



Planning & Development Advisory Committee
Tuesday January 9, 2017
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

COMMITTEE OF ADJUSTMENT:

1. **OPENING REMARKS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **APPROVAL OF MINUTES**

None

4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date: **(See Attachment A)**
- 4(a) **Minor Variance Application D13/WHE – Dianne Whetham & Beverly Bridgeman** – Property described as Concession Gore, Part Lot 7, 6645 Concession 1 Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS I setback.

5. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

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

Planning & Development Advisory Committee meeting minutes held Tuesday December 5th, 2017 be adopted.

9. **APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW**
 - None
10. **ZONING BY-LAW AMENDMENT**
 - None

11. LAND DIVISION (See Attachment C)

11(a) Severance Application B164/17 (D10/CRA) – Brian Crawley, Part Lot 16, Concession 4, municipally known as 6895 Forestell Road

Proposed severance 0.48 hectares with 51.13m frontage, agricultural use for proposed rural residential use.

Retained parcel is 26.86 hectares with 361.86m frontage, existing and proposed agricultural use with existing 2 barns, 4 silos, 2 quonset huts, a metalclad building and a frame building.

11(b) Severance Application B166/17 (D10/DiN) – Gaetano & Maria Di Nardo, Part Lot 12, Concession 11, 4696 Nassagawaya-Puslinch Townline.

Proposed severance is 50m fr x 114m = 0.57 hectares, vacant land for proposed rural residential use.

Retained parcel is 6.3 hectares with 211.53m frontage, existing and proposed rural residential use with existing house & garage.

11(c) Severance Application B169/17 (D10/BOR) – Jeffrey Born & Vicki Dickson, Part Lot 15, Concession 10, 4614 Concession 11

Proposed severance is 68m fr x 68m = 0.5 hectares, agricultural land for proposed rural residential use.

Retained parcel is 22.0 hectares with 156m frontage, existing and proposed agricultural and rural residential use with existing dwelling and barn.

11(d) Severance Application B171/17 (D10/BER) – Inglis Berry c/o Paul Berry, Part Lot 1, Concession 10, 7737 Stone Road East.

Proposed severance is 60m fr x 100m = 0.6 hectares, agricultural use for proposed rural residential use.

Retained parcel is 38.7 hectares with 935m frontage, existing and proposed agricultural and rural residential use with existing dwelling & barn.

11(e) Severance Application B172/17 (D10/LEU) – J.A. Leuthard Limited, Hans-Erich Fiscer, Part Lot 19, Concession 4, 6931 Forestell Road

Proposed severance is 60m fr x 100m = 0.60 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 23.7 hectares with 319m frontage, existing and proposed agricultural use.

11(f) Severance Application B174/17 (D10/BRO) – Lisa Brown, Part Lots 16&17, Concession 11, 4588 Nassagaweya-Puslinch Townline

Proposed severance is 0.98 hectares with 135m frontage, vacant land for proposed rural residential use.

Retained parcel is 8.9 hectares with 435m frontage, existing and proposed rural residential use with existing dwelling & pool.

11(g) Severance Application B175/17 (D10/GRC) – GRCA, Part Lots 3 & 4, Concession 1, 7271 Concession 1 Road.

Proposed severance is 0.75 hectares with 25m frontage, existing and proposed rural residential use with existing dwelling.

Retained parcel is 52 hectares with 770m frontage, existing and proposed bush lands.

11(h) Severance Application B176/17 (D10/VAN) – Van Opstal, Part Lot 30, Concession Gore, 6 McCormick Lane.

Proposed severance is 0.6 hectares with 30m frontage, agricultural use for proposed rural residential use.

Retained parcel is 4.5 hectares with 14m frontage, existing and proposed rural residential and agricultural use with existing dwelling, sheds & horse walk-in.

11(i) Severance Application B118/16 (D10/KNA) – James & Patricia Knapton, Part Lot 21, Concession 8, municipally known as 7597 Wellington Rd 34

Proposed severance is revised sketch - 44.26m fr x 91.44 = 0.405 hectares, vacant land for proposed rural residential use.

Retained parcel is revised sketch - 13.082 hectares with 214.98m frontage, existing and proposed rural residential and home occupation use with existing dwelling and metal building.

11(j) Severance Application B149/17 (D10/PIE) – Pier Property Inc, Clergy Reserve Lot 27, Concession 7, municipally known as 267 Brock Rd. *Lot line configuration comment follow-up.

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

12. OTHER MATTERS

None

13. CLOSED MEETING

- no matters

14. NEXT MEETING Tuesday February 13th @ 7:00 p.m.

15. ADJOURNMENT



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

APPLICATION: D13/WHE
OWNER: Beverly Bridgeman & Dianne Whetham
AGENT: owner
LOCATION: 6645 Concession 1 Road
REPORT DATE: January 4, 2018
HEARING DATE: January 9, 2018 @ 7:00 p.m.

VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:

To permit a reduced Minimum Distance Separation I (MDSI) setback of 170 metres from a livestock facility to a new residential-use parcel; whereas, Zoning By-law 19-85, Section 3.13(a), states no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time

CONDITIONS RECOMMENDED BY THE TOWNSHIP:

None

NOTES:

It is noted that the MDS distance relief requested in the application is a closer distance than is required to accommodate the severance of the proposed new parcel. Staff have no objection to the County MDS I calculation that requires a 172 metre setback from the barn to the proposed parcel. Township staff recommends the decision to state a 170 metre setback to accommodate any minor changes in the lot lines when the parcel is registered.

TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85

Section 3 – General Provisions

3.13(a) Minimum Distance Separation – MDS 1 – New Non-Farm Uses:

No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation 1 (MDS 1) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.

COUNTY OF WELLINGTON PLANNING OPINION:

The variance requested would provide relief from Section 3.1(a) of the Zoning By-law requesting permission for a reduction in Minimum Distance Separation (MDS I) for an existing wooden barn to a proposed new residential lot. A reduction of 65 metres from the required MDS I setback of 237 metres is requested.

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.

CONSERVATION AUTHORITY (HCA):

No objection.

BUILDING DEPARTMENT:

No comments.

FIRE DEPARTMENT:

No concerns.

PUBLIC WORKS AND PARKS DEPARTMENT:

No comments.

PUBLIC COMMENTS:

None received.

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: January 3, 2018
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 WHE (Bridgeman and Whetham)**
6645 Concession 1
Part Lot 7, Concession Gore

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

Planning Opinion

The variance requested would provide relief from Section 3.1(a) of the Zoning By-law requesting permission for a reduction in Minimum Distance Separation (MDS I) for an existing wooden barn to a proposed new residential lot. A reduction of 65 metres from the required MDS I setback of 237 metres is requested.

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.

This application would satisfy a condition of severance application B19/17 to create a new 0.4 ha rural residential lot in a Secondary Agricultural area. MDS I applies to all new lot creation in rural areas. In this case, the severance results in four or more lots for development that are in immediate proximity to one another and therefore is considered a Type B, or more sensitive, land use. The result is that the MDS I setbacks are double the Type A land use setbacks that would otherwise apply.

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


| Regulation | By-law Section | Required | Proposed |
|--|----------------|---|--|
| Section 3.1(a) General Provisions, Minimum Distance Separation – MDS I – New Non-Farm Uses | 3.1(a) | No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complied with Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time. | The purpose and effect of the application is to provide relief from the Minimum Distance Separation I (MDS I) setback requirements to permit a reduction of approximately 65 metres from the required setback (237 metres) to a proposed parcel. The requested distance is approximately 168 metres. The applicants are proposing a new residential lot and cannot meet the required MDS I distances from the existing wooden barn on the lands. |

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">• The proposed location sites the new lot the greatest distance from the existing barn while also ensuring setback requirements for the wetland (located on the eastern boundary of the property) can be met in accordance with Grand River Conservation Authority requirements.• We would consider the variance minor in terms of impact. |
| That the intent and purpose of the Zoning By-law is maintained | <ul style="list-style-type: none">• The subject property is zoned Agricultural (A) and Natural Environmental Zone (NE).• A single detached dwelling is a permitted use in the Agricultural Zone. |
| That the general intent and purpose of the Official Plan is maintained | <ul style="list-style-type: none">• The property is designated Secondary Agricultural and MDS I is applied to new residential lot creation in this designation.• We do not anticipate that a new residential use in this location would hinder or preclude the present use or future potential for the agricultural operation in question given that 3 neighbouring properties (6639, 6655 and 6651 Concession 1) are located closer to the existing barn than the proposed new residential lot. |
| That the variance is desirable for the appropriate development and use of the land, building or structure | <ul style="list-style-type: none">• There is no alternate location for the proposed lot that would remedy the MDS I deficiency. As a result, we feel the variance is desirable and appropriate. |

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



Michelle Innocente, BES, BSc, RPP
Senior Planner



The Corporation of
The Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0
(Tel) 519-763-1226
(Fax) 519-763-5846
kpatzer@puslinch.ca

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #D13/WHE

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

Name of Owner(s): Beverly Bridgeman & Dianne Whetham

Location: 6645 Concession 1 Road
Part Lot 7, Concession Gore
Township of Puslinch, County of Wellington

Meeting Place: Council Chambers
Township of Puslinch Municipal Office
7404 Wellington Road 34

Date: 7:00 p.m. Tuesday January 9, 2018

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

| Section of By-law | Requirements | Proposed |
|--|---|---|
| Section 3.13(a) General Provisions, Minimum Distance Separation – MDS I – New Non-Farm Uses | No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time. | The purpose and effect of the application is to provide relief from the Minimum Distance Separation I (MDSI) setback requirements to permit approximately a 65 m separation setback to a proposed parcel. The applicants are proposing a new residential lot and cannot meet the required MDS I distances from the existing wooden barn on the lands. |

An aerial map and site sketch is included below as part of this notice.

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

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

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

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

To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer of the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$300 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

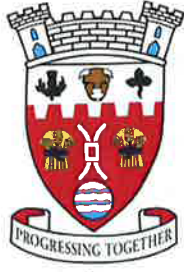
Kelly Patzer
Secretary-Treasurer, Township of Puslinch

Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Adam French, CBO, L. Gomes Fire, D. Creed, Roads; N. Garland, GRCA, Bell

An aerial photograph of a concession area, outlined in yellow. The area is divided into several lots, some of which are outlined in red. Lot numbers are visible: 6670, 6645, 6630, 6620, 6610, 6600, 6590, 6580, 6570, 6560, 6550, 6540, 6530, 6520, 6510, 6500, 6490, 6480, 6470, 6460, 6450, 6440, 6430, 6420, 6410, 6400, 6390, 6380, 6370, 6360, 6350, 6340, 6330, 6320, 6310, 6300, 6290, 6280, 6270, 6260, 6250, 6240, 6230, 6220, 6210, 6200, 6190, 6180, 6170, 6160, 6150, 6140, 6130, 6120, 6110, 6100, 6090, 6080, 6070, 6060, 6050, 6040, 6030, 6020, 6010, 6000, 5990, 5980, 5970, 5960, 5950, 5940, 5930, 5920, 5910, 5900, 5890, 5880, 5870, 5860, 5850, 5840, 5830, 5820, 5810, 5800, 5790, 5780, 5770, 5760, 5750, 5740, 5730, 5720, 5710, 5700, 5690, 5680, 5670, 5660, 5650, 5640, 5630, 5620, 5610, 5600, 5590, 5580, 5570, 5560, 5550, 5540, 5530, 5520, 5510, 5500, 5490, 5480, 5470, 5460, 5450, 5440, 5430, 5420, 5410, 5400, 5390, 5380, 5370, 5360, 5350, 5340, 5330, 5320, 5310, 5300, 5290, 5280, 5270, 5260, 5250, 5240, 5230, 5220, 5210, 5200, 5190, 5180, 5170, 5160, 5150, 5140, 5130, 5120, 5110, 5100, 5090, 5080, 5070, 5060, 5050, 5040, 5030, 5020, 5010, 5000, 4990, 4980, 4970, 4960, 4950, 4940, 4930, 4920, 4910, 4900, 4890, 4880, 4870, 4860, 4850, 4840, 4830, 4820, 4810, 4800, 4790, 4780, 4770, 4760, 4750, 4740, 4730, 4720, 4710, 4700, 4690, 4680, 4670, 4660, 4650, 4640, 4630, 4620, 4610, 4600, 4590, 4580, 4570, 4560, 4550, 4540, 4530, 4520, 4510, 4500, 4490, 4480, 4470, 4460, 4450, 4440, 4430, 4420, 4410, 4400, 4390, 4380, 4370, 4360, 4350, 4340, 4330, 4320, 4310, 4300, 4290, 4280, 4270, 4260, 4250, 4240, 4230, 4220, 4210, 4200, 4190, 4180, 4170, 4160, 4150, 4140, 4130, 4120, 4110, 4100, 4090, 4080, 4070, 4060, 4050, 4040, 4030, 4020, 4010, 4000, 3990, 3980, 3970, 3960, 3950, 3940, 3930, 3920, 3910, 3900, 3890, 3880, 3870, 3860, 3850, 3840, 3830, 3820, 3810, 3800, 3790, 3780, 3770, 3760, 3750, 3740, 3730, 3720, 3710, 3700, 3690, 3680, 3670, 3660, 3650, 3640, 3630, 3620, 3610, 3600, 3590, 3580, 3570, 3560, 3550, 3540, 3530, 3520, 3510, 3500, 3490, 3480, 3470, 3460, 3450, 3440, 3430, 3420, 3410, 3400, 3390, 3380, 3370, 3360, 3350, 3340, 3330, 3320, 3310, 3300, 3290, 3280, 3270, 3260, 3250, 3240, 3230, 3220, 3210, 3200, 3190, 3180, 3170, 3160, 3150, 3140, 3130, 3120, 3110, 3100, 3090, 3080, 3070, 3060, 3050, 3040, 3030, 3020, 3010, 3000, 2990, 2980, 2970, 2960, 2950, 2940, 2930, 2920, 2910, 2900, 2890, 2880, 2870, 2860, 2850, 2840, 2830, 2820, 2810, 2800, 2790, 2780, 2770, 2760, 2750, 2740, 2730, 2720, 2710, 2700, 2690, 2680, 2670, 2660, 2650, 2640, 2630, 2620, 2610, 2600, 2590, 2580, 2570, 2560, 2550, 2540, 2530, 2520, 2510, 2500, 2490, 2480, 2470, 2460, 2450, 2440, 2430, 2420, 2410, 2400, 2390, 2380, 2370, 2360, 2350, 2340, 2330, 2320, 2310, 2300, 2290, 2280, 2270, 2260, 2250, 2240, 2230, 2220, 2210, 2200, 2190, 2180, 2170, 2160, 2150, 2140, 2130, 2120, 2110, 2100, 2090, 2080, 2070, 2060, 2050, 2040, 2030, 2020, 2010, 2000, 1990, 1980, 1970, 1960, 1950, 1940, 1930, 1920, 1910, 1900, 1890, 1880, 1870, 1860, 1850, 1840, 1830, 1820, 1810, 1800, 1790, 1780, 1770, 1760, 1750, 1740, 1730, 1720, 1710, 1700, 1690, 1680, 1670, 1660, 1650, 1640, 1630, 1620, 1610, 1600, 1590, 1580, 1570, 1560, 1550, 1540, 1530, 1520, 1510, 1500, 1490, 1480, 1470, 1460, 1450, 1440, 1430, 1420, 1410, 1400, 1390, 1380, 1370, 1360, 1350, 1340, 1330, 1320, 1310, 1300, 1290, 1280, 1270, 1260, 1250, 1240, 1230, 1220, 1210, 1200, 1190, 1180, 1170, 1160, 1150, 1140, 1130, 1120, 1110, 1100, 1090, 1080, 1070, 1060, 1050, 1040, 1030, 1020, 1010, 1000, 990, 980, 970, 960, 950, 940, 930, 920, 910, 900, 890, 880, 870, 860, 850, 840, 830, 820, 810, 800, 790, 780, 770, 760, 750, 740, 730, 720, 710, 700, 690, 680, 670, 660, 650, 640, 630, 620, 610, 600, 590, 580, 570, 560, 550, 540, 530, 520, 510, 500, 490, 480, 470, 460, 450, 440, 430, 420, 410, 400, 390, 380, 370, 360, 350, 340, 330, 320, 310, 300, 290, 280, 270, 260, 250, 240, 230, 220, 210, 200, 190, 180, 170, 160, 150, 140, 130, 120, 110, 100, 90, 80, 70, 60, 50, 40, 30, 20, 10, 0. The concession area is outlined in yellow. A red dashed line outlines a specific area within the concession. The area is divided into several lots, some of which are outlined in red. Lot numbers are visible: 6670, 6645, 6630, 6620, 6610, 6600, 6590, 6580, 6570, 6560, 6550, 6540, 6530, 6520, 6510, 6500, 6490, 6480, 6470, 6

A large, weathered wooden barn with a steep roof, surrounded by tall grass and bare trees under a cloudy sky. The barn is constructed of vertical wooden planks, many of which are aged and discolored. The roof is made of dark, possibly metal, shingles. The barn is situated in a field of tall, dry grass. In the background, there are several bare trees and a small evergreen on the left. The sky is filled with soft, white clouds.

[illegible]



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): Bev Bridgeman Dianne Whetham

Address: 6645^{1st} Concession

City: Puslinch

Postal Code: N2B 2T0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

Applicant (Agent) Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

Sumo

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

NONE

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

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

Municipal address: 6645 15th concession

Concession: gore concession Lot: 7

Registered Plan Number: _____

Area: _____ ha Depth: _____ m Frontage: _____ m
_____ ac _____ ft _____ ft

Width of road allowance (if known): 15th concession

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).

3,139 m²s Required 90m set Back
and we are asking for 65m setback
from the barn

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

The lot is as close to the wetlands
as the G.R.C.A. will allow us to go
The barn is not being used for animals
or intended to be. It is an old wooden barn
I want to keep it for sentimental reasons.

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

Official Plan Designation: Secondary ag and greenlands A+B

Zoning Designation: ag and natural environment

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

☐

Other: ☐ (please specify below)

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

1st Concession

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.

X

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)

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

12. What is the existing use of:

The subject property? Res and farming

The abutting properties? Res and farming

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

| Building Details: | 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: 1940^s

Date of construction of buildings property: 1800^s

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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | |
| Zoning By-Law Amendment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | |
| Plan of Subdivision | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | |
| Consent (Severance) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | |
| Site Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | |
| Minor Variance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | |



MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Jameson Pickard – County of Wellington
Nancy Shoemaker
Jeff Buisman
Robert Milburn
Kathy White
Mike Henley
Brian Fitzpatrick
Dave Wright

1 - 5. COMMITTEE OF ADJUSTMENT

- None

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

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

7. DISCLOSURE OF PECUNIARY INTEREST

- Dennis O'Connor declared pecuniary interest for severance applications B137/17 and B138/17

8. APPROVAL OF MINUTES

Moved by Dan Kennedy, Seconded by Dianne Paron

- That the minutes of the November 14th, 2017 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

11(a) Severance Application B137/17 (D10/MAR) – David & Denise Marshall & Lynn Poore, Part Lot 10, Concession 3, municipally known as 4610 Sideroad 10 N

Proposed severance is 1.716 hectares with 148.34m frontage (Part 1 on sketch), vacant land for proposed rural residential use. Retained parcel is 1.094 hectares with

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

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

- No comments

CARRIED

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

Proposed lot line adjustment is 15m x 152.4m = 0.229 hectares (Part 2 on sketch), vacant land to be added to abutting rural residential lot - Lynn & Kevin Poore. Retained parcel is 0.865 hectares with 85.56m frontage, existing and proposed rural residential use with existing dwelling and swimming pool (Part 3 on sketch).

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

- No comments

CARRIED

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

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

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

- No comments

CARRIED

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

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

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

- Note the County is to review MDS calculation for the horse barn

CARRIED

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

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

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

- Zone Amendment to permit the stand-alone commercial use on the retained lands is required

CARRIED

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

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

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

- Note the application is subject to GRCA approval

CARRIED

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

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

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

- Note the application is subject to GRCA approval and MDS requirements are to be satisfied

CARRIED

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

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

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

- Township Fire Comments required regarding grade of driveway
- Minor Variance required to permit 10 m frontage on the severed lands

CARRIED

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

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

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

- No comments

CARRIED

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

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

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

- County to condition "the bank barn to be removed" to meet MDS requirements.

CARRIED

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

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

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

- No comments

CARRIED

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

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

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

- Township condition required to ensure legal drainage outlet for the remnant TransX lands is maintained
- Consider if unique terrain justifies varied property line.
- Municipal drain and maintenance zone is to be shown on the severance plan

CARRIED

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

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

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

- No comments

CARRIED

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

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

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

- No comments
- Application subject to GRCA approval

CARRIED

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

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

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

- No comments
- Clarify #14 on the application

CARRIED

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

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

Moved by Dianne Paron, Seconded by Dan Kennedy that the following comments be

forwarded to the County of Wellington Land Division Committee:

- No comments
- Subject to GRCA comments

CARRIED

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

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

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

- No comments
- Subject to GRCA comments

CARRIED

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

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

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

- Minor variance required for reduced frontage on retained lands (note the shorter frontage on a corner lot is considered the front yard)
- County is to be satisfied the application meets MDS requirements

CARRIED

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

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

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

- No comments

CARRIED

12. OTHER MATTERS

12(a) 2018 Operating Budget attached for information purposes

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting January 9th 2018 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Dennis O'Connor and Seconded by Dan Kennedy,

- That the Planning & Development Advisory Committee adjourns at 8:30 p.m.

CARRIED

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

December 8, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 28, 2017

FILE NO. B164/17

APPLICANT

Brian Crawley
6890 Concession 4
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 16
Concession 4

Proposed severance 0.48 hectares with 51.13m frontage, agricultural use for proposed rural residential use.

Retained parcel is 26.86 hectares with 361.86m frontage, existing and proposed agricultural use with existing 2 barns, 4 silos, 2 quonset huts, a metal clad building and a frame building.

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

January 17, 2018

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

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

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

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

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

MAILED TO:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: NW 28/17
File No. 2164/17
Accepted as Complete on: NW 28/17

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

2. (a) Name of Registered Owner(s) Brian Frederick Crawley

Address 6890 Concession 4
Puslinch, Ontario N0B 2J0

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

Phone No. _____ Email: _____

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

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

OR

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

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

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

Local Municipality: Township of Puslinch

Concession 4 Lot No. Pt. Lot 16

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. Part 1

Civic Address 6895 Forestell Road

(b) When was property acquired: February 7, 2000 Registered Instrument No. LT26521
May 16, 2017 WC503560

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

Frontage/Width 51.13 m AREA 0.48 ha

Depth 91.5 m ± Existing Use(s) vacant agricultural land

Existing Buildings or structures: None

Proposed Uses (s): Rural residential dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify): _____

6.

Description of **Land** intended to be **RETAINED**: **PART 2**

Metric ☒ Imperial ☐

Frontage/Width

361.86 m (Forestell Road)

189 m (Concession Road 4)

172.66 (Wellington Road 35)

AREA

26.86 ha

Depth

1023.9 m

Existing Use(s)

vacant land with barns used for storage of

Existing Buildings or structures:

2 barns, 4 silos, 2 quonset huts, a metal clad building & a frame building

Proposed Uses (s):

Same as above

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☐ Other (Specify):

7.

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

YES ☒ NO ☐

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

8.

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

YES ☐ NO ☒

9.

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

YES ☐ NO ☒

10.

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

YES ☐ NO ☒

11.

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

YES ☐ NO ☒

12.

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

YES ☐ NO ☒

13.

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

YES ☐ NO ☒

14.

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

YES ☐ NO ☒

15.

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

YES ☐ NO ☒

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised May 2017

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

Secondary Agricultural (under County OP)

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

Secondary Agricultural

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

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

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

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

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

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

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

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.
Mortgage with Bank of Montreal, 78 St. George’s Square, Guelph, Ontario N1H 6K9

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: Idle farmland with buildings used for hay storage

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

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

| | | | | |
|-----------------|--------------|-------------|--------------------------|-----------------------------------|
| Severed None | Width | Length | Area | Use |
| | Width | Length | Area | Use |
| Retained | Width | Length | Area 730 m ² | Use unoccupied barn used for hay |
| | Width | Length | Area 1470 m ² | Use unoccupied barn used for hay |
| | Width 15 m | Length 30 m | Area 450 m ² | Use Quonset hut |
| | Width 12 m | Length 45 m | Area 540 m ² | Use Quonset hut |
| | Width 12 m ± | Length 40 m | Area 485 m ² | Use frame building - storage |
| | Width 9 m | Length 19 m | Area 171 m ² | Use metal clad building - storage |

33. Manure Storage Facilities on these lands: None

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

November 27, 2017

Project: 17-14-416

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– 6895 Forestell Road
Part of Lot 16, Concession 4, Township of Puslinch

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$1,050.00 payable to the County of Wellington to cover the County's application fee. I have not included a cheque for the GRCA as this block is outside any regulated lands.

The owner of this property is Brian Frederick Crawley. He acquired this property through an estate settlement. A copy of the PIN is included to show the survivorship and estate transfers, as well as the deeds.

This application will result in the creation of 1 new lot along Wellington Road 35.

Also enclosed is a completed Drinking Water Source Protection Screening Form and MDS calculations for 3 barns within 500 metres of the property. Two of these barns are unoccupied.

I have contacted the Township of Puslinch regarding the preparation of a circulation list and they will be forwarding this information directly to you.

Finally I have attached 8 copies of the sketch, plus a reduction to 11 x 17 of same.

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

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

[Redacted signature block]

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

Attachments

Copy: Brian Frederick Crawley

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

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

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

35. Source Water Protection Plan

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

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

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

YES [X] NO []

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

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

NOTES:

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

Description:

Application Date: Monday, November 27, 2017

Municipal File Number:

Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land UseApplicant Contact Information
Brian CrawleyLocation of Subject Lands
County of Wellington, Township of Puslinch
PUSLINCH, Concession: 4, Lot: 16Roll Number: 23010000001023050000 [i](#)

Calculation Name: Farm 1

Description:

Farm Contact Information

BRIAN CRAWLEY

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch

PUSLINCH, Concession: 4, Lot: 16

Roll Number: 2301 [i](#)

Total Lot Size: 27.32 ha

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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|------------------------------|-------------------------|------------------------------|-------------------------------|
| Solid | Unoccupied Livestock Barn, - | 2,200 m ² | 110.0 | 2,200 m ² |

Existing Manure Storage: No storage required (manure is stored for less than 14 days)

Design Capacity (NU): 110.0

Potential Design Capacity (NU): 330.0

| | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|--|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance 'F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 1.0 | X 479.54 | X 0.7 | X 1.1 | = 369 m (1211 ft) | 373 m (1224 ft) |

Storage Base Distance 'S'
(minimum distance from manure storage)

No storage present



The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Preparer Information

Nancy Shoemaker

Email: [REDACTED]

Signature of Preparer: [REDACTED]
Nancy Shoemaker

Date: November 27 2017

NOTE TO THE USER:

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

Description:
Application Date: Monday, November 27, 2017

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

Applicant Contact Information

ONE VALUE LTD.

Location of Subject Lands

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 4, Lot: 15
Roll Number: 2301000001020000000

Calculation Name: *Farm 1*
Description:
Farm Contact Information

One Value Ltd.

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: , Lot:
Roll Number: 2301000001020000000
Total Lot Size: 38.75 ha

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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|------------------------------|-------------------------|------------------------------|-------------------------------|
| Solid | Unoccupied Livestock Barn, - | 400 m ² | 20.0 | 400 m ² |

Existing Manure Storage: No storage required (manure is stored for less than 14 days)

Design Capacity (NU): 20.0

Potential Design Capacity (NU): 40.0

| | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|--|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance 'F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 1.0 | X | 240 | X | 0.7 | X |
| | | | | 1.1 | |
| | | | | = | |
| | | | | 185 m (606 ft) | 308 m (1010 ft) |

Storage Base Distance 'S'
(minimum distance from manure storage)

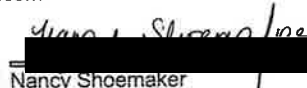
No storage present

! The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Preparer Information

Nancy Shoemaker

Email: nancy@bsrd.com

Signature of Preparer:

Nancy Shoemaker

Date:

November 27 2017

NOTE TO THE USER:

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

Description:

Application Date: Monday, November 27, 2017

Municipal File Number:

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

Applicant Contact Information

Brian Crawley

Location of Subject Lands

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 4, Lot: 16Roll Number: 23010000001005020000 iCalculation Name: **Farm 1**

Description:

Farm Contact Information

BRIAN CRAWLEY

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 4, Lot: 16Roll Number: 23010000001005020000 i

Total Lot Size: 10.95 ha

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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|--------------------------|-------------------------|------------------------------|-------------------------------|
| Solid | Chickens, Broilers | 0 m ² | 0.0 | Unavailable |
| Solid | Chickens, Broilers | 18,000 m ² | 725.8 | 18,000 m ² |

Existing Manure Storage: V2. Solid, outside, covered

Design Capacity (NU): 725.8

Potential Design Capacity (NU): 725.8


| | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|--|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance 'F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 0.7 | X 631.87 | X 0.7 | X 1.1 | = 341 m (1117 ft) | 465 m (1526 ft) |

| | |
|---|---------------------------------------|
| Storage Base Distance 'S' (minimum distance from manure storage) | (actual distance from manure storage) |
| 341 m (1117 ft) | 450 m (1476 ft) |

Preparer Information

Nancy Shoemaker

Email: nancy@bsrd.com

Signature of Preparer: 

Nancy Shoemaker

Date: Nov. 27, 2017

NOTE TO THE USER:

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Jana Poechman

From: Emily Vandermeulen [REDACTED]
Sent: Thursday, November 30, 2017 3:34 PM
To: Jana Poechman
Subject: Screening Form B164/17
Attachments: WHPA Map 6890 Concession Rd.pdf

Hi Jana,

Thank you for your email. I have reviewed the above referenced severance application. This property is located in WHPA C and Vulnerability score 2,4,6 in the Grand River Source Protection Plan, however, based on the activities proposed (ie no new or replacement septic, no fuel, chemical, waste handling, no agricultural activities) it is subject to a residential exemption and does not require a Section 59 notice under the Clean Water Act.

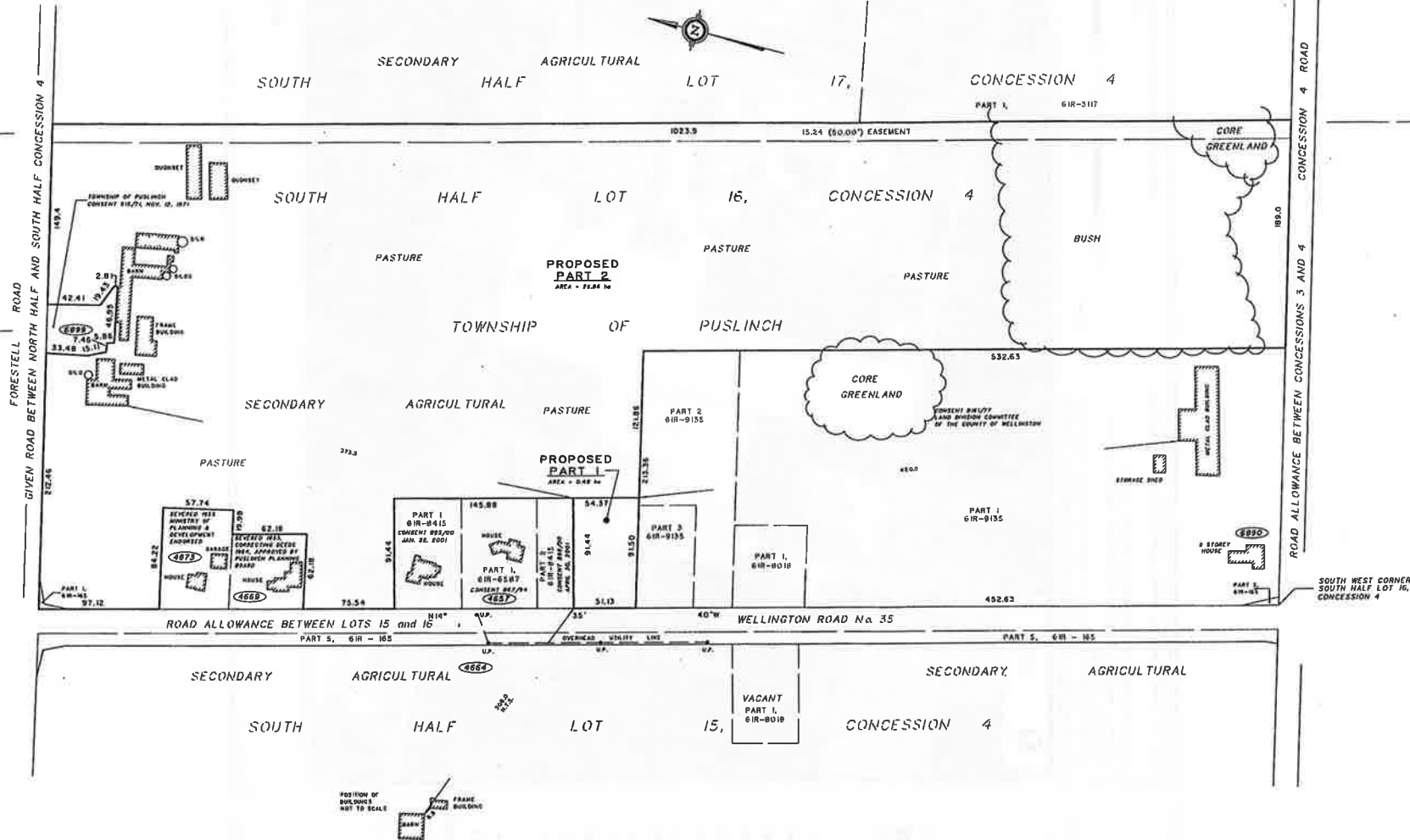
I have attached a map showing the property and well head protection areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
[REDACTED] | [REDACTED] | www.wellingtonwater.ca
Toll free: 1.844.383.9800

NORTH HALF LOT 16, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF PUSLINCH
now CITY OF GUELPH



SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 2000

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

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

NOTES:

1. LOT DIMENSIONS ARE DERIVED FROM OFFICE RECORDS AND HAVE NOT BEEN VERIFIED BY SURVEY.

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

HEATH A. JELINE
DATELINE LAND SURVEYER

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSRD Ontario Land Surveyors
Urban and Rural Planners
a wholly owned subsidiary of 10 Acres Ltd.

351 Sparrow Avenue West
Guelph, Ontario N1H 1C5
TEL: (519) 822-4031
FAX: (519) 822-1220

DATE: NOVEMBER 27, 2017 MLH PROJECT 17-14-416-00

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

December 8, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 28, 2017

FILE NO. B166/17

APPLICANT

Gaetano & Maria Di Nardo
 4696 Nassagawega-Puslinch Townline
 RR#1
 Moffat ON L0P 1J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 12
 Concession 11

Proposed severance is 50m fr x 114m = 0.57 hectares, vacant land for proposed rural residential use.

Retained parcel is 6.3 hectares with 211.53m frontage, existing and proposed rural residential use with existing house & garage.

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

January 17, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Neighbouring Municipality – Town of Milton Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: Nov 28/17File No. 3166/17Accepted as Complete on: Nov 28/17A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) Geetano Di Nardo and Mario Di NardoAddress 4696 Nassagawaga - Puslinch Town Line, RR# 1
MoffatPhone No. [REDACTED] Email: [REDACTED](b) Name and Address of Applicant (as authorized by Owner) As BelowPhone No. [REDACTED] Email: [REDACTED](c) Name and Address of Owner's Authorized Agent: BSRAD Limited(Kerry Hollis) 257 Woodlawn Road West Unit 101
Guelph N1H 8J1Phone No. [REDACTED] Email: [REDACTED](d) All Communication to be directed to:REGISTERED OWNER ☒ APPLICANT ☐ AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐ APPLICANT ☐ AGENT ☒

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

RURAL RESIDENTIAL ☒ AGRICULTURAL ☐ URBAN RESIDENTIAL ☐ COMMERCIAL/INDUSTRIAL ☐Severance, as allocated off secondary agricultural land.
OR
EASEMENT ☐ RIGHT OF WAY ☐ CORRECTION OF TITLE ☐ LEASE ☐

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

Unknown.

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

Local Municipality: Township of Puslinch
Concession 11 Lot No. Pt. 12
Registered Plan No. - Lot No. -
Reference Plan No. - Part No. -
Civic Address 4696 Nassagawaga - Puslinch Town line

(b) When was property acquired: Sept. 27, 1977 Registered Instrument No. 193372

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 50.00 AREA 0.570
Depth 114 Existing Use(s) Rural Residential
Existing Buildings or structures: None
Proposed Uses (s): Rural Residential

Type of access (Check appropriate space)

Existing ☐

Proposed ☒

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

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

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

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

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

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

Metric ☒

Imperial ☐

Frontage/Width 211.53

AREA 6.3 ha

Depth 269.26 m

Existing Use(s) Rural Residential

Existing Buildings or structures: House and Garage

Proposed Uses (s): Rural Residential

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify):

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

35. Source Water Protection Plan

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

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

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

YES [☒] NO []

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

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

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.

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)

See below

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

Secondary Agricultural, Greenlands + Core Greenlands

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

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

28. What is the zoning of the subject lands? Natural Environment and Agricultural

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

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

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

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

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

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: N/A

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

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

Severed Width Length Area Use

Width Length Area Use

Retained Width 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 [] | |

Jana Poechman

From: Emily Vandermeulen <[REDACTED]>
Sent: Friday, December 1, 2017 9:36 AM
To: Jana Poechman
Cc: SourceWater
Subject: Screening Form - B166/17
Attachments: WHPA Map - 4696 Nassagaweya - Puslinch Townline.pdf

Hi Jana,

Thank you for your email. I have reviewed the above referenced severance application. This property is located in WHPA B and Vulnerability score 2,4,6,8 in the Grand River Source Protection Plan, however, based on the activities proposed (ie no new or replacement septic, no fuel, chemical, waste handling, no agricultural activities) it is subject to a residential exemption and does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the property and well head protection areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
[REDACTED] | [REDACTED] www.wellingtonwater.ca
Toll free: 1.844.383.9800

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

December 8, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 29, 2017

FILE NO. B169/17

APPLICANT

Jeffrey Born & Vicki Dickson
4614 Concession 14
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 15
Concession 10

Proposed severance is 68m fr x 68m = 0.5 hectares, agricultural land for proposed rural residential use.

Retained parcel is 22.0 hectares with 156m frontage, existing and proposed agricultural and rural residential use with existing dwelling and barn.

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

January 17, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: NW 29/17File No. 2169/17Accepted as Complete on: NW 29/17**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Jeffrey Gordon BORN & Vicki Marguerite DICKSONAddress 4614 Concession 14, Puslinch, ON, N0B 2J0

Phone No. [REDACTED] [REDACTED]

[REDACTED] (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] [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for rural residential purposesOR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 15

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-5385

Part No. 2

Save and Except Parts 1, 2, 3, 61R-8472

Civic Address 4614 Concession 11

(b) When was property acquired: July 2014

Registered Instrument No. WC407328

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 68 ±

AREA

0.5 ha ±

Depth 68 ±

Existing Use(s)

Agricultural – Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

Type of access (Check appropriate space)

Existing ☐

Proposed ☒

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

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

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

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

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

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

Imperial []

22.0 ha ±

Agricultural & Rural Residential

Proposed Uses (s): No Change

Proposed []

☐ Other

☐ Other

☐ Other (Specify):

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

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

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

Name of Rail Line Company: Guelph Junction Railway

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Secondary Agricultural & Core Greenlands

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

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

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

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

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

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

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

Mortgage as in Instrument No. WC407329 with The Bank of Nova Scotia, located at 15 Clair Road West, Guelph, ON, N1L 0A6; Subject to Easement as in INST. No. IS12350

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

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

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

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

| | | | | | |
|----------|------------|-------------|-------------|-----|------|
| Severed | Width | Length | Area | Use | |
| | Width | Length | Area | Use | |
| Retained | Width 14±m | Length 27±m | Area 378±m² | Use | Barn |
| | Width | Length | Area | Use | |

33. Manure Storage Facilities on these lands: None

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



LAND SURVEYORS and ENGINEERS

November 29, 2017

24499-17

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Severance Application & Sketch
4614 Concession 11
Part of Lot 15, Concession 10
PIN 71188-0121
Township of Puslinch**

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

Proposal:

The proposal is to create a new rural residential parcel along Maltby Road East with a frontage of 68±m, depth of 68±m and an area of 0.5±ha. The proposed severed parcel is currently vacant land with some bush and trees. The retained parcel will have an area of 22.0±ha where the existing dwelling and barn will remain.

The southwest property line of the severed parcel borders the Core Greenlands and Natural Environment area. We expect that some environmental work or a tree protection plan will be required by the GRCA and Aboud and Associates is currently completing the Terms of Reference for a Scoped EIS. Once complete, Aboud will send the Terms of Reference to the GRCA for review.

We acknowledge that the owners, Jeff Born and Vicki Dickson, have not owned the property for the full 5 years. Ownership has been 3.5 years. The application is being submitted now in light of the pending policy changes being implemented by the Province. Jeff and Vicki have been residents of Puslinch for many years and this severance is a natural fit and will conform well with the neighbouring rural residential parcels.

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

- The severed lands are designated Secondary Agricultural
- Ownership is 3.5 years
- No severance since March 2005
- Safe entrance is available
- Adequate space for new dwelling and septic
- Any potential environmental impacts will be addressed by the pending EIS
- MDS requirements are met
- Zoning requirements are met

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

Very truly yours,
Van Harten Surveying Inc.

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

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

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

Description: Born Barn

Application Date: Thursday, March 09, 2017


Municipal File Number:

Proposed Application: Lot creation that results in a cluster of four, or more, non-agricultural use lots in immediate proximity to one another
Type B Land Use

Applicant Contact Information

Jeff Born
4614 Concession 11
Puslinch, ON, Canada N0B 2J0
Phone #1: 519-
[REDACTED]

Location of Subject Lands


County of Wellington, Township of Puslinch
PUSLINCH, Concession: 4, Lot: 15Roll Number: 2301 Calculation Name: **Farm 1**

Description: Born Barn

Farm Contact Information

Jeff Born
4614 Concession 11
Puslinch, ON, Canada N0B 2J0
[REDACTED]

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 10, Lot: 15Roll Number: 2301 

Total Lot Size: 22 ha

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

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

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

Design Capacity (NU): 5.0

Potential Design Capacity (NU): 5.0

| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance 'F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
|--|--------------------|---------------------------|------------------------------------|--|---------------------------------------|
| 0.7 | X | 150 | X | 0.7 | X |
| | | | | 2.2 | = |
| | | | | 162 m (531 ft) | TBD |
| Storage Base Distance 'S' | | | | | |
| (minimum distance from manure storage) (actual distance from manure storage) | | | | | |
| | | | | 162 m (531 ft) | TBD |

Preparer Information

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

NOTE TO THE USER:

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



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:

Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Owner of Livestock Facility

Jeff Born

Telephone

Municipality

Civic Address

Lot

Concession

DIV

Tillable Hectares/Acres* on the lot where the

facility is located

22 hectares

acres

Date March 7, 2017

Permanent Manure or Material Storage Types

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

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

BARN(S) SIZE:

____ (ft² / m²)
____ (ft² / m²)
____ (ft² / m²)

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

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

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

*see terms defined on reverse side of page

Jana Poechman

From: Emily Vandermeulen [REDACTED]
Sent: Thursday, November 30, 2017 3:35 PM
To: Jana Poechman
Subject: Screening Form - B169/17
Attachments: WHPA Map 4614 Concession 11.pdf

Hi Jana,

Thank you for your email. I have reviewed the above referenced severance. This property is located in WHPA C & D and Vulnerability score 2,4,6 in the Grand River Source Protection Plan, however, based on the activities proposed (ie no new or replacement septic, no fuel, chemical, waste handling, no agricultural activities) it is subject to a residential exemption and does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and well head protection areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
[REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | www.wellingtonwater.ca
Toll free: 1.844.383.9800



Legend

Roads

- Local Road
- County Road
- Highway

Railways

Waterbodies

Watercourses

Urban Centres and Hamlets

Municipalities

Well Locations

Wellhead Protection Area Boundaries

- A
- B
- C
- D

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 8 (D)

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under license with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2016

Notes

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

December 8, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 30, 2017

FILE NO. B171/17

APPLICANT

Inglis Berry
 c/o Paul Berry
 50 Watson Road S
 Guelph ON N1L 1E2

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 1
 Concession 10

Proposed severance is 60m fr x 100m = 0.6 hectares, agricultural use for proposed rural residential use.

Retained parcel is 38.7 hectares with 935m frontage, existing and proposed agricultural and rural residential use with existing dwelling & barn.

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

January 17, 2018

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.

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MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

City of Guelph Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: Nov 30/17File No. B171/17
Accepted as Complete on: Nov 30/17**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Inglis BERRY c/o Paul BerryAddress 50 Watson Road South, Guelph, ON, N1L 1E2

Phone No. [REDACTED] [REDACTED] nmetal [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone [REDACTED] [REDACTED] [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for rural residential purposesOR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 10 Lot No. Part of Lot 1

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-7006 Part No. 1 & 4

Civic Address 7737 Stone Road East

(b) When was property acquired: April 1996 (estate transfer) Registered Instrument No. RO747980
Original purchase early 1980's

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

Frontage/Width 60 ± AREA 0.6 ha ±

Depth 100 ± Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

278 / 08 ±

AREA

38.7 ha ±

Depth

1021 ±

Existing Use(s)

Rural dwelling, forest, agricultural

Existing Buildings or structures: Dwelling & Barn

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? Guelph Airport YES [X] 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 [X]

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Secondary Agricultural, Prime Agricultural, Greenlands and Core Greenlands

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

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

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

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

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

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

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

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

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

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

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

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

| | | | | |
|-----------------|-------------------|--------------------|-------------------------------|-----------------|
| <u>Severed</u> | Width | Length | Area | Use |
| | Width | Length | Area | Use |
| <u>Retained</u> | Width 25±m | Length 16±m | Area 400±m² | Use Barn |
| | Width | Length | Area | Use |

33. Manure Storage Facilities on these lands: **None**

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



LAND SURVEYORS and ENGINEERS

November 29, 2017

25364-17



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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application & Sketch
7737 Stone Road East
Part of Lot 1, Concession 10
Parts 1 & 4, 61R-7006
PIN 71184-0043
Township of Puslinch

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

Proposal:

The proposal is to create a new rural residential parcel along Stone Road East with a frontage of 60±m, depth of 100±m and an area of 0.6±ha. The retained parcel will have an area of 38.7±ha where the existing dwelling and barn will remain.

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

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

The remainder of the retained parcel has an Official Plan designation of Prime Agricultural, Core Greenlands and Greenlands.

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 Inglis Berry c/o Paul Berry

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

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

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

Description:

Application Date: Wednesday, November 29, 2017


Municipal File Number:

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

Applicant Contact Information

Inglis Berry
7737 Stone Road
Puslinch, ON, Canada

Location of Subject Lands


County of Wellington, Township of Puslinch
PUSLINCH, Concession: 10, Lot: 1Roll Number: 2301 Calculation Name: **Barn 1**

Description: Berry Barn

Farm Contact Information

Inglis Berry
7737 Stone Road
Puslinch, ON, Canada

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 10, Lot: 1Roll Number: 2301 

Total Lot Size: 43 ha

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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|---|-------------------------|------------------------------|-------------------------------|
| Solid | Beef, Cows, including calves to weaning (all breeds), Confinement [Livestock barn is currently unoccupied] | 25 | 25.0 | 232 m ² |

Existing Manure Storage: No storage required (manure is stored for less than 14 days)

Design Capacity (NU): 25.0

Potential Design Capacity (NU): 50.0

| | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|--|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance 'F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 0.7 | X | 260 | X | 0.7 | X |
| | | | | 1.1 | = |
| | | | | 140 m (460 ft) | TBD |

Storage Base Distance 'S'
(minimum distance from manure storage)

No storage present

Preparer Information

Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3Signature of Preparer: _____
Hailey Keast

Date: _____

NOTE TO THE USER:

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



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

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

Owner(s) of Livestock Facility Inglis Berry

Contact Information

Email _____ Telephone _____
Civic Address 7737 Stone Road Municipality _____
Lot 1 Concession 10 Division Ruskin
Lot Size (where livestock facility is located) 43.3 hectares _____ acres _____

_____ Date _____

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

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Barn Used For Weddings; Not used for Animals for 20 Years

| Animal Type of Material | Description | Housing Capacity (maximum) | Manure Storage Type (select from list) |
|-------------------------|--|----------------------------|--|
| Beef Cattle | Cows, including calves to weaning (all breeds) | 25 | |
| | Feeders (7 – 16 months) | | |
| | Backgrounders (7 – 12.5 months) | | |
| | Shortkeepers (12.5 – 17.5 months) | | |
| Dairy Cattle | Milking-age cows (dry or milking) | | |
| | Large-framed; 545 – 658 kg (e.g. Holsteins) | | |
| | Medium-framed; 455 – 545 kg (e.g. Guernseys) | | |
| | Small-framed; 364 – 455 kg (e.g. Jerseys) | | |
| | Hieifers (5 months to freshening) | | |
| | Large-framed; 182 – 545 kg (e.g. Holsteins) | | |
| | Medium-framed; 148 – 455 kg (e.g. Guernseys) | | |
| | Small-framed; 125 – 364 kg (e.g. Jerseys) | | |
| | Calves (0 – 5 months) | | |
| | Large-framed; 45 – 182 kg (e.g. Holsteins) | | |
| | Medium-framed; 39 – 148 kg (e.g. Guernseys) | | |
| | Small-framed; 30 – 125 kg (e.g. Jerseys) | | |
| Horses | Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring) | | |
| | Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring) | | |
| | Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring) | | |

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

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

QUESTIONS?
PLEASE CONTACT

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

Linda Redmond, Senior Planner

F lindar@wellington.ca
[Redacted]
[Redacted]

Sarah Wilhelm, Senior Planner

F sarahw@wellington.ca
[Redacted]
[Redacted]

GUELPH WASTE
RESOURCE
INNOVATION
CENTRE

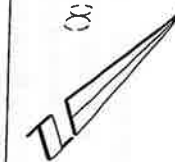
GUELPH
AIRPORT

LOT 6

LOT 7

LOT 8

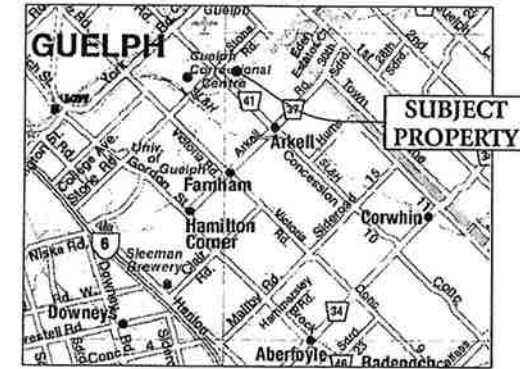
CONCESSION 1, DIVISION 'C'
GEOGRAPHIC TOWNSHIP OF GUELPH
CITY OF GUELPH



**SEVERANCE SKETCH
PART OF LOT 1, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 4000
0 40 80 160 240 meters
VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

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



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 25364-17

Nov 30, 2017-10:09am
G:\PUSLINCH\Con10\LOT 1\CAD\SEV PT LT 1 (BERRY) UTM.dwg

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

JEFFREY L. BUISMAN
ONTARIO LAND SURVEYOR

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT
O.P. : GREENLANDS
ZONING: AGRICULTURAL

LOT 5
CONCESSION 1

② PIN 71236-0110

20.12m WIDE

CITY OF GUELPH
CORPORATION
BOUNDARY

③ PIN 71355-0015

④ PIN 71355-0069

⑤ PIN 71355-0070

⑥ PIN 71355-0014

850±
N.T.S.

⑦ PIN 71355-0104

⑧ PIN 71355-0074

⑨ PIN 71355-0072

PIN 71355-0002 ROAD ALLOWANCE BETWEEN TOWNSHIPS OF GUELPH AND PUSLINCH

STONE ROAD EAST

20.12m WIDE

PLAN 571

⑬ PIN 71185-0196

⑭ PIN 71185-0029

⑮ PIN 71185-0030

GLENHOLM DRIVE

⑯ PIN 71185-0035

⑰ PIN 71185-0036

ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10
WATSON ROAD SOUTH
PIN 71184-0001

14±

67±

33±

60±

100±

100±

60±

60±

69±

179±

51±

30±

236±

12±

125±

780±

LANDS TO BE
SEVERED
AREA=0.6±ha

① PIN 71184-0043
PART 1 & 4, 61R-7006

O.P. : PRIME AGRICULTURAL
ZONING: AGRICULTURAL

CONCESSION 10

ZONING: AGRICULTURAL
⑩ PIN 71184-0010

O.P. : GREENLANDS

BARN; NO ANIMALS.
USED FOR SOCIAL
FUNCTIONS SUCH AS
WEDDINGS

DWELLING
#7737

LANDS TO BE
RETAINED
AREA=38.7±ha

⑩

408±

GEOGRAPHIC

TOWNSHIP OF PUSLINCH
LOT 2, CONCESSION 10

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

December 8, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 30, 2017

FILE NO. B172/17

APPLICANT

J.A. Leuthard Limited, Hans-Erich Fiscer
 Anna Regli, Wai Wong
 c/o Joe Leuthard
 995 Westpoint Drive
 Kelowna BC V1W 4Z9

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 19
 Concession 4

Proposed severance is 60m fr x 100m = 0.60 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 23.7 hectares with 319m frontage, existing and proposed agricultural use.

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

January 17, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Neighbouring Municipality – City of Guelph Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
Fee Received: Nov 30/17File No. B172/17Accepted as Complete on: Nov 30/17**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) J.A. Leuthard Limited, Hans-Erich FISCER, Anna REGLI, Wai Gwen Lee WONG c/o Joe LeuthardAddress 995 Westpoint Drive, Kelowna, BC, V1W 4Z9

Phone No. [REDACTED] [REDACTED]

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

Phone No. _____ Email: _____

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

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

Phone No. [REDACTED] [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for rural residential purposesOR

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

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

Future owner is not known

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

Local Municipality: **Township of Puslinch**

Concession 4

Lot No. **Part of Lot 19**

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address **6931 Forestell Road**

(b) When was property acquired: November 1985 Registered Instrument No. ROS518187

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width **60 ±**

AREA

0.6 ha ±

Depth 100 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: **None**

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

[] Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

[] Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 319 ±

AREA

23.7 ha ±

Depth 640 ±

Existing Use(s)

Forest, Agricultural

Existing Buildings or structures: NONE

Proposed Uses (s):

No Change; Possibly a residence or farm

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]
- *If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.
27. a) What is the existing **Local Official Plan** designation(s) of the subject land? (severed and retained)

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

Secondary Agricultural, Greenlands and Core Greenlands

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

28. What is the zoning of the subject lands? **Agricultural (A) and Natural Environment Zone**
29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []
- If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____
- b) has an application been made for a minor variance?
YES [] NO [] File Number _____
30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]

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

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

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

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

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

33. **Manure Storage Facilities** on these lands: **None**

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



LAND SURVEYORS and ENGINEERS

November 29, 2017
25358-17

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application & Sketch
6931 Forestell Road
Part of Lot 19, Concession 4
PIN 71200-0027
Township of Puslinch

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

Proposal:

The proposal is to create a new rural residential parcel along Forestell Road with a frontage of 60±m, depth of 100±m and an area of 0.6±ha. The retained parcel will have an area of 23.7±ha where the existing dwelling and barn will remain. Both parcels are vacant.

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

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

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

Very truly yours,

Van Harten Surveying Inc.

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

cc Joe Leuthard

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

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

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

Jana Poechman

From: [REDACTED]
Sent: Monday, December 4, 2017 10:00 AM
To: Jana Poechman
Subject: RE: Screening Form - B172/17
Attachments: WHPA Map - 6963 Forestell Rd.pdf

Thank you for your email. I have reviewed the above referenced Severance application. This property is located in WHPA C and Vulnerability score 2,4,6 in the Grand River Source Protection Plan, however, based on the activities proposed (ie no new or replacement septic, no fuel, chemical, waste handling, no agricultural activities) it is subject to a residential exemption and does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and well head protection areas for your reference.

It is noted that the property is creating a transport pathway. The creation of a transport pathway has been documented and will be reported to the pertinent Source Protection Authority as required by the *Clean Water Act*. This reporting will be completed by the Risk Management Official on behalf of the municipality.

From: Jana Poechman [mailto:[REDACTED]]
Sent: Friday, December 01, 2017 11:05 AM
To: Kyle Davis <[REDACTED]>; [REDACTED]
Cc: SourceWater [REDACTED]
Subject: Screening Form - B172/17

This application is within WHPA C. For circulation December 8th.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
[REDACTED]
[REDACTED]
W www.wellington.ca

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This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.



2. 4. 6 (A, B)



THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2016

Notes

BLOCK 4, 61M--176

PIN 71200 - 0187 (LT)

①

BLOCK 5, 61M--176

PIN 71200 - 0188 (LT)

②

BLOCK 15, 61M--176

PIN 71200 - 0198 (LT)

③

BLOCK 5, 61M--176

INDUSTRIAL

PIN 71200 - 0188 (LT)

④

PIN 71200 - 0012 (LT)

(20.12m WIDE) TRAVELLED ROAD KNOWN AS FORESTELL ROAD

60±
PROPOSED DRIVEWAY

AGRICULTURAL
#6391

319±

AGRICULTURE

DWELLING
#6981

LANDS TO BE SEVERED
AREA=0.60±ha

DWELLING
#6951

ZONING

19,

⑤

0.027

LOT

O.P.

PIN 71200

LANDS TO BE RETAINED
AREA=23.7±ha

CONCESSION

⑥

0.031

PIN 71200

CONCESSION

528±

CONCESSION

DISTANCE TO LANDFILL
825± Not To Scale

ZONING

AGRICULTURE
SECONDARY AGRICULTURE

O.P.

391±

GREENLANDS

PIN 71200 - 0028 (LT)

PIN 71200 - 0029 (LT)

PIN 71200 - 0030 (LT)

LOT

⑪

19,

⑩

CONCESSION

⑨

PART 1, 61R-2325

LOT

⑧

PART 2, 61R-9654

PIN 71200 - 0152 (LT)

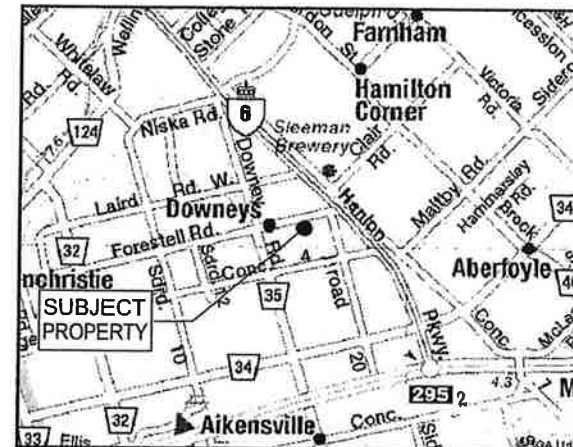
BARN

SEVERANCE SKETCH PART OF LOT 19, CONCESSION 4 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 3000

0 50 100 150 200 meters

VAN HARTEN SURVEYING INC.



KEYMAP

NOTES:

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

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 27th DAY OF NOVEMBER, 2017.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: NCH

CHECKED BY: JEB

PROJECT No.: 25358-17

Nov 29, 2017-1:35:17 PM
G:\PUSLINCH\Con4\ACAD\SEVERANCES\SEVPTLOT19 (LEUTHARD) UTM.dwg

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

December 8, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 30, 2017

FILE NO. B174/17

APPLICANT

Lisa Brown
 4588 Nassagaweya Puslinch Townline
 Moffat ON L0P 1J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lots 16 & 17
 Concession 11

Proposed severance is 0.98 hectares with 135m frontage, vacant land for proposed rural residential use.

Retained parcel is 8.9 hectares with 435m frontage, existing and proposed rural residential use with existing dwelling & pool.

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

January 17, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Neighbouring Municipality – Town of Milton Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
 Fee Received: Nov 30/17

File No. B74/17
 Accepted as Complete on: Nov 30/17

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

2. (a) Name of Registered Owner(s) Lisa BROWN

Address 4588 Nassagaweya Puslinch Townline, Moffat, ON, L0P 1J0

Phone No. [REDACTED] Email: [REDACTED]

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

Phone No. _____ Email: _____

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

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

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 11

Registered Plan No. _____

Reference Plan No. 61R-2185

Reference Plan No. 61R-263

Lot No. Part of Lots 16 & 17

Lot No. _____

Part No. 1

Part No. 1 & 2

Civic Address 4588 Nassagaweya-Puslinch Townline

(b) When was property acquired: October 2009

Registered Instrument No. WC260536

5. Description of Land intended to be SEVERED:

Frontage/Width 135 / 127 ±

Depth 75 ±

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Metric ☒ Imperial ☐

AREA 0.98 ha ±

Existing Use(s) Bush

Type of access (Check appropriate space)

Existing ☐

Proposed ☒

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

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 435 ±

AREA

8.9 ha ±

Depth 288 ±

Existing Use(s)

Rural residential, bush

Existing Buildings or structures: Dwelling & Pool

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Secondary Agricultural and Core Greenlands

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

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

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

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

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

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

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

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

Mortgage as in Instrument No. WC260537 with the Royal Bank of Canada, located at 180 Wellington Street West, 2nd Floor, Toronto, ON, M5J 1J1

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

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

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

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

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

33. Manure Storage Facilities on these lands: **None**

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



LAND SURVEYORS and ENGINEERS

November 30, 2017

25346-17



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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Severance Application and Sketch
4588 Nass-Puslinch Townline
Part of Lot 16, 17, Concession 11
Part 1, 61R2185 & Parts 1 & 2, 61R-263
PIN 71189-0134
Township of Puslinch**

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

Proposal:

The proposal is to create a new rural residential parcel along Concession Road 11 with a frontage of 135±m, depth of 75±m and an area of 0.98±ha. The proposed severed parcel is vacant land with reforested bush. The proposed severance is quite wide (135m) so that the sight line requirements for a safe entrance can be met.

Although the parcel has a lot of trees, the proposed severance is not designated Greenlands, or Core Greenlands in the County Official Plan or Natural Environment in the Zoning By-law.

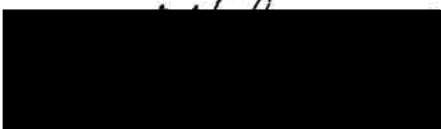
The retained parcel is a corner lot with frontages along Nassagaweya-Puslinch Townline, Maltby Road East and Concession Road 11. The retained parcel will have an area of 8.9±ha where the existing dwelling and pool will remain for residential use.

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

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years
- No severance since March 2005
- Safe entrance is available
- Adequate space for new dwelling and septic
- No impacts on environmentally sensitive lands or woodlot
- MDS requirements are met (Farm Information Data and MDS Calculations for Jeff Born Property at 4614 Concession 11 are enclosed)
- Zoning requirements are met

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

Very truly yours,
Van Harten Surveying Inc.



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

cc George & Lisa Brown

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

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

35. Source Water Protection Plan

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

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

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

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

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

Please see covering letter.

NOTES:

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

Description:

Application Date: Thursday, November 30, 2017


Municipal File Number:

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

Applicant Contact Information

Lisa Brown
4588 Nassagaweya-Puslinch Townline
Moffat, ON, Canada L0P 1J0

Location of Subject Lands


County of Wellington, Township of Puslinch
PUSLINCH, Concession: 11, Lot: 16 & 17Roll Number: 2301 Calculation Name: **Farm 1**

Description: Born Barn

Farm Contact Information

Jeff Born
4614 Concession 11
Puslinch, ON, Canada

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 4, Lot: 15Roll Number: 2301 

Total Lot Size: 22 ha

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

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

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

Design Capacity (NU): 5.0

Potential Design Capacity (NU): 5.0

| | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|--|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance 'F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 0.7 | X | 150 | X | 0.7 | X |
| | | | | 2.2 | = |
| | | | | 162 m (531 ft) | TBD |

| | |
|---|---------------------------------------|
| Storage Base Distance 'S' (minimum distance from manure storage) | (actual distance from manure storage) |
| 162 m (531 ft) | TBD |

Preparer Information

Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street

Signature of Preparer: _____

Hailey Keast

Date: _____

NOTE TO THE USER:

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



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

Owner of Livestock Facility

Jeff Born

Municipality Pastich

Service Address

4614 Concession 11

Lot

15

Concession

#10

DIV

Tillable Hectares/Acres* on the lot where the livestock facility is located

22

hectares

acres

Date March 7, 2017

NOTE TO THE FACILITY OWNER:

Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Permanent Manure or Material Storage Types

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

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

BARN(S) SIZE:

____ (ft² / m²)
____ (ft² / m²)
____ (ft² / m²)

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

| Animal Type or Material | Description | Housing Capacity* (maximum) | Manure Storage Type* (select from list above) |
|-------------------------|---|-----------------------------|---|
| Beef Cattle | Cows, including calves to weaning (all breeds) Feeders (7 - 16 months) Backgrounders (7 - 12.5 months) Shorkeepers (12.5 - 17.5 months) | | |
| Dairy Cattle | Milking-age cows (dry or milking) Large-framed; 545 kg - 636 kg (for example - Holsteins) Medium-framed; 455 kg - 545 kg (for example - Guernseys) Small-framed; 364 kg - 455 kg (for example - Jerseys) Heifers (5 months to freshening) Large-framed; 182 kg - 545 kg (for example - Holsteins) Medium-framed; 148 kg - 455 kg (for example - Guernseys) Small-framed; 125 kg - 364 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed; 45 kg - 182 kg (for example - Holsteins) Medium-framed; 39 kg - 148 kg (for example - Guernseys) Small-framed; 30 kg - 125 kg (for example - Jerseys) | | |
| Swine | Sows with litter, dry sows/boars; Segregated Early Weaning (SEW) Sows with litter, dry sows or boars (non-SEW) Breeder gilts (entire barn designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg) | | |
| Horses | Large-framed, mature; >681 kg (including unweaned offspring) Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring) Small-framed, mature; <227 kg (including unweaned offspring) | 5 | V3 |
| Sheep | Ewes & rams (for meat lambs; includes unweaned offspring & replacements) Ewes & rams (dairy operation; includes unweaned offspring & replacements) Lambs (dairy or feeder lambs) | | |

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

*see terms defined on reverse side of page

Jana Poechman

From: Emily Vandermeulen [REDACTED]
Sent: Monday, December 4, 2017 12:04 PM
To: Jana Poechman
Subject: Screening Form - B174/17 (Lisa Brown)
Attachments: WHPA Map - 4588 Nassagaweya - Puslinch Townline.pdf

Hi Jana,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is wholly located within a WHPA –D (25 year time of travel) and therefore, the application can be screened out and no notice is required pursuant to the Clean Water Act. Additionally no transport pathway was identified in this application.

I have attached a map showing the property and well head protection areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
[REDACTED] [REDACTED] [REDACTED]
Toll free: 1.844.383.9800

GEOGRAPHIC TOWNSHIP OF NASSAGAWEYA
REGIONAL MUNICIPALITY OF HALTON, TOWN OF MILTON
CONCESSION 1

PART 2,
20R--14918
PIN 24987-0104

LOT 24

PIN 24987-0017
LOT 23

PIN 24987-0018

SEVERANCE SKETCH
PART OF LOTS 16, 17, CONCESSION 11
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 2000

0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.

NASSAGAWEYA-PUSLINCH TOWNSHIP

ROAD ALLOWANCE BETWEEN TOWNSHIP OF PUSLINCH & TOWNSHIP OF NASSAGAWEYA

PIN 71189-0085 20.12m WIDE

PIN 71188-0230
PART 1,
61R--20995

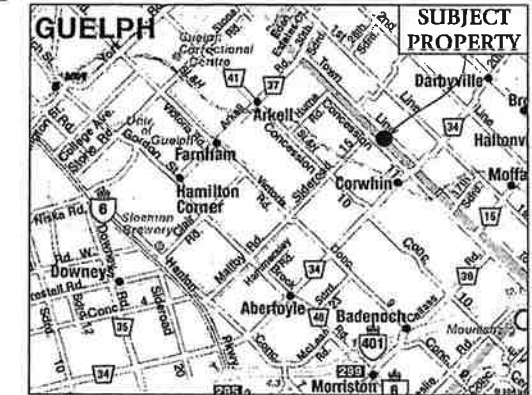
PIN 71188-0231

CONCESSION 15

PIN 71188-0169
PART 1,
61R--9878

PIN 71188-0120
PART 1,2,3,
61R--8472

KEYMAP



NOTES:

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

SURVEYORS CERTIFICATE:

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

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 25346-17

Nov 30, 2017-9: 05am

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

LANDS TO BE
RETAINED
AREA=8.9ha±

LANDS TO BE
SEVERED
AREA=0.98ha±



O.P.: CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

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

December 8, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 30, 2017

FILE NO. B175/17

APPLICANT

Grand River Conservation Authority
 400 Clyde Road
 PO Box 729
 Cambridge ON N1R 5W6

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lots 3 & 4
 Concession 1

Proposed severance is 0.75 hectares with 25m frontage, existing and proposed rural residential use with existing dwelling.

Retained parcel is 52 hectares with 770m frontage, existing and proposed bush lands.

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

January 17, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
 Fee Received: Nov 30/17

File No. 3175/17

Accepted as Complete on: Nov 30/17

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

2. (a) Name of Registered Owner(s) Grand River Conservation Authority c/o Keith Murch

Address P.O. Box 729, 400 Clyde Road, Cambridge, ON, N1R 5W6

Phone No. [REDACTED]

Email: _____

3.

(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. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for an existing residence

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 1Lot No. Part of Lots 3 & 4

Registered Plan No. _____Lot No. _____

Reference Plan No. _____Part No. _____

Civic Address 6 McCormick Lane

(b) When was property acquired: August 1966Registered Instrument No. MS57966

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

Frontage/Width 25 ±AREA 0.75 ha ±

Depth 185 ±Existing Use(s) Agricultural / Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change

| Type of access (Check appropriate space) | Existing <input checked="" type="checkbox"/> | Proposed <input type="checkbox"/> |
|--|--|-----------------------------------|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way | |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Private road | |
| <input 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 checked="" type="checkbox"/> Easement | <input type="checkbox"/> Other | |

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 770 ±

AREA

52 ha ±

Depth 589-827 ±

Existing Use(s) Bush Lands

Existing Buildings or structures: None

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing []

Proposed [X]

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[] Well [] individual [] communal

[] Lake

[X] Other

NO DEVELOPMENT IS PLANNED ON RETAINED

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[X] Other (Specify): NO DEVELOPMENT IS PLANNED ON RETAINED

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Secondary Agricultural, Greenlands, Core Greenlands and Special Policy Area 9.8.2, Puslinch Lake 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 Natural Environment Zone

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

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

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

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

Subject to and Together with an Easement as in Instrument MS57966

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

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

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

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

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

| | | | | |
|-----------------|--------------------|--------------------|-------------------------------|-----------------|
| <u>Severed</u> | Width | Length | Area | Use |
| | Width | Length | Area | Use |
| <u>Retained</u> | Width 7.5±m | Length 15±m | Area 113±m² | Use SHED |
| | Width | Length | Area | Use |

33. Manure Storage Facilities on these lands: **None**

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



LAND SURVEYORS and ENGINEERS

November 30, 2017

25365-17

[REDACTED]

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch for McCormick Lane
6 McCormick Lane
Part of Lots 3 & 4, Concession 1 as in Instrument MS57966
PIN 71207-0199
Township of Puslinch
County of Wellington

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

Proposal:

The proposal is to sever a surplus dwelling to create a rural residential parcel from the GRCA-owned lands abutting Puslinch Lake. The parcel has been configured to reflect the current residential usage which "fronts on" McCormick Lane. The parcel was configured to capture the existing residential area of the house as well as a 25m wide strip along the east side of McCormick's Lane so that this parcel can have frontage on Concession 1 Road. Access to the residence will be via the existing easement as described in Instrument MS57966.

The retained lands will be approximately 52±ha where the existing bush, conservation and agricultural lands will remain. There is an area at the north end of the retained parcel that is used to dewater the sludge from Puslinch Lake. The GRCA will not allow any further development on the retained parcel.

The GRCA has rented out the existing dwelling for many years and the Authority has decided to sell this dwelling and not continue with the rental business. The dwelling is habitable and the infrastructure (including well and septic) are in good working order.

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

Very truly yours,

Van Harten Surveying Inc.

[REDACTED]
[REDACTED]

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

cc Trina Seguin, GRCA

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

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

35. Source Water Protection Plan

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

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

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

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

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

Please see covering letter.

NOTES:

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

Jana Poechman

From: Emily [redacted]
Sent: Monday, December 4, 2017 12:05 PM
To: Jana Poechman
Subject: Screening Form - B175/17 (GRCA)
Attachments: WHPA Map - 6 McCormicks Lane.pdf

Hi Jana,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is wholly located within a WHPA –D (25 year time of travel) and therefore, the application can be screened out and no notice is required pursuant to the Clean Water Act. Additionally no transport pathway was identified in this application.

I have attached a map showing the property and well head protection areas for your reference.

If you have any further questions regarding this application, please contact me.

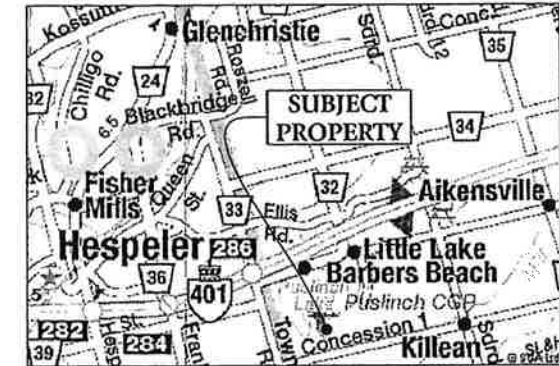
Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
[redacted] | www.wellingtonwater.ca
Toll free: 1.844.383.9800

**SEVERANCE SKETCH
PART OF LOT 3 & 4, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 4000
0 40 80 160 240 meters
VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS, SPECIAL POLICY AREA 9.8.2, AND PUSLINCH LAKE AREA.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
ON THE 30th DAY OF NOVEMBER 2017

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



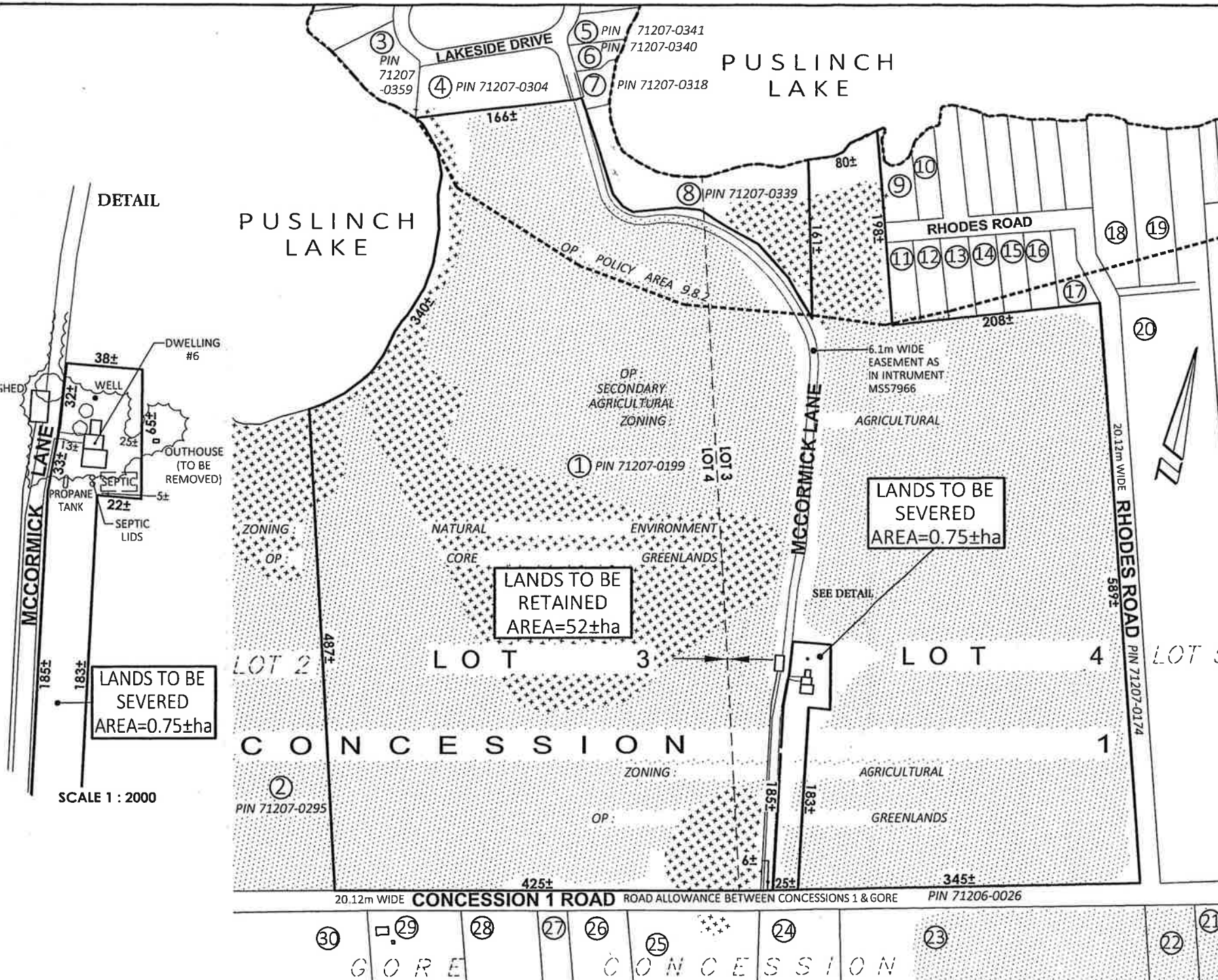
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 25365-17

Nov 30, 2017 9:58am
G:\PUSLINCH\Con1\ACAD\SEV PT LT 3-4 (GRCA) UTM.dwg



O.P.: POLICY AREA 9.8.2
PUSLINCH LAKE AREA



O.P.: CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT



O.P.: GREENLANDS
ZONING: AGRICULTURAL



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

December 8, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 30, 2017

FILE NO. B176/17

APPLICANT

Adrian Van Opstal & Julie Rowe-Van Opstal
 7271 Concession 1
 RR#2
 Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 30
 Concession Gore

Proposed severance is 0.6 hectares with 30m frontage, agricultural use for proposed rural residential use.

Retained parcel is 4.5 hectares with 14m frontage, existing and proposed rural residential and agricultural use with existing dwelling, sheds & horse walk-in.

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

January 17, 2018

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 – Hamilton Conservation

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050
 Fee Received: Nov 30/17

File No. 376/17
 Accepted as Complete on: Nov 30/17

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

2. (a) Name of Registered Owner(s) Adrian VAN OPSTAL & Julie ROWE-VAN OPSTAL

Address 7271 Concession Road 1, RR#2, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of VanHarten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not sure; likely son of owner

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

Local Municipality: Township of Puslinch

Concession Gore Lot No. Part of Lot 30

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-7299 Part No. 1

Civic Address 7271 Concession Road 1

(b) When was property acquired: July 1997 Registered Instrument No. RO778392

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

| | | | |
|----------------|--------------|-----------------|---------------------|
| Frontage/Width | <u>30 ±</u> | AREA | <u>0.6 ha ±</u> |
| Depth | <u>200 ±</u> | Existing Use(s) | <u>Agricultural</u> |

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]Imperial []

Frontage/Width14 / 124 ±AREA4.5 ha ±

Depth495 ±Existing Use(s)Rural Residential & Agricultural

Existing Buildings or structures: Dwelling & Sheds and Horse Walk-In

Proposed Uses (s): No Change

Type of access (Check appropriate space)Existing [X]Proposed []

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well☒ individual☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify):

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

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

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

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

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

Secondary Agricultural & Earth Science ANSI

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

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

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

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

A Minor Variance will be submitted for a reduced frontage on the retained parcel after severance is approved.

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

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

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

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

For mortgages just provide complete name and address of Mortgagee.

Mortgage as in Instrument No. WC454866 with Computershare Trust Company of Canada c/o Paradigm Quest Inc., located at 390 Bay Street, Suite 1800, Toronto, ON, M5H 2Y2

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

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

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X] 4 Horses.

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

| Severed | Width | Length | Area | Use |
|----------|-------------|--------------|------------------------|-------------------|
| Retained | Width 3±m | Length 4±m | Area 12±m ² | Use Shed |
| | Width 2.5±m | Length 2.5±m | Area 6±m ² | Use Shed |
| | Width 2.5±m | Length 5±m | Area 12±m ² | Use Horse walk-in |
| | Width 3±m | Length 6±m | Area 18±m ² | Use Shed |

33. Manure Storage Facilities on these lands: None

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

November 29, 2017

25407-17

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Severance Application & Sketch for Van Opstal
7271 Concession 1
Part of Lot 30, Concession GORE
Part 1, 61R-7299
PIN 71202-0071
Township of Puslinch**

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

Proposal:

The proposal is to create a new rural residential parcel at the northeast corner of the property. The parcel will be 30m wide and 200m deep with an area of 0.6 ha. The retained parcel will be "T"-shaped with a 14m wide and 128m strip that opens up to a wide area that contains the existing dwelling. A minor variance will be requested for the narrow frontage after the severance is approved.

MDS evaluation was completed for the subject property. There is a barn on Parcel 7 of the sketch located 256m away. Previous MDS data and calculation was supplied to the property owner from County Planning staff and this calculation shows that the minimum requirement is 238m – and thus the proposed severance meets MDS requirements.

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

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

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

Very truly yours,

Van Harten Surveying Inc.



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

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

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

35. Source Water Protection Plan

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

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

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

YES [X] NO []

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

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

Please see covering letter.

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
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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.

Minimum Distance Separation I

Worksheet 1

Prepared By: Sarah Wilhelm, Manager of Development Planning, County of Wellington

Description: VanOpstal Inquiry

Application Date: Thursday, June 29, 2017

Municipal File Number: Preconsultation

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

Applicant Contact Information
Not Specified

Location of Subject Lands
County of Wellington, Township of Puslinch
PUSLINCH, Concession: GORE, Lot: 30
Roll Number: 2301000004069200000

Calculation Name: **Farm 1**
Description: Rodenburg (Vacant)

Farm Contact Information
Kent Rodenburg
7243 Concession 1
Puslinch, ON, Canada

Location of existing livestock facility or anaerobic digester
County of Wellington, Township of Puslinch
PUSLINCH, Concession: GORE, Lot: 29
Roll Number: 2301000004069000000
Total Lot Size: 55 ha

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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|------------------------------|-------------------------|------------------------------|-------------------------------|
| Solid | Unoccupied Livestock Barn, - | 615 m ² | 30.8 | 615 m ² |

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

Design Capacity (NU): 30.8

Potential Design Capacity (NU): 92.3

| | | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|---|---|--|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance F' (minimum distance from livestock barn) | | Building Base Distance F' (actual distance from livestock barn) |
| 1.0 | X | 308.82 | X | 0.7 | X | 1.1 |
| | | | | = | | 238 m (780 ft) |
| | | | | | | TBD |

| | | |
|---|--|--|
| Storage Base Distance 'S' (minimum distance from manure storage) | | Storage Base Distance 'S' (actual distance from manure storage) |
| 238 m (780 ft) | | TBD |



The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Calculation Name: **Farm 2**
Description: Subject Lands

Farm Contact Information
Adrian VanOpstal
7271 Concession 1
Puslinch, ON, Canada

Location of existing livestock facility or anaerobic digester
County of Wellington, Township of Puslinch
PUSLINCH, Concession: GORE, Lot: 30
Roll Number: 2301000004069200000
Total Lot Size: 5 ha

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



| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|---|-------------------------|------------------------------|-------------------------------|
| Solid | Horses, Large-framed, mature; > 680 kg (including unweaned offspring) | 5 | 7.1 | 151 m² |

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

Design Capacity (NU): 7.1

Potential Design Capacity (NU): 7.1

| | | | | | |
|--|--------------------|---------------------------|------------------------------------|--|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance 'F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 0.7 | X | 157.14 | X | 0.7 | X |
| | | | | 1.1 | |
| | | | | = | |
| | | | | 85 m (278 ft) | TBD |
| Storage Base Distance 'S' | | | | | |
| (minimum distance from manure storage) (actual distance from manure storage) | | | | | |
| | | | | 85 m (278 ft) | TBD |

Preparer Information
Sarah Wilhelm
Manager of Development Planning
County of Wellington
74 Woolwich Street
Administration Centre
Guelph, ON, Canada N1H 3T9

Signature of Preparer: 
Sarah Wilhelm, Manager of Development Planning

Date: JUNE 29, 2017

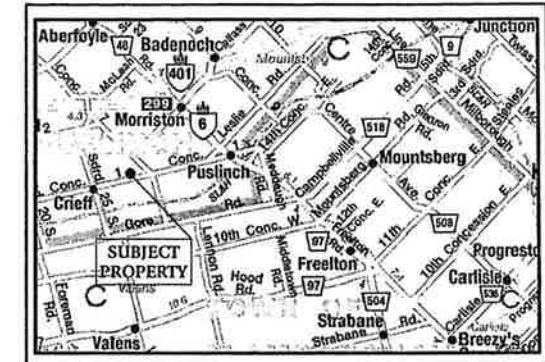
NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software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

SEVERANCE SKETCH PART OF LOT 30, GORE CONCESSION TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 2000

0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.



KEYMAP

NOTES:

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

LEGEND:



O.P.: GREENLANDS

O.P.: EARTH SCIENCE ANSI

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 29th DAY OF NOVEMBER, 2017.

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

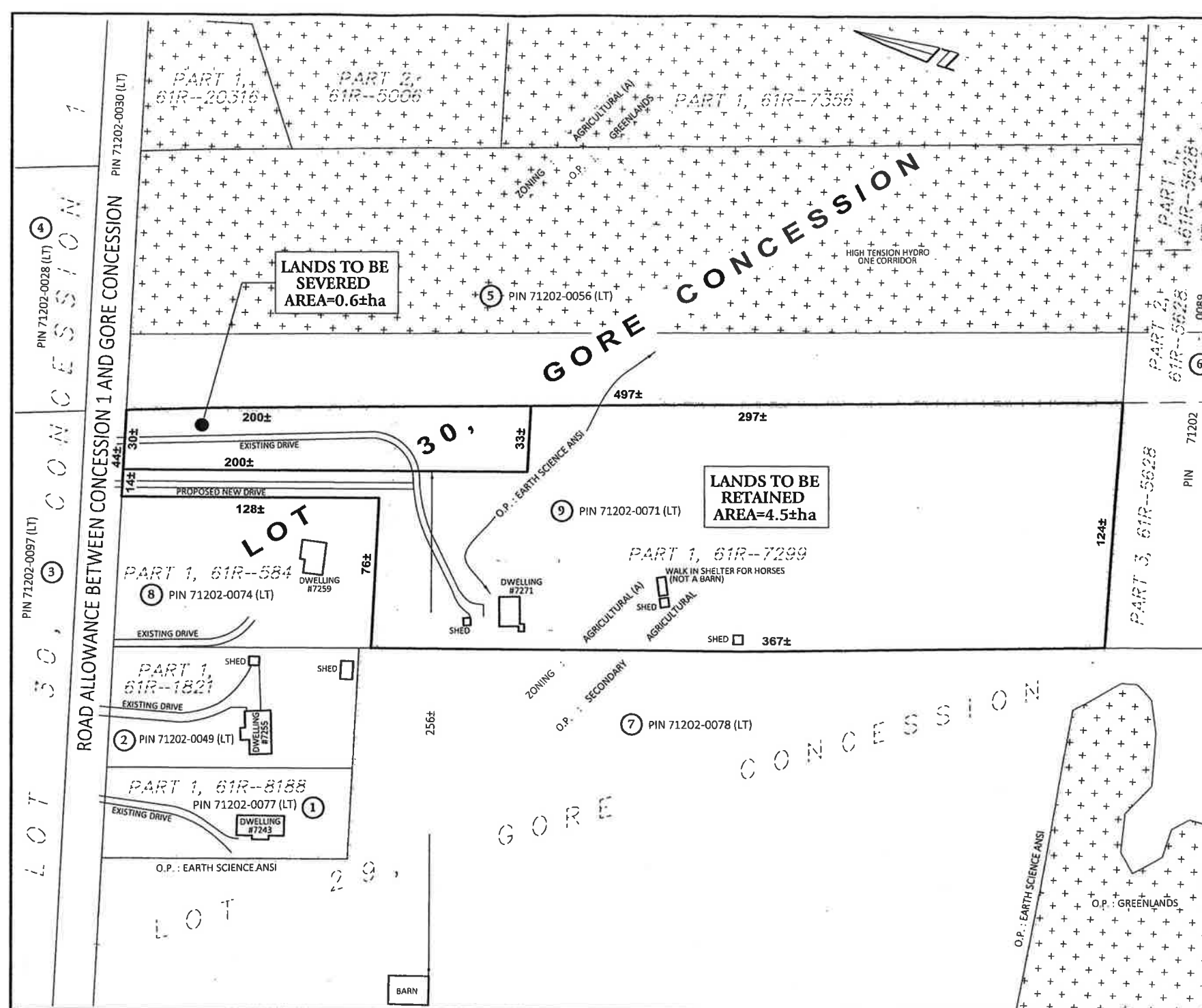
| | | |
|----------------------------|----------------------------|---------------------------------|
| Elmira Ph: 519-669-5070 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110 |
|----------------------------|----------------------------|---------------------------------|

www.vanharten.com info@vanharten.com

| | | |
|------------------|--------------------|----------------------|
| DRAWN BY: S.A.P. | CHECKED BY: J.E.B. | PROJECT No. 25407-17 |
|------------------|--------------------|----------------------|

Nov 30, 2017-7:57:05 AM

G:\PUSLINCH\ConGore\ACAD\SEV PTLOT 30 (VanOpstal) UTM 17 2010 NR.dwg



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

December 8, 2017

NOTICE OF A REVISED 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.

REVISED APPLICATION SUBMITTED ON: November 20, 2017

FILE NO. B118/16

APPLICANT

James & Patricia Knapton
 7597 Wellington Rd 34
 Puslinch ON N1H 6H9

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 21
 Concession 8

Proposed severance is *revised sketch – 44.26m fr x 91.44 = 0.405 hectares, vacant land for proposed rural residential use.*

Retained parcel is *revised sketch – 13.082 hectares with 214.98m frontage, existing and proposed rural residential and home occupation use with existing dwelling and metal building.*

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

January 17, 2018

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

Required Fee: \$ 1025
Fee Received: Dec 2/16
File No. 3118/16
Accepted as Complete on: Dec 2/16

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

2. (a) Name of Registered Owner(s) James Elmer Knapton and Patricia Anne Knapton

Address 7597 Wellington Road 34
Puslinch, Ontario N1H 6H9

Phone No. [REDACTED]

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

Phone No. Email:

(c) Name and Address of Owner's Authorized Agent: Black, Shoemaker, Robinson & Donaldson Limited
351 Speedvale Avenue West, Guelph, Ontario N1H 1C6

Phone [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [X] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

OR

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

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.
James Elmer Knapton and Patricia Anne Knapton

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

Local Municipality: Township of Puslinch

Concession 8 Lot No. Part Lot 21

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 7597 Wellington Road 34

(b) When was property acquired: May 4, 2005 Registered Instrument No. WC98449

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

Frontage/Width 44.26 m AREA 0.405 ha

Depth 91.44 m Existing Use(s) vacant land

Existing Buildings or structures: none

Proposed Uses (s): single detached residential dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify): _____

6.

Description of Land intended to be RETAINED

Metric ☒ Imperial ☐

Frontage/Width 491.07m Wellington Road 34 AREA 13.082 ha

Depth 274.73 m Existing Use(s) single detached residential dwelling and home occupation

Existing Buildings or structures: Single detached residential dwelling and metal building

Proposed Uses (s): Single detached residential dwelling and home occupation

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify):

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

A severance was taken from original landing holding (B54/02) 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 [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)**

No Local Official Plan - Designated under County Official Plan

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

Secondary Agricultural, Greenlands and Core Greenlands

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

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

28. What is the zoning of the subject lands? Agricultural (A1)

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 [X] NO []

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

For mortgages just provide complete name and address of Mortgagee.

Royal Bank of Canada, 10 York Mills Road, 3rd Floor, Toronto, Ontario M2P 0A2

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

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

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

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

| <u>Severed</u> | Width _____ | 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 [] |



A wholly owned subsidiary of J.D. Barnes Ltd.

Project: 16-0325

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

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

35. Source Water Protection Plan

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

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

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

YES [X] NO []

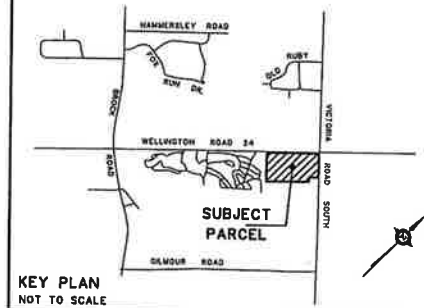
If yes, please indicate the person you have met/spoken to: Sarah Wilhelm

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

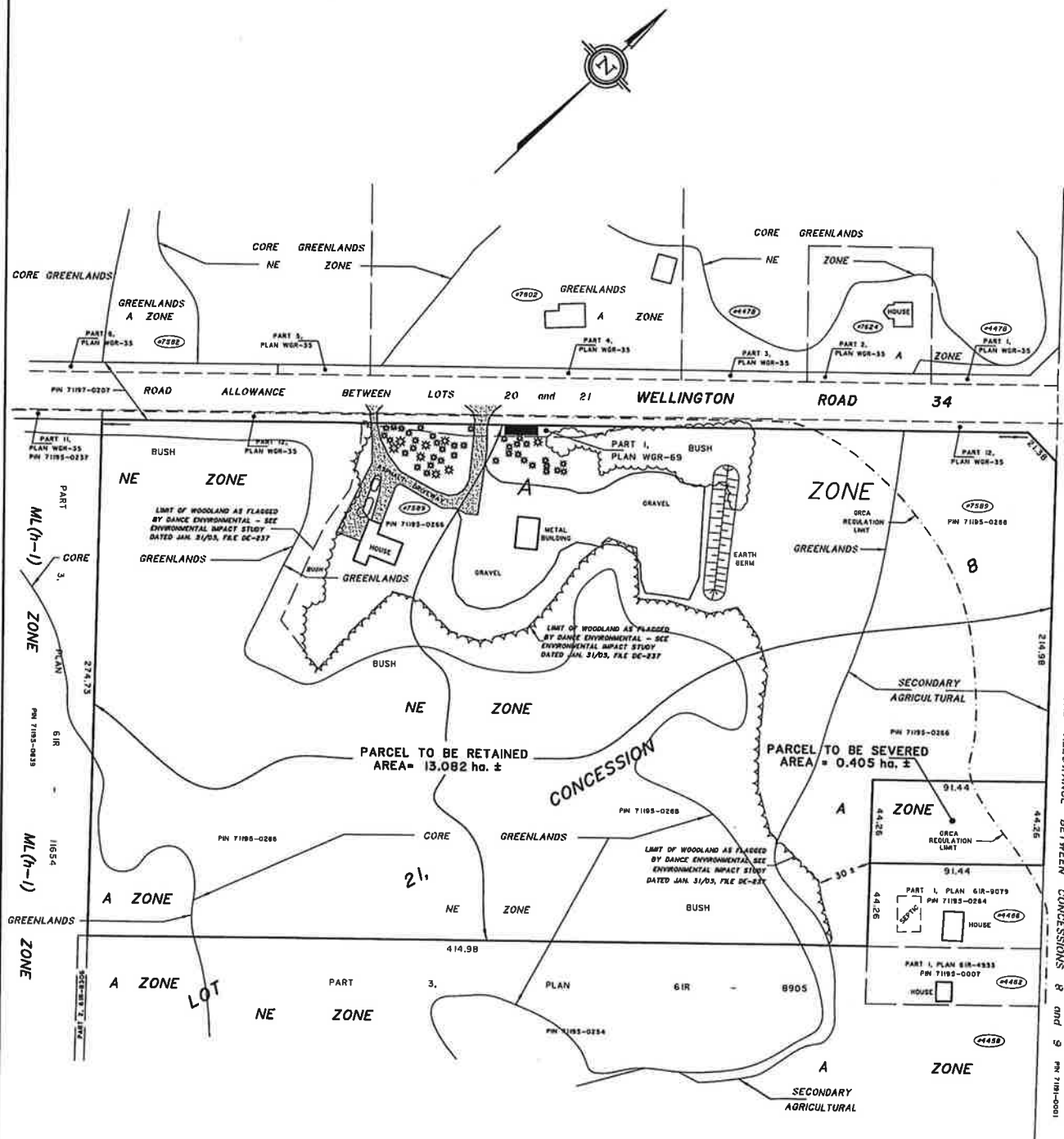
Please see covering letter

NOTES:

- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.



KEY PLAN
NOT TO SCALE



A ZONE
SECONDARY
AGRICULTURAL
(4477)

SKETCH PREPARED FOR SEVERANCE APPLICATION TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1:1500



METRIC: DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED
FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS.
AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

SEVERED PARCEL: SECONDARY AGRICULTURAL
RETAINED PARCEL: SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS

LEGEND:

- (45674) DENOTES MUNICIPAL ADDRESS
- ~~~~~ DENOTES APPROXIMATE EDGE OF TREE CANOPY

THIS SKETCH WAS PREPARED FOR
JIM KNAPTON
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.



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THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
Ontario Land Surveyors
Urban and Rural Planners
A wholly owned subsidiary of J.D.Burns Ltd.
101-257 Woodlawn Rd. W. Guelph, Ontario N1H 6J1
TEL: (519) 822-4031
FAX: (519) 822-4031
DATE: NOVEMBER 15, 2017 KS PROJECT 16-0325-1

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
- IB DENOTES .015 x .015 x 0.60 IRON BAR
- 375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- P1 DENOTES SURVEY BY (VH), PROJECT No. 17181-06, DATED AUGUST 9, 2006

EXISTING ELEVATION x 206.55

FENCELINE

TOP OF BANK

BELL PEDESTAL BELL

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9996.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

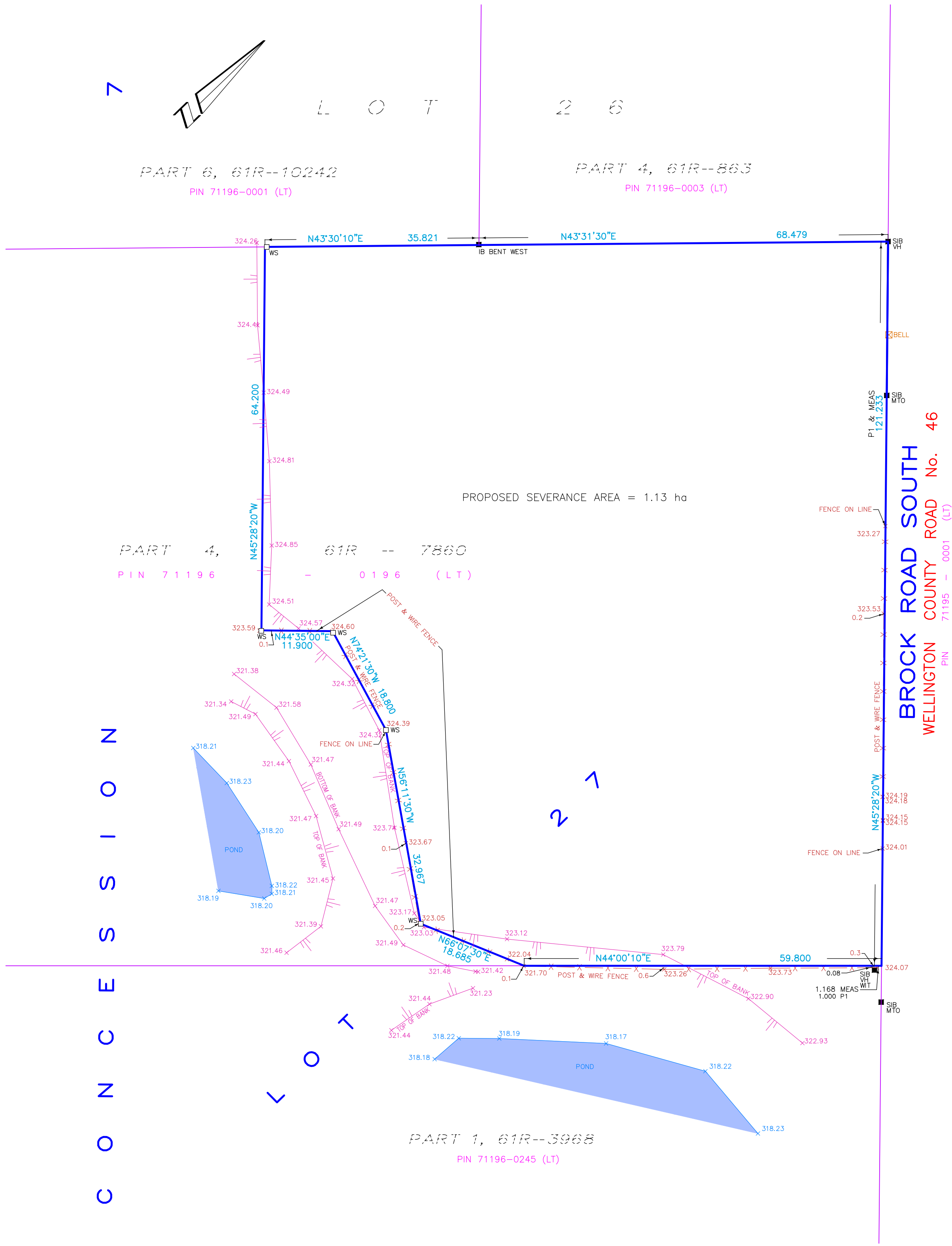
BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

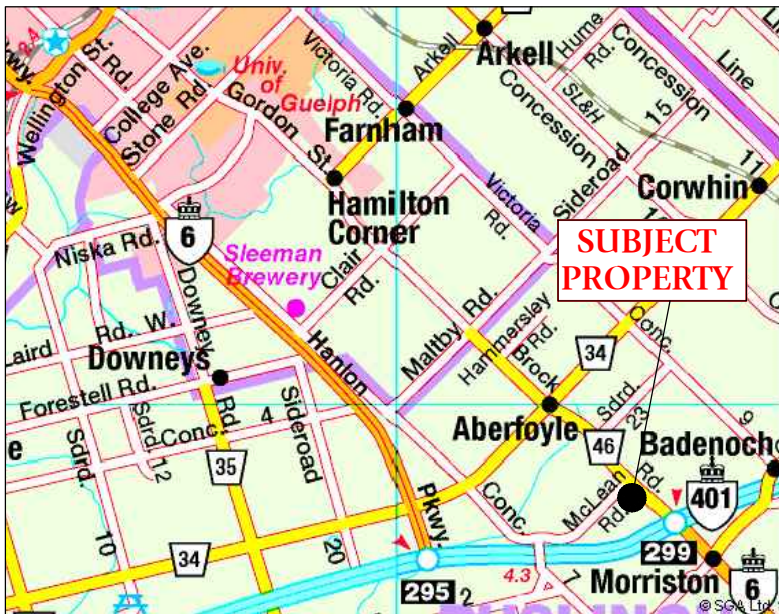
| PLANS | ROTATION FOR NORTHEAST BEARINGS |
|-------|---------------------------------|
| P1 | -0°36'20" |

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



KEYMAP:



PROPERTY DESCRIPTION:

- PART OF PIN 71196-0196 (LT)
- PART OF LOT 27, CONCESSION 7, DESCRIBED AS PART 4, 61R-7860
- TOWNSHIP OF PUSLINCH

SURVEY INFORMATION:

BENCHMARK REFERENCE:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CVGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TOPOGRAPHIC SURVEY DATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 8th DAY OF DECEMBER, 2017.

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

TOPOGRAPHIC SURVEY
PART OF LOT 27, CONCESSION 7
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

DRAWING REVISION SCHEDULE

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

PREPARED FOR: PIER PROPERTY INC.

PROJECT No. 25218-17

DRAWING SCALE 1 : 500



Van Harten
SURVEYING INC.
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DRAWN BY: S.A.P. CHECKED BY: J.E.B.

Dec 20, 2017-10:20am
G:\PUSLINCH\Con7\LOT27\ACAD\TOPO\LOT 27 (PIER PROPERTY INC.) UTM-17 2010 NR.dwg

Kelly Patzer

From: Amanda Pepping - GM BluePlan [REDACTED]
Cc: Hailey Keast; Steve Conway - GM BluePlan
Subject: RE: Severance Application B149/17

Hello All,

There is a road/path around the pond which permits Township access (through a gate from the Trans-X lands) for maintenance. I can see benefit for the Township to keeping the access provisions as they are currently (i.e. over Transx land for Cell 2 and 3, over Con-Cast land for Cell 1) rather than introducing a third landowner. I agree with Van Harten's recommendation to follow the existing fence line and top of bank.

I note that the Municipal drain and maintenance zone aren't shown here – will they be depicted on the severance plan?

Amanda Pepping, P.Eng.
Project Manager, Partner

GM BluePlan Engineering Limited
650 Woodlawn Road West, Block C, Unit 2 | Guelph ON N1K 1B8



From: Jeff Buisman [REDACTED]
Sent: Wednesday, December 20, 2017 11:44 AM

Subject: Severance Application B149/17

Please find attached a Survey of the subject property showing the proposed property configuration.

There was some discussion at the Puslinch PAC meeting about the configuration of the rear limit and whether or not it could be straightened out or not.

We strongly suggest that it follow the configuration as shown on the attached survey as it reflects the existing fence and top of bank. The fence is along all of the limits except for the limit that says N-45-28-20W 64.200 which was set up to be in line with the top of bank.

The severance hearing considering this application is on Jan. 11 so your feedback prior to this date is appreciated.

Thanks for your assistance.

Jeff Buisman, B.Sc., B.E.S., OLS, OLIP
Ontario Land Surveyor