

The Committee 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 7:41 p.m.

CARRIED



ATTACHMENT "B"

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

APPLICATION: D13/FLA - REVISED
OWNER: Jim & Jackie Flanagan
AGENT: owner
LOCATION: 37 Swastika Trail
REPORT DATE: November 3, 2016
HEARING DATE: November 8, 2016 @ 7:00 p.m.

VARIANCES REQUESTED FROM ZONING BY-LAW 19/85:

1. To permit a 5.7 metre rear yard depth; whereas, Zoning By-law 19-85, Section 7.3(f).requires a 7.5 metre rear yard depth.
2. To permit a 7.1 metre front yard; whereas, Zoning By-law 19-85, Section 7.3(c).requires a 7.5 metre front yard.
3. To permit a sundeck to project 2.57 metres into the front yard; whereas, Zoning By-law 19-85, Section 3.23(iv) states stoops, sun decks, porches, verandahs, and exterior steps providing access to finished grade and either the basement or the first storey of a building shall project no more than 1.5 metres into a required front yard.
4. To permit a 31.2% lot coverage; whereas, Zoning By-law 19-85, Section 7.3(g) permits maximum lot coverage of 30%.

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 3 – General Provisions

3.23(a) YARD ENCROACHMENTS AND OBSTRUCTIONS, PROJECTION INTO REQUIRED YARDS

(iv) stoops, sun decks, porches, verandahs, balconies on top of porches or verandahs, uncovered terraces and exterior steps providing access between finished grade and either the basement or the first storey of a building, where such structures project no more than 1.5 metres into a required front yard, a required rear yard or a required exterior side yard;

Section 7 – Resort Residential Zone

7.3 ZONE REQUIREMENTS

- | | |
|-------------------------------|---------|
| (c) Front yard (minimum) | - 7.5 m |
| (f) Rear yard depth (minimum) | - 7.5 m |

(g) Lot Coverage (Maximum) - 30%

Within the RR Zone, the front yard shall be considered a rear yard when the property abuts a lake or watercourse.

COUNTY OF WELLINGTON PLANNING OPINION:

The variance requested would provide relief from rear and front yard requirements and maximum lot coverage requirements of the zoning by-law to construct a single detached dwelling and sundeck.

This application was previously deferred by the Committee in so that an easement could be shown on the site plan and any related revisions could be reflected in the minor variance request. The revised application has reduced the extent of the original reductions and added a lot coverage reduction.

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

GRAND RIVER CONSERVATION AUTHORITY (GRCA):

No Comments

BUILDING DEPARTMENT:

Building Division has a concern with the available space on the lot for the installation of an acceptable sewage system.

FIRE DEPARTMENT:

No Concerns.

PUBLIC WORKS AND PARKS DEPARTMENT:

No Comments or Concerns.

PUBLIC COMMENTS:

Two comments have been received from the public regarding the original application:

- concerned about the impact on the view to the lake view if a variance is granted that might make the building more obstructive to the view than the previously existing cottage on that lot
- support of the application and have no objections to the proposed variance

No comments have been received regarding the REVISED application.

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: November 8, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Elizabeth Martelluzzi, Junior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 FLA (Flanagan) - REVISED**
37 Swastika Trail
Lots 11-12, Plan 395, Puslinch

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

Planning Opinion

The variance requested would provide relief from rear and front yard requirements and maximum lot coverage requirements of the zoning by-law to construct a single detached dwelling and sundeck.

This application was previously deferred by the Committee in so that an easement could be shown on the site plan and any related revisions could be reflected in the minor variance request. The revised application has reduced the extent of the original reductions and added a lot coverage reduction.

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

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


Section of By-law	Required	Proposed
Section 7.3(f) Resort Residential, Zone Requirements	The by-law requires a front yard setback and rear yard setback of 7.5 metres (front yard considered a rear yard when abutting a lake)	Request to permit a 5.7 metre rear yard (street side) for a dwelling.
Section 7.3 (c) Resort Residential Zone Requirements (RR)	The by-law requires a front yard setback and rear yard setback of 7.5 metres (front yard considered a rear yard when abutting a lake)	Request to permit a 7.1 metre front yard (lakeside) for a dwelling.
General Provisions, Yard Encroachments and Obstructions	Stoops, sun decks, porches, verandahs, and exterior steps providing access to finished grade and either the basement or the first storey of a building shall project no more than 1.5 metres into a required front yard.	Request to permit a sundeck to encroach 2.57 metres into the front yard (lakeside).
Section 7.3 (g) Resort Residential, Zone requirements	The maximum lot coverage in the Resort Residential Zone is 30%.	Request to permit 31.2% lot coverage.

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

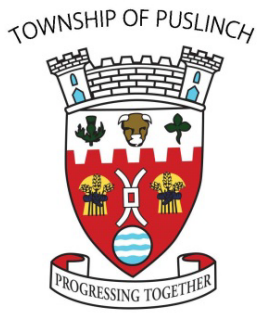
Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">• We would consider the variances requested minor
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">• The subject property is zoned Resort Residential (RR) and Natural Environment (NE)• A single detached dwelling is permitted within the RR Zone
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">• The property is designated Recreational, Core Greenlands and Policy 9.8.2 (Puslinch Lake Area). The Core Greenlands represents a flood plain at the southern portion of the subject lands.• Low density residential and recreational uses are permitted in the Puslinch Lake area (9.8.2). The location of residential, recreational, agricultural and conservation uses shall be established by the Zoning By-law
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none">• The variances requested are desirable and appropriate development and use of the land.

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

Respectfully submitted
County of Wellington Planning and Development Department



Elizabeth Martelluzzi
Junior Planner



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): _____

Address: _____

City: _____

Postal Code: _____

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.

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

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

Municipal address: _____

Concession: _____ Lot: _____

Registered Plan Number: _____

Area: _____ ha Depth: _____ m Frontage: _____ m
 _____ ac _____ ft _____ 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).**

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

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

Official Plan Designation: _____

Zoning Designation: _____

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?

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:		
Communal Water:		
Private Well:		
Other Water Supply:		
Municipal Sewers:		
Communal Sewers:		
Private Septic:		
Other Sewage Disposal:		

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? _____

The abutting properties? _____

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

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

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

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

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

Date of acquisition of subject property: _____

Date of construction of buildings property: _____

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

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

Yes

No

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

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment							
Zoning By-Law Amendment							
Plan of Subdivision							
Consent (Severance)							
Site Plan							
Minor Variance							



ATTACHMENT "C"

Planning & Development Advisory Committee Meeting
September 13, 2016
7:00 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator	Kerry Hillis
Sarah Wilhelm – County of Wellington	Jackie Flanagan
Paul Wyszynski	Colin Vanderwoerd
Marc Jowett	

1. - 5. COMMITTEE OF ADJUSTMENT

- See October 11, 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 development planning applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Dianne Paron
- That the minutes of the Tuesday September 13, 2016 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

11(a) Severance Application B72/16 (D10/CUM) – Charles Cummings, Part Lot 12&13, Concession 5, municipally located on Pioneer Trail.

Proposed severance is 0.8 hectares with 68.5m frontage, vacant land for rural residential use. Retained parcel is 1.2 hectares with 91.6m frontage, existing and proposed vacant land.

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

- No comments

CARRIED

11(b) Severance B77/16 (D10/DOU) – David & Charlene Doughty, Part Lot 24&25, Concession 2, municipally known as 7129 Smith Road.

Proposed severance is 0.8 hectares with 81m frontage on Smith Road and 91m

frontage on Concession 7, vacant land for proposed rural residential use. Retained parcel is 5.1 hectares with 129m frontage, existing and proposed rural residential use with existing dwelling & shed.

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

- Question of the proposed location is the best location on the parcel for a severance due to the proximity to Capital Paving as noise and odour could be issues in the current proposed location.
- Confirmation from the GRCA detailing the limit of the Natural Features is required.

CARRIED

11(c) Severance Application B80/16 (D10/PIC) –Denyse Pichette, Part Lot 32, Concession Gore, municipally known as 7329 Concession 1.

Proposed severance is 64m fr x 63m = 0.4 hectares, existing agricultural use for proposed rural residential use. Retained parcel is 37 hectares with 2015m frontage, existing and proposed agricultural and rural residential use with existing dwelling and shed.

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

- No comments

CARRIED

11(d) Severance Application B81/16 (D10/PIC) –Denyse Pichette, Part Lot 32 Concession Gore, municipally located on Concession 1.

Proposed severance is 64m fr x 63m = 0.4 hectares existing agricultural use for proposed rural residential use. Retained parcel is 64m fr x 63m = 0.4 hectares, existing and proposed agricultural use.

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

- Lot creation is creating a cluster and it should be determined if the proposed lot meets MDS

CARRIED

12. OTHER MATTERS

- Sarah Wilhelm indicated that the Province is releasing new MDS in march 2017
- The Farm Practices Review Board question pertaining to any odour conflicts between agricultural farm uses and non-farm properties in the rural area has been put forward to the Province

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting November 8, 2016 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Dianne Paron and Seconded by Ken Roth,

- That the Planning & Development Advisory Committee adjourns at 8:20 p.m.

CARRIED



THE TOWNSHIP OF PUSLINCH NOTICE OF COMPLETE APPLICATION & NOTICE OF THE PUBLIC MEETING

ATTACHMENT "D"

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

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting on Thursday the 10th of November, 2016 at 7:00 pm**, in the Council Chambers at 7404 Wellington Road 34, 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 4576 Wellington Road 32, and legally known as Part Lots 3-5, Concession 3, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural (A) Zone to an Agricultural (A-_) Site Specific Zone to prohibit a new residential dwelling on the retained farm parcel of related County of Wellington Consent File B88/15 to permit a surplus residential severance.

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.

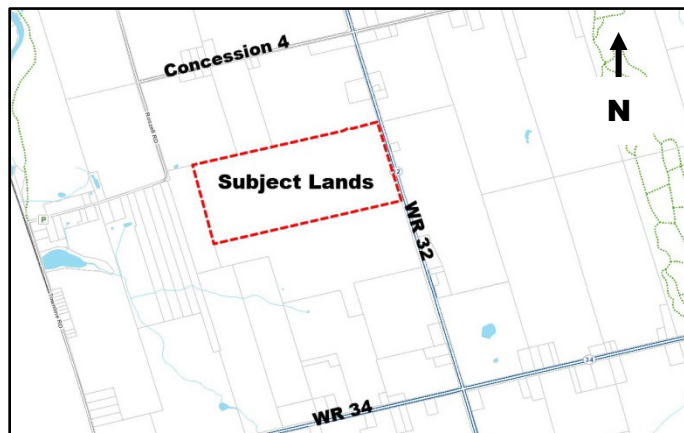
REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

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.

Dated at the Township of Puslinch on this 18th day of October, 2016.

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

KEY MAP:



August 9, 2016
23141-15

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

Attention: Karen Landry, CAO

Dear Ms. Landry,

Re: Surplus Residence Severance Application B88/15
4576 Wellington Road 32
Part of Lots 3-5, Concession 3
PIN 71211-0013
Township of Puslinch

Please find enclosed an application for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the zone change sketch, completed application form, the required deed, and a cheque to the Township of Puslinch of \$3,600 for the minor application fee.

This zoning by-law amendment application is being made to meet condition 8 of Severance Application B88/15 which was approved November 2015 subject to conditions. The application severed a "surplus residence" from a 38.2± ha farm.

The Zoning By-law amendment is to prohibit a new residential dwelling on the retained parcel of application B88/15. This is one of the requirements for "surplus residence severances" as laid out in Section 10.3.4 of the Wellington County Official Plan. The section allows farmers to reduce capital costs of owning farmland. The proposed zone change protects the existing agricultural use of the land by ensuring a new residence cannot be built on the land.

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

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

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

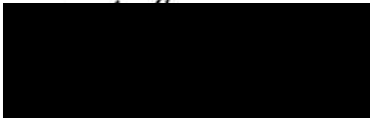
www.vanharten.com



LAND SURVEYORS and ENGINEERS

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Laurie Weber, 1340464 Ontario Limited



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

Zoning By-law Amendment Application

RECEIVED
Township of Puslinch
SEP 22 2016

Date submitted: _____

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify): ☐

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

The Zoning By-law amendment is to request a special policy to prohibit a new residential dwelling on the retained parcel of Severance Application B88/15. Zoning compliance is required by condition eight of Severance Application B88/15 which was approved November 2015 subject to conditions. The application severed a "surplus residence" parcel of 2.2± ha from a 38.2± ha farm.

General Information:

1. Applicant Information:

Registered Owner's Name(s): 1340464 Ontario Ltd. c/o Laurie Weber
Address: 4576 Wellington Road 32
City: Cambridge, ON
Postal Code: N3C 2V4
Email Address:
Telephone Number:
Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying
Address: 423 Woolwich Street
City: Guelph
Postal Code: N1H 3X3
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.

None

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

When did the current owner acquire the subject land? Date: March 1999

4. What does the amendment cover?

The "entire" property: ☐
A "portion" of the property: ☒ Retained lands of approved Application B88/15

(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: 4576 Wellington County Road 32

Concession: 3 Lot: Part of Lots 3-5
Registered Plan Number: _____
Area: 40.4± ha Depth: 1071± m Frontage: 397± m
_____ ac _____ ft. _____ ft.

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

Area: 38.2± ha Depth: 1071± m Frontage: 327± 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?

PRIMARY AGRICULTURAL & CORE GREENLANDS

List land uses permitted by the current Official Plan designation:

Permitted uses and activities in Prime Agricultural Areas may include:

- a) agricultural uses; b) secondary uses including home businesses and farm businesses; c) agriculture-related uses; d) existing uses
- e) single detached homes; f) accessory residential uses; g) forestry uses; h) wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts; i) licensed aggregate operations; j) community service facilities
- k) group homes on existing lots of records; l) kennels on existing lots of record

How does the application conform to the Official Plan?

The zone change is part of a surplus farm dwelling severance permitted under Section 10.3.4 of the Official Plan. The section allows farmers to reduce capital costs of owning farmland. The proposed zone change protects the existing agricultural use of the land by ensuring a new residence cannot be built on the land.

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

What uses are permitted? An agricultural use, a single detached dwelling (see Sec. 5.2)

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?

Severed: Rural residential
Retained: Agricultural, Bush

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

Many years

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

No change

Severed: Rural residential
Retained: Agricultural, Bush

14. Provide the following details for all buildings or structures on the subject land: 850 sq. m. storage barn on severed lands to be removed

Building Details	Retained		Severed		Severed		Severed	
Type of Building(s) or structures	Barn & Manure Barn		Dwelling		Garage		Drive Shed	
Date of construction								
Building height	m		ft		m		ft	
Number of floors			1					
* Total floor area	m ²		ft ²		m ²		ft ²	
Ground floor area (exclude basement)	2,416±	m ²	370±	m ²	56±	m ²	120±	m ²
Distance from building structure to the:								
Front lot line	33±	m	186±	ft	206±	m	202±	ft
Side lot line	15±	m	12±	ft	61±	m	90±	ft
Other side lot line	228±	m	84±	ft	56±	m	23±	ft
Rear lot line	880±	m	25±	ft	22±	m	23±	ft

Building Details	Retained	Severed	Severed	Severed
*Percentage lot coverage	0.6%±	1.7%±	0.3%±	0.6%±
*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):

☒

County Road

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

Wellington County Road 32

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: ☒

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)

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 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"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B88/15	Wellington County	Pt Lots 3-5	Surplus farm dwelling	Approved subject to conditions
Site Plan Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

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

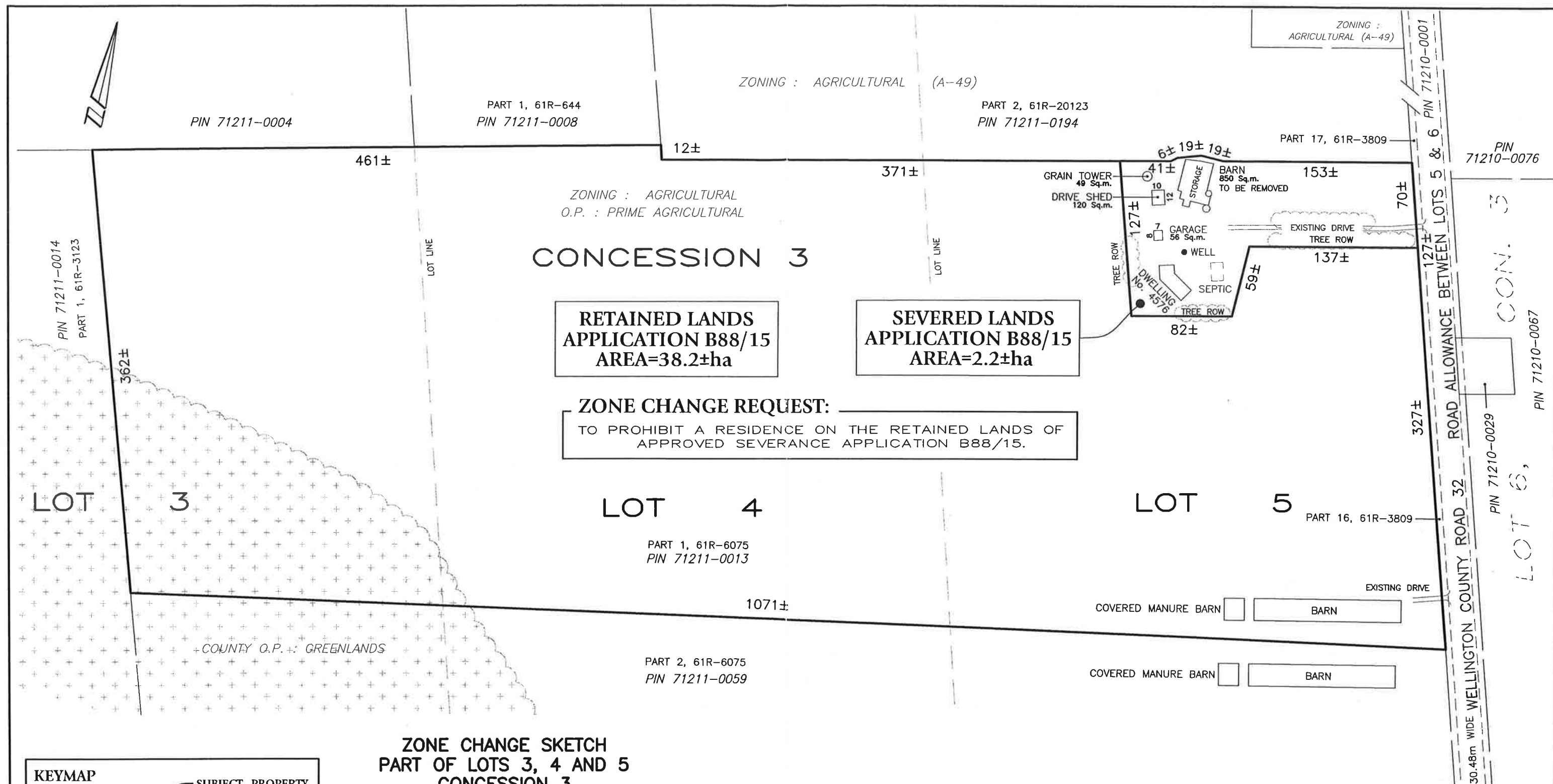
Yes: ☐ No: ☒

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.)

See cover letter.



CONCESSION 3

RETAINED LANDS
APPLICATION B88/15
AREA=38.2±ha

SEVERED LANDS
APPLICATION B88/15
AREA=2.2±ha

ZONE CHANGE REQUEST:

TO PROHIBIT A RESIDENCE ON THE RETAINED LANDS OF
APPROVED SEVERANCE APPLICATION B88/15.

LOT 3 LOT 4 LOT 5

ZONE CHANGE SKETCH PART OF LOTS 3, 4 AND 5 CONCESSION 3 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE: 1 - 3000

0 30 60 120 180 metres

VAN HARTEN SURVEYING INC.

THIS SKETCH WAS PREPARED
ON THE 9th DAY OF AUGUST, 2016

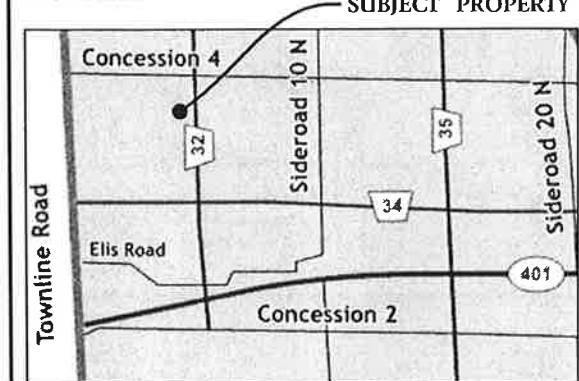
Jeffrey E. Buisman

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

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

KEYMAP



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

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

DRAWN BY: JAM CHECKED BY: JEB PROJECT No. 23141-15

Aug 08, 2016-2:55pm
G:\PUSLINCH\Con3\ACAD\SEV\ZONING PT3-5 (WEBER) UTM 2010.d



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: November 10, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Elizabeth Martelluzzi, Junior Planner
County of Wellington
SUBJECT: **D14/ONT (Weber)**
Zoning By-law Amendment
4576 Wellington Road 32 (Part Lots 3-5, Concession 3), Puslinch

SUMMARY

This zoning by-law amendment application was deemed complete and a public meeting scheduled for November 10, 2016. The purpose of this report is to provide our preliminary comments concerning the application materials submitted by the applicant.

The subject lands were granted provisional approval for severance application B88/15 by the Wellington County Land Division Committee in November, 2015. This application would satisfy a condition for the severance of a surplus farm dwelling. The proposed zone amendment would prohibit a residential dwelling on the retained lands.

INTRODUCTION

The land subject to the proposed zoning by-law amendment is municipally addressed as 4576 Wellington Road 32. The property received conditional approval for severance application B88/15 in November, 2015 by the Wellington County Land Division Committee. A condition of severance is to rezone the retained lands to prohibit a residential dwelling.

The severed parcel is 2.2 ha (5.4 acres) and includes an existing single detached dwelling, garage, drive shed, grain tower and barn (to be removed). The retained parcel is 38.2 ha (94 acres) and is used for agricultural purposes. Surrounding land uses include agricultural uses.

PROPOSAL

The purpose of the proposed amendment is to rezone the retained parcel, 38.2 ha (94 acres), from Agricultural to Agricultural Exception zone to prohibit a residential dwelling on the subject land.

PROVINCIAL PLANNING POLICY

The Provincial Policy Statement (PPS) provides direction for restricting residential uses on the retained portion of a surplus farm dwelling severance. This is echoed in the County Official Plan and implemented through a Zoning by-law amendment. The Provincial Policy Statement states in section 2.3.4.1.c., that residential lot creation in prime agricultural areas may only be permitted for a residence surplus to a farming operation as a result of farm consolidation. The PPS requires that in this instance, the planning authority ensures that new residential dwellings are prohibited on the retained parcel of farmland created by the severance. The subject property was subject to a surplus farm dwelling severance and therefore to prohibiting residential uses on the retained lands conforms to provincial policy.

COUNTY OFFICIAL PLAN

The subject property is designated as PRIME AGRICULTURAL and GREENLANDS. According to section 10.3.4.f., a severance in the Prime Agricultural area may be considered for an existing residence that is surplus to a farming operation as a result of a farm consolidation, provided that the vacant (retained) parcel of farmland is rezoned to prohibit a residential use.

The zone amendment conforms to the County of Wellington Official Plan.

PUBLIC AND AGENCY COMMENTS


No formal comments have been received from neighbouring property owners, and there were no agency concerns brought forward at this time.

NEXT STEPS

The public meeting for this application is scheduled for November 10, 2016. Following the public meeting, Township Council may further consider the applicant's response to any matters raised by the public and other comments and concerns identified. We will be in attendance at the public meeting to hear the applicant's presentation, public comments and Council discussion. Our planning recommendations will be provided following the public meeting and resolution of outstanding issues.

Respectfully submitted

County of Wellington Planning and Development Department



Elizabeth Martelluzzi, B.URPI
Junior Planner

Attachments: Figure 1, Subject Lands.

Figure 1: Subject Lands.



BLACK, SHOEMAKER, ROBINSON & DONALDSON

LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

September 30, 2016

Project: 16-0377

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

Dear Ms. Turchet:

**Re: Proposed Consent (creation of new lot)
10 Nicholas Beaver Road
Lots 3 and 4, Registered Plan 684
Township of Puslinch**

RECEIVED

SEP 30 2016

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$1,025.00 payable to the County of Wellington to cover the County's application fee. I have not included a cheque for the GRCA as these lands are outside the Conservation Authority constraint limits. The circulation list of property owners within 60 metres, prepared by the Township of Puslinch, is enclosed. Finally I have attached 8 copies of the severance sketch, plus a reduction to 11 x 17 of same.

Eastern Farm Machinery owns Lots 3 and 4 on Registered Plan 684. Teranet has merged these two lots perhaps due to the fact that the existing development includes all of Lot 3 and part of Lot 4. The remainder of Lot 4 is surplus lands to Eastern Farm Machinery. A copy of the title information is included with this submission.

This application proposes a severance that will create a new lot having a frontage of 46 metres and an overall lot area of 9,752 square metres. This parcel meets the Township of Puslinch zoning regulations for a lot within the Industrial (IND) Zone.

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

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

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

Attachments

Copy: Rob Snyder, Eastern Farm Machinery

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.PL

C. V. YOUNG, C.S.T.

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

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

October 14, 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: September 29, 2016

FILE NO. B84/16

APPLICANT

Eastern Farm Machinery Limited
10 Nicholas Beaver Road
Guelph ON N1H 6H9

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lots 3 & 4, Reg. Plan 684
10 Nicholas Beaver Road

Proposed severance is 46m fr x 212.33m = 9,753 square metres, vacant land for proposed future industrial use.

Retained parcel is 67.2m fr x 210.72m = 14,193 square metres, existing and proposed industrial use with existing concrete block building & metal clad storage building.

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

November 16, 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

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: \$ 1025.00

Fee Received: Sept. 29, 2016

File No.

B84/16

Accepted as Complete on: Oct 3/16

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

2. (a) Name of Registered Owner(s) Eastern Farm Machinery LimitedAddress 10 Nicholas Beaver RoadGuelph, Ontario N1H 6H9

Phone No.

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

Black, Shoemaker, Robinson & Donaldson Limited351 Speedvale Avenue West, Guelph, Ontario N1H 1C6Phone No. 519-822-4031Email: nancy@bsrd.com

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

Phone No.

Email:

(d) All Communication to be directed to:REGISTERED OWNER ☒APPLICANT ☒AGENT ☐

(e) Notice Cards Posted by:

REGISTERED OWNER ☐APPLICANT ☒AGENT ☐

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

RURAL RESIDENTIAL ☐ AGRICULTURAL ☐ URBAN RESIDENTIAL ☐ COMMERCIAL/INDUSTRIAL ☒OREASEMENT ☐ 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. 684 Lot No. 3 and 4
Reference Plan No. _____ Part No. _____
Civic Address 10 Nicholas Beaver Road

(b) When was property acquired: April 29, 1986 (Lot 3) Registered Instrument No. R0S525420
June 2, 1987 (Lot 4) R0S551068

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 46.00 m AREA 9752 sq.m.
Depth 212m ± Existing Use(s) vacant land
Existing Buildings or structures: none
Proposed Uses (s): Future industrial

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

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): _____
☐ Pit Privy
☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:
Metric [☒] Imperial [☐]
Frontage/Width 67.20 m AREA 14,193 sq.m.
Depth 211 m ± Existing Use(s) industrial use-warehouse
Existing Buildings or structures: Concrete block building & metal clad storage building
Proposed Uses (s): same

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

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

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

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

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

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

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

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

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?
YES [☒] NO [☐] If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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?
Registered Plan 847 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. 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)

Rural Employment Area

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

Rural Employment Area

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

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

28. What is the zoning of the subject lands? Industrial (IND)

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 [X]

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

For mortgages just provide complete name and address of Mortgagee.

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

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

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

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

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

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

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 []

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

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

35. Source Water Protection Plan

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

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.

REGISTERED

BLOCK 2

PIN 71195 - 0064

END

N43°04'45"E

PART 2, PLAN 61R-10043
PIN 71195 - 0284
PLAN

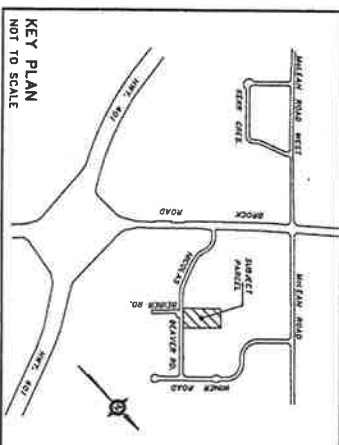
PLAN
BLOCK

4

PART I, PLAN 61R-1177
PIN 71195 - 0332

8347

TOWNSHIP OF PUSLINGA



KEY PLAN
NOT TO SCALE

SKETCH
PREPARED FOR SEVERANCE APPLICATION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1:750

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

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

NOTES:

1. BOUNDARY AREAS & DIMENSIONS SHOWN ON THIS SKETCH ARE APPROXIMATE. HAVE BEEN COMPILED FROM RESISTANCE OFFICE RECORDS AND VARIOUS SURVEYING PAPERS, AND ARE SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE LEGAL SURVEY.
2. THIS PROPERTY IS SITUATED IN THE PLAINS GALT INDIAN RESERVE AREA

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: RURAL EMPLOYMENT AREA
SEVERED PARCEL: RURAL EMPLOYMENT AREA

LEGEND:

DEMOTES MUNICIPAL ADDRESS NUMBER

THIS SKETCH WAS PREPARED FOR
EASTERN FARM MACHINERY
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES

ONTARIO LAND SURVEYOR

BLACK, SHOEMAKER, ROBINSON & DONALDSON

BSR₈

Ontario Land Surveyors
Urban and Rural Planners
www.BSRD.COM

351 Speddyde Avenue West

DATE: SEPTEMBER 21, 2016

天

PROJECT 16-0377

BLACK, SHOEMAKER, ROBINSON & DONALDSON

LIMITED

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6TEL: 519-822-4031
FAX: 519-822-1220

October 4, 2016

Project: 14-9872

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

Dear Ms. Turchet:

**Re: Proposed Consent (severance of existing dwelling)
857 Watson Road South
Part of Lot 7, Concession 9
Township of Puslinch (Arkell)**


Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$1,025.00 payable to the County of Wellington to cover the County's application fee. I have not included a cheque for the GRCA as these lands are outside the Conservation Authority constraint limits. Finally I have attached 8 copies of the severance sketch, plus a reduction to 11 x 17 of same and the deed for this property.

The subject lands are located within the Hamlet Area of Arkell and include a single detached dwelling, horse barns and show arenas, as well as a horse ring and pasture area. The part of the property that will be severed is zoned Hamlet Residential (HR).

It is the owner's intention to sever the existing single detached dwelling located on the Watson Road frontage of this property. The severed lot will have a frontage on Watson Road of 21.34 metres and an overall lot area of 0.208 hectares.

I have also enclosed the circulation list of surrounding property owners prepared by the Township of Puslinch.

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

Yours very truly**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**
Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments

Copy: Margaret Guthrie

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.PL

C. V. YOUNG, C.S.T.

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

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

October 14, 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: October 4, 2016

FILE NO. B86/16

APPLICANT

Lorna Guthrie
49 Edinburgh Road S
Guelph ON N1H 5P2

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 7
Concession 9

Proposed severance is 21.34m x 98.57m = 0.208 hectares, existing and proposed rural residential use with existing dwelling.

Retained parcel is 6.2549 hectares with 29.07m frontage on Watson Road S and 179.74m on Arkell Road, existing agricultural use with horse arena & 3 barns, for proposed agricultural & rural residential use.

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

November 16, 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 Source Water Protection

Neighbouring Municipality – City of Guelph Guelph Junction Railway

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: Oct 4/16

File No. B86/16

Accepted as Complete on: Oct 4/16

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) Lorna Margaret GuthrieAddress 49 Edinburgh Road SouthGuelph

Phone No. [REDACTED]

Email: _____

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

Black, Shoemaker, Robinson and Donaldson Limited351 Speedvale Avenue West, Guelph, Ontario N1H 1C6

Phone No. [REDACTED]

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

Phone No. _____

Email: _____

(d) All Communication to be directed to:REGISTERED OWNER ☒APPLICANT ☒AGENT ☐

(e) Notice Cards Posted by:

REGISTERED OWNER ☐APPLICANT ☒AGENT ☐

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

RURAL RESIDENTIAL ☐ AGRICULTURAL ☐ URBAN RESIDENTIAL ☒ COMMERCIAL/INDUSTRIAL ☐OREASEMENT ☐ 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 9 Lot No. Part Lot 7

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-11296 Part No. Parts 2 and 3

Civic Address 857 Arkell Road

(b) When was property acquired: November 14, 2012 Registered Instrument No. WC359512

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

Frontage/Width 21.34m AREA 0.2080 sq.m.

Depth 98.57m Existing Use(s) residential

Existing Buildings or structures: Single detached dwelling

Proposed Uses (s): residential

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

	Metric <input checked="" type="checkbox"/>	Imperial <input type="checkbox"/>
Frontage/Width <u>29.07m Watson Road</u>	AREA <u>6.2544 sq.m.</u>	
<u>179.74m Arkell Road</u>		<u>horse barn, arena, horse show ring,</u>
Depth <u>Irregular</u>	Existing Use(s) <u>pasture</u>	
Existing Buildings or structures: <u>horse arena, hay storage barn, two horse barns</u>		
Proposed Uses (s): <u>same as existing & future single detached dwelling</u>		

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM. Not required as barns are in HR zone.
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 on surrounding residential lots
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: Guelph Junction Railway

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

Hugh Guthrie, Lorna Margaret Guthrie, Patricia Ann Guthrie,

April 8, 2010- vacant residential lot

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

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

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

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

Greenbelt Plan ☐ Places to Grow ☒ Other ☐ _____

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

26. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]
 *If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

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

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

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

28. What is the zoning of the subject lands? Agricultural (A) and Hamlet Residential (HR)

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

If NO, a) has an application been made for re-zoning?
YES [] NO [X] File Number _____
 b) has an application been made for a minor variance?
YES [] NO [X] 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" Not Applicable

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

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

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

33. Manure Storage Facilities on these lands:

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

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

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

35. Source Water Protection Plan

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

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

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

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

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

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.

October 7, 2016
24108-16

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
4458 Sideroad No. 20 North
Part of Lot 20, Concession 2
PIN 71201-0108 & 71201-0138
Geographic Township of Puslinch, County of Wellington**

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, the required deeds, PIN report and map, addresses of neighbouring properties, a cheque to Wellington County for \$1,025 and a cheque to the GRCA for \$380.

Proposal:

The proposal is to increase the width of the property owned by Allen Remley, Kathleen Remley, Kristen Arens and Jody Arens at 4458 Sideroad No. 20 North (PIN 71201-0108) by acquiring a portion of land to the northwest currently owned by 2025590 Ontario Limited (PIN 71201-0138). The proposed severed parcel has a width of 34±m, depth of 115-119±m, and an area of 0.40±ha. The retained lands have an area of 1.37 where a proposed rural residential dwelling will be built.

The parcel to be added to (PIN 71201-0108) currently has an area of 0.40±ha. The proposed lot line adjustment will increase the property to an area (0.80± ha) which conforms to the zoning bylaw. The severed parcel is currently a vacant rural residential yard and the new owners intend to use the land for recreational purposes for their rural residential dwelling. There is sufficient space on the retained lands to be a dwelling, septic bed, and garage (see sketch).

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

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Allen Remley

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

October 14, 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: October 7, 2016

FILE NO. B92/16

APPLICANT

2025590 Ontario Limited
Attn: Allen Remley
4458 Sideroad 20 N
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 20
Concession 2

Proposed lot line adjustment is 0.4 hectares with 34m frontage, vacant land to be added to rural residential lot – Allen & Kathleen Remley; Kristen & Jody Arens.

Retained parcel is 1.37 hectares with 92m frontage on Wellington Road 34 & 76m frontage on Sideroad 20 N, vacant land for proposed rural residential use.

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

November 16, 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

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 B

Required Fee: \$ 1025
Fee Received: Oct 7/16

File No. B92/16

Accepted as Complete on: Oct 7/16

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) 2025590 Ontario Limited, Attention: Allen Remley

Address 4458 Sideroad No. 20 North, R.R.#6, Guelph, ON N1H 6J3

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 ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

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

☒ **Conveyance to effect an addition to a lot**

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

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

Part of Lot 20, Concession 2, Part 1, 61R-9790

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

Local Municipality: Township of Puslinch

Concession 2 Lot No. Part of Lot 20

Registered Plan No. Lot No.

Reference Plan No. 61R-20744 Part No. Part 2

Civic Address Sideroad No. 20 North

(b) When was property acquired: October 2016 Registered Instrument No. WC483526

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

Frontage/Width 34 ± AREA 0.40 ha ±

Depth 115/119 ± Existing Use(s) Vacant Rural Residential Parcel

Existing Buildings or structures: None

Proposed Uses (s): To be added to Part 1, 61R-9790 as part of rural residential property

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 <u>Entrance exists on lands to be added to.</u>

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

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

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

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

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

Frontage/Width 15/76 ± AREA 1.37 ha ±

Depth 92/115 ± Existing Use(s) Vacant parcel

Existing Buildings or structures: None

Proposed Uses (s): Rural residential property and dwelling

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company:

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

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

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []
If YES, what was the nature and type of industrial use(s)? _____

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

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

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

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

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

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

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

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

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:

Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

Part 2, 61R-20744 (Lands to be Retained/Severed) created by consent in June 2016 by application B35/15 for new rural residential property. Transferred from Richard & Elizabeth WENTZELL to Richard & Elizabeth WENTZELL by instrument WC471130 June 2016.

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)
Core Greenlands & Secondary Agricultural

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? **Natural Environment & Agricultural**

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 [] NO [X]
If the answer is YES, please provide a copy of the relevant instrument.
For mortgages, provide complete name and address of Mortgagee

Mortgage on Lands to be Added To as in INST WC355417 with Meridian Credit Union Limited located at 75 Corporate Park Drive, St. Catharines, ON, L2S 3W3

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	Length	Area	Use
	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.**

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Oct 7/16

File No. B92/16

Accepted as Complete on: Oct 7/16

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) Allen Timothy REMLEY, Kathleen Joy REMLEY,
Kristen Patrik ARENS & Jody Lynn ARENS

Address 4458 Sideroad No. 20 North, R.R.#6, Guelph, ON N1H 6J3

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. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 2

Lot No. Part of Lot 20

Registered Plan No.

Lot No.

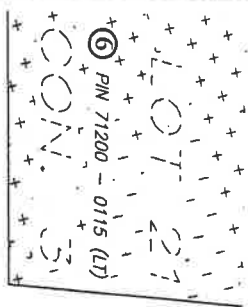
Reference Plan No. 61R-9790

Part No. Part 1

Civic Address 4458 Sideroad 20 North

(b) When was property acquired: September 2011

Registered Instrument No. WC324280



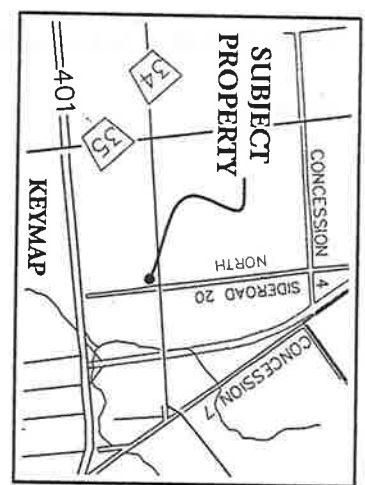
LOT 21,
CONCESSION 2

⑦ PIN 71201 - 0049 (LT)

⑧ PIN 71201 - 0111 (LT)

SIDEROAD 20 NORTH
(ROAD ALLOWANCE BETWEEN LOTS 20 & 21)
PIN 71201-0106

NOT TO SCALE



SEVERANCE SKETCH
PART OF LOT 20, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000
VAN HARTEN SURVEYING INC.

NOTES:

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

THIS SKETCH WAS PREPARED
ON THE 4th DAY OF OCTOBER, 2016

JEFFREY E. BUISMAN



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

DRAWN BY: ARN CHECKED BY: JEB PROJECT NO. 24108-16

Oct 07 2016-2:36pm
G:\PUSLINCH\Con2\Acad\SEVERANCES\SEV P120 (REMLEY).dwg

LOT 20,
PIN 71200 - 0234 (LT)
PART 1, 61R-20702

CONCESSION

PIN 71200 - 0235 (LT)
PART 2, 61R-20702

COUNTY ROAD 34

20.12m WIDE

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3

PIN 71200-0103

PART 1, 61R-20744

③ PIN 71201-0139 (LT)
PART 3, 61R-20744

LANDS TO BE
RETAINED
AREA=1.37±ha

② PIN 71201 - 0138 (LT)
PART 2, 61R - 20744
CREATED BY CONSENT
APPLICATION B35/15
JUNE 2016

TO MERGE

① EXISTING
DWELLING
No. 4458

PIN 71201-0108 (LT)
PART 1, 61R-9790

AGRICULTURAL
GARAGE

LANDS TO BE
SEVERED
AREA=0.40±ha

LANDS TO BE
ADDED TO
AREA=0.40±ha

O.P. : CORE GREENLANDS
ZONING : NATURAL ENVIRONMENT