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 5<sup>th</sup>, 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 13<sup>th</sup> @ 7:00 p.m.

#### 15. ADJOURNMENT

## ATTACHMENT 'A'



## 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.

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 form 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 <b>minor</b> in nature	<ul> <li>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.</li> <li>We would consider the variance minor in terms of impact.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul> <li>The subject property is zoned Agricultural (A) and Natural Environmental Zone (NE).</li> <li>A single detached dwelling is a permitted use in the Agricultural Zone.</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul> <li>The property is designated Secondary Agricultural and MDS I is applied to new residential lot creation in this designation.</li> <li>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.</li> </ul>
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul> <li>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.</li> </ul>

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

Respectfully submitted
County of Wellington Planning and Development Department



Michelle Innocente, BES, BSc, RPP Senior Planner



The Corporation of The Township of Puslinch 7404 Wellington Rd. 34 Puslinch, ON NOB 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.

DATED: December 27, 2017

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

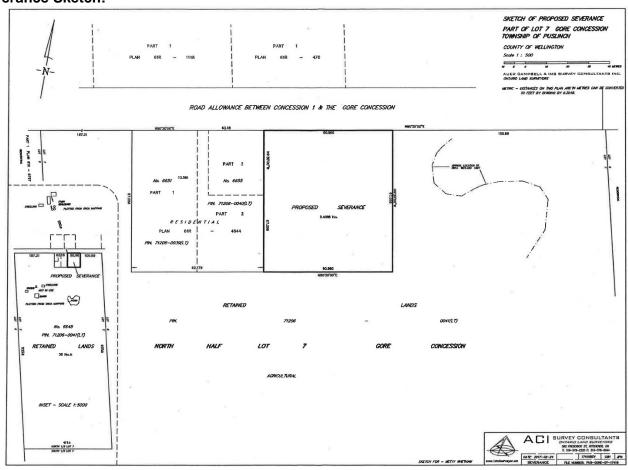
Aerial: Severed Parcel of 6645 Concession 1



## Barn:



## **Severance Sketch:**





**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):	Ber Bridgeman Dianne Whethan
Address:	6645 1st concession
City:	Puslinch
Postal Code:	N2B 2To
E-mail Address:	
Telephone Number:	
Fax:	
Applicant (Agent) Name(s):	
Address:	
City:	0,
Postal Code:	
E-mail Address:	
Telephone Number:	5
Fax:	

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.
None
Send correspondence to: Owner: Agent Other:
2. Provide a description of the "entire" property:
Municipal address: 6645 15+concession
Concession: gore concession Lot: 7
Registered Plan Number:
Area: ha Depth: m Frontage:m
ac ft ft
Width of road allowance (if known): 15+ 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 mds Required 90m set Back and we are asking for 65m set back from the born

5. Why is it not possible to comply with the provisions of the by-law? (please specifically indicate on sketch).
The Not 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 intented to be, it is an old wooden barn or intented to be, it is an old wooden barn twant to keep it for sent mental reasons.  6. What is the current Official Plan and zoning status?
6. What is the current Official Plan and zoning status?
Official Plan Designation: Secondary ay and green lands A
Official Plan Designation: Secondary ag and green lands As Zoning Designation: ag and nateral 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?
13T 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.

# Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:				
Municipal Water:						
Communal Water:						
Private Well:		4				
Other Water Supply:						
Municipal Sewers:						
Communal Sewers:	-01					
Private Septic:						
Other Sewage Disposal:						
11. How is storm drainage provided?  Storm Sewers:  Ditches:  Swales:  Other means: (explain below)						

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

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:	Exi	sting:	Prop	oosed:
Type of Building(s)/ structures				0
Main Building height	m	<b>↑</b> ∫ ft.	∫ m	ft,
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces			$\mathcal{M}$	
*Number of loading spaces				
Number of floors				
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft²
Ground floor area (exclude basement)	m <sup>2</sup>	ft²	m <sup>2</sup>	ft <sup>2</sup>

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

Building Details:	Existing:	Proposed:			
Front Yard	tr 1	ft.	m		ft.
Rear Yard	/m /	ft.	m		ft.
Side Yards	/ [ /	ft.	m	×	ft.

	What are thouilding pr			n and construc	tion of subje	ct property an	d
Date	e of acquisit	tion of su	ubject property:	194	105	KT IN TO THE	20 Gr
Date	of constru	ction of t	ouildings prope	erty: 1 <u>8</u>	00 <sup>5</sup>		
16. H	How long h	nave the	existing uses	continued on	the subject p	property?	
	Has the o	wner pi	reviously ap <sub>l</sub>	olied for relief	in respect	of the subjec	et
Yes		No					
If the	e answer is	s yes, pl	lease indicate	the file numbe	r and describ	e briefly:	
Oth	er Belate	d Plan	ning Applica	ations:			
Oth	ei itelate	a i iaii	illig Applica	ations.			
18. I	Has an ap	plication	on for any of	the following	on the subj	ect lands?	
					(# .		
Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment		U					
Zoning By- Law Amendment		D					
Plan of Subdivision		b	C				
Consent (Severance)							

Site Plan

Minor Variance

## **ATTACHMENT 'B'**



Planning & Development Advisory Committee Meeting
December 5, 2017
7:00 pm
Council Chambers, Aberfoyle

## **MINUTES**

#### **MEMBERS PRESENT:**

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

## **MEMBERS ABSENT:**

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#### 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. DISCLOSUE 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 14<sup>th</sup>, 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 (Part2 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 37.9 m fr x 106.5 m = 0.40 hectares, vacant land for proposed rural residential use. Retained parcel is 37.9 m fr x 106.5 m = 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  $50m \times 100m = 0.5$  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(I)** 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 Whíte. 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 requireements

**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 puroposes

## 13. CLOSED MEETING

No matters

## **14. FUTURE MEETINGS**

Next Regular Meeting January 9<sup>th</sup> 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**

## LOCATION OF SUBJECT LANDS:

Brian Crawley 6890 Concession 4 Puslinch ON N0B 2J0 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**

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> 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 Required Fee: \$ 1000 Fee Received: 1000

File No.

DW 38/17

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

Accepted as Complete on:

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

2.	(a)	Name of Registered Owner(s) Brian Frederick Crawley
	Ad	Idress 6890 Concession 4
		Puslinch, Ontario N0B 2J0
	(b)	Name and Address of Applicant (as authorized by Owner)
	Ph	one No Email:
10.5		
	(c)	Name and Address of Owner's Authorized Agent: <u>Black. Shoemaker. Robinson &amp; Donaldson Limited</u>
		351 Speedvale Avenue West
		Guelph, Ontario N1H 1C6
		The state of the s
	(d)	) All <u>Communication</u> to be directed to:
		REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]
	(e)	) Notice Cards Posted by:
		REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]
3.	Ту	pe and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
		RURAL RESIDENTIAL[X] AGRICULTURAL[ ] URBAN RESIDENTIAL[ ] COMMERCIAL/INDUSTRIAL[ ]
<u>O</u> B	l,	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
Cou	inty o	of Wellington LAND DIVISION FORM – SEVERANCE Revised May 2017

4. (a) Location of Land in the County of Welling	gton:
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 <u>6895 Forestell Road</u>	
(b) When was property acquired: February May 16, 201	7. 2000 Registered Instrument No. <u>LT26521</u> WC503560
5. Description of <u>Land</u> intended to be <u>SEVERED</u> :	PART 1 Metric [X] Imperial [ ]
Frontage/Width 51.13 m	AREA <u>0.48 ha</u>
Depth <u>91.5 m ±</u>	Existing Use(s) vacant agricultural land
Existing Buildings or structures: None	
Proposed Uses (s): Rural residential dw	elling
Type of access (Check appropriate space)	Existing [ ] Proposed [X]
[ ] Provincial Highway [X] County Road	[ ] Right-of-way [ ] Private road
[ ] Municipal road, maintained year round	[ ] Crown access road
[ ] Municipal road, seasonally maintained [ ] Easement	[ ]Water access [ ] Other
[ ] Laborion	[ ] Galloi
•	
Type of water supply - Existing [ ] Propo	sed [X] (check appropriate space)
[ ] Municipally owned and operated piped wat [X] Well [X] individual [ ] communal [ ] Lake [ ] Other	
Type of sewage disposal - Existing [ ] F	Proposed [X] (check appropriate space)
[ ] Municipally owned and operated sanitary s	ewers
[X] Septic Tank (specify whether individual or [ ] Pit Privy	communal): Individual
[ ] Other (Specify):	

о.	Description of <b>Land</b> intended to be <b>RETAINED</b> :	PARI 2 Metric [X]	Imperial [ ]	
	Frontage/Width <u>361.86 m (Forestell Road)</u> 189 m (Concession Road 4) 172.66 (Wellington Road 35)			
	Depth <u>1023.9 m</u>	Existing Use(s) <u>vacant land with bar</u>	ne used for s	torono of
		Lave		
	Existing Buildings or structures: 2 barns. 4 si	los. 2 quonset huts, a metal clad buildir	ig & a frame	ouilding
	Proposed Uses (s): Same as above			
	Type of access (Check appropriate space)	Existing [X] Proposed [ ]		
	<ul> <li>[ ] Provincial Highway</li> <li>[ ] County Road</li> <li>[X] Municipal road, maintained year round</li> <li>[ ] Municipal road, seasonally maintained</li> <li>[ ] Easement</li> </ul>	<ul><li>[ ] Right-of-way</li><li>[ ] Private road</li><li>[ ] Crown access road</li><li>[ ] Water access</li><li>[ ] Other</li></ul>		
	Type of water supply - Existing [X ] Proposed			
	[ ] Municipally owned and operated piped water s [ ] Well [ ] individual [ ] communal [ ] Lake [ ] Other	system		
	Type of sewage disposal - Existing [X] Pro	posed [ ] (check appropriate space)		
	Municipally owned and operated sanitary sewer     Septic Tank (specify whether individual or continuous)     Pit Privy     Other (Specify):	mmunal):		
7.	Is there an agricultural operation, (either a barn, ma metres of the Subject lands (severed and retained *If yes, see sketch requirements and the applica SEPARATION FORM.	parcels)?	YES [X]	in 500 <b>NO</b> [ ]
8.	ls there a landfill within 500 metres [1640 feet]?		YES [ ]	NO [X]
9.	. a) Is there a sewage treatment plant or waste sta	bilization plant within 500 metres [1640']?	YES [ ]	NO [X]
10	D. Is there a Provincially Significant Wetland (e.g. swawithin 120 metres [394 feet]?	amp, bog) located on the lands to be retain	ned or to be se	vered or NO [X]
1	1. Is there any portion of the land to be severed or to	be retained located within a floodplain?	YES [ ]	NO [X]
12	2. Is there a provincial park or are there Crown Lands	s within 500 metres [1640']?	YES [ ]	NO [X]
1:	3. Is any portion of the land to be severed or retained	d within a rehabilitated mine/pit site?	YES [ ]	NO [X]
14	4. Is there an active or abandoned mine, quarry or gr	ravel pit within 500 metres [1640']?	YES [ ]	NO [X]
14	5. Is there a noxious industrial use within 500 metere	es [1640']?	YES [ ]	NO [X]
		SION FORM - SEVERANCE		 ed May 2017

16.	. Is there an active or abandoned principal or secondary railway wi	ithin 500 i	met	res [164	0']?	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/keylowithin 750 metres of the proposed subject lands?	ock or pri	vate	propar	ne outl	et/conta			entre [X]
19.	. PREVIOUS USE INFORMATION:								
	a) Has there been an industrial use(s) on the site?	YES	Į.	] NC	[X]	UN	KNOV	VN [	]
	If YES, what was the nature and type of industrial use(s)?								
	b) Has there been a commercial use(s) on the site?	YES	[	] NC	) [X]	UNI	NOV	NN [	]
	If YES, what was the nature and type of the commercial use(s)				19				
	c) Has fill been brought to and used on the site (other than fill to landscaping?)	accomm	oda	te septio	syste	ms or r	esider	ntial	
	landscaping: )	YES	[	] ио	[X]	UNK	NOW	/N [	]
	d) Has there been commercial petroleum or other fuel storage or been used for a gas station at any time, or railway siding?	n the site, <b>YES</b>			nd fue			nas th	
	If YES, specify the use and type of fuel(s)								
	If YES, is it identical [ ] or changed [ ] Provide previous File No.  a) Has any severance activity occurred on the land from the hole registered in the Land Registry/Land Titles Office?  b) If the answer in (a) is YES, please indicate the previous severa Transferee's Name, Date of the Transfer and Use of Parce	ding whic	h ex	kisted a	s of Ma	YES	[ ]	NO	
23.	Has the parcel intended to be severed ever been, or is it now, the sother Consent or approval under the Planning Act or its predecess.  Under a separate application, is the Owner, applicant, or agent applicant.	subject of sors? Y	f an	applica	NO	[] (	JNKN	<b>OWN</b> ding	[ ]
	simultaneously with this application?					YES	[ ]		[X]
	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 pro		lan	or plans	<b>3</b> ?				
	Greenbelt Plan [ ] Places to Grow [X] Other [ ]					VEO.	~		
	If YES, does the application conform with the applicable Provincia	ai Pian(s)				YES	<b>^</b> ]	NO	1 1
Cour	nty of Wellington LAND DIVISION FORM – SEVI	ERANCE					Revis	ed May	2017

<ol><li>Is the subject land a p</li></ol>		lus farm dwellir	ng must be	accompanie	d by a FARM				DRM.
*If yes, an applica	tion to sever a surp	nao ramin amonin			-	INFOR	KIVIATI	ONFO	
7. a) What is the existing	g <b>Local Official Pl</b>	an designation	(s) of the su	ubject land? (	severed and	l retaine	ed)		
Secondary	Agricultural (unde	er County OP)							
b) What is the existing	ng <b>County Official</b>	Plan designation	on(s) of the	subject land	? (severed a	nd retai	ined)		
Secondary	Agricultural								
NAME OF TAXABLE PARTY.	l l'and de an C	Minima Dinas Assa	4 ( - \					م مالمان م	
	ates directly to an C ne Amendment Nur				der review by	y an app	provai	autno	rity,
Amendment Nun	nber(s):			File Numb	er(s):				
. What is the zoning of	the subject lands?	_ Agricultural	(A)						
. Does the proposal for	the subject lands of	conform to the e	existing zon	ning?		YES	[X]	NO	[ ]
If NO, a) has a	n application been  YES [ ]			umber					
b) has a	an application been YES [ ]		nor variance File Nu			<u> </u>			
. Are the lands subject	to any mortgages,	easements, rig	ht-of-ways	or other char	ges?	YES	[ ]	NO	[X]
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Project: 17-14-416

November 27, 2017

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** 

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

<u>Type</u>	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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised May 2017



## Minimum Distance Separation I

Worksheet 1 Prepared By: Nancy Shoemaker

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: 16

Roll Number:

23010000001023050000

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 m²	110.0	2,200 m²

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 Factor B (Odour Potential) (Size)

Factor D Factor E (Manure Type) (Encroaching Land Use) 1.1

Building Base Distance F

(minimum distance from livestock barn) (actual distance from livestock barn)

1.0 X 479.54 X

0.7 X

373 m (1224 ft)

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

369 m (1211 ft)

## 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

Signature of Preparer:

Nancy Shoemaker

Nancy Shoemaker

Hosember 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; mista 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.



## Minimum Distance Separation I

Worksheet 1 Prepared By: Nancy Shoemaker

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 m²	20.0	400 m²

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 D

Factor E

Building Base Distance F'

(Manure Type) (Encroaching Land Use) (minimum distance from livestock barn) (actual distance from livestock barn)

1.0

Factor A

(Odour Potential)

(Size) 240

X

Factor B

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:

Date: November

NOTE TO THE USER:
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Minimum Distance Separation I

Worksheet 1

Prepared By: Nancy Shoemaker

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: 16

Roll Number:

23010000001005020000 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:

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

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Chickens, Broilers	0 m²	0.0	Unavailable
Solid	Chickens, Broilers	18,000 m <sup>2</sup>	725.8	18,000 m²

Existing Manure Storage: V2. Solid, outside, covered

Design Capacity (NU):

Factor A

Potential Design Capacity (NU):

Factor D

Factor E Building Base Distance F'

(Manure Type) (Encroaching Land Use) (minimum distance from livestock barn)

(actual distance from livestock barn)

(Odour Potential) (Size) X 631.87 X

Factor B

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

NOTE TO THE USER:
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## Jana Poechman

From:

Emily Vandermeulen

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.

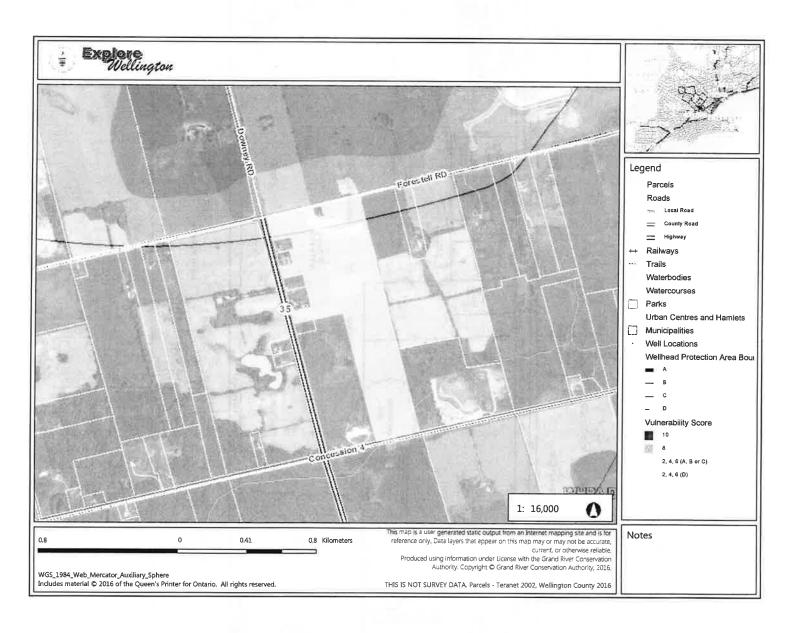
If you have any further questions regarding this application, please contact me.

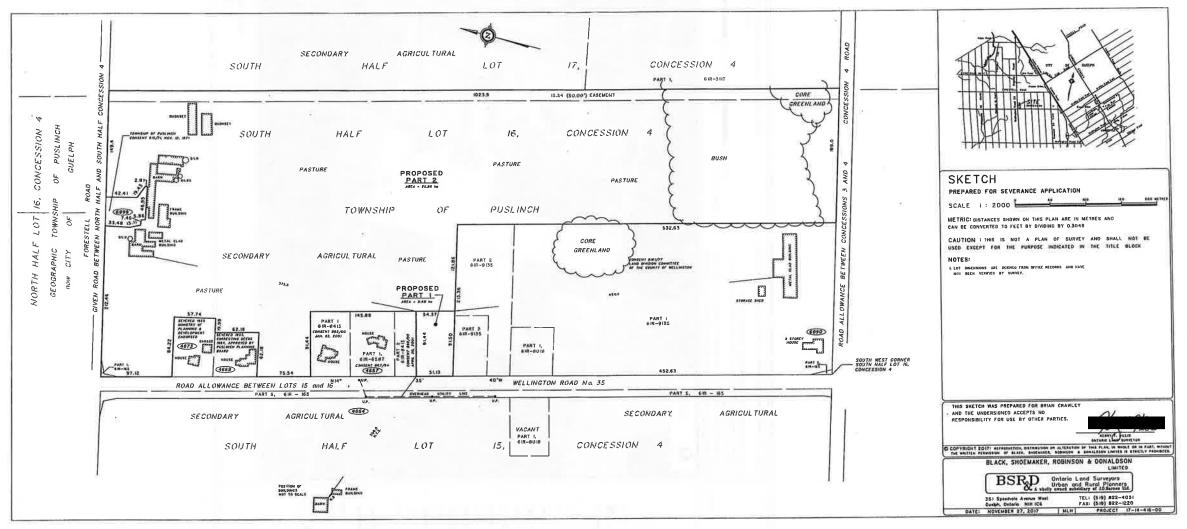
Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1SO

a | 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 28, 2017

#### FILE NO. B166/17

### **APPLICANT**

### **LOCATION OF SUBJECT LANDS:**

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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  Required Fee: \$ 1000   Fee Received: 1000   Fee Received: 1000   File No.   File No.
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION
2.	(a) Name of Registered Owner(s) _ Gue fano Di Nardo and Mario Di Nardo
	Address 4696 Nassagawegg - Pusling Town Line, RR# 1
	Moffat
	Phone No Email:
	(b) Name and Address of Applicant (as authorized by Owner)  AS Below
	Phone No Email:
	(c) Name and Address of Owner's Authorized Agent: BSRSD Limited  (Kerry Hillis) 257 Wood (ann Road West Unit 101  Guelph NIH 851
	Phone No Email:
	(d) All <u>Communication</u> to be directed to:
	REGISTERED OWNER [XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	(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 allowed off Secondary agricultural land.
<u>OR</u>	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.  Ün known,
Coun	nty of Wellington LAND DIVISION FORM – SEVERANCE Revised May 2017

` '	d in the County of Welling	,
Local Municipality:	Township of Pa	aslinch
Concession	11 *	Lot No Pt. 12
Registered Plan No.		Lot No.
Reference Plan No.		Part No.
Civic Address _	4696 Nassaga	waga - Puslinch Town line
(b) When was prope	erty acquired: Sept. 27	Registered Instrument No. 193372
Description of <u>Land</u>	intended to be <u>SEVERED</u> :	Metric [>] Imperial [ ]
Frontage/Width	50.00	AREA0.570
Depth	114	Existing Use(s) Rural Residential
Existing Building	s or structures:No	she
	s): Rural Re	_
		Existing [ ] Proposed [ ]  [ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other
	ed and operated piped wate	sed [▶] (check appropriate space) er system
Type of sewage dis	posal - Existing [ ] Pr	roposed [১] (check appropriate space)
Septic Tank (sp	ed and operated sanitary segectify whether individual or co	ommunal): individua

6.	6. Description of <u>Land</u> intended to be <u>RETAINED</u> : Metric [	lmp	erial	[ ]	
	Frontage/Width AREA 63 hq				
	Depth Burl Reside	nticel			
	Existing Buildings or structures: House and Garage				
	Proposed Uses (s): Rural Residential				
	Type of access (Check appropriate space) Existing [>] Proposed [	1			
	[ ] Provincial Highway				
	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 🄀 Proposed [ ] (check appropriate space)				
	[ ] Municipally owned and operated sanitary sewers [➢] Septic Tank (specify whether individual or communal): [ ] Pit Privy [ ] Other (Specify):				_
7.	7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or metres of the Subject lands (severed and retained parcels)? *If yes, see sketch requirements and the application must be accompanied by a MINIML SEPARATION FORM.	YES	[ ]	NO	00   <b>&gt;</b>
8.	8. Is there a landfill within 500 metres [1640 feet]?	YES	[ ]	NO	×
9.	9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?	YES	[ ]	NO	1
10.	10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be reta within 120 metres [394 feet]?	ined or YES			d or
11.	11. Is there any portion of the land to be severed or to be retained located within a floodplain?	YES	[ ]	NO	$\bowtie$
12.	12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?	YES	[]	NO	M
13.	13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?	YES	[]	NO	M
14.	14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?	YES	[]	NO	<b>№</b>
15.	15. Is there a noxious industrial use within 500 meteres [1640']?	YES	[]	NO	<b>⊳</b> ≱

16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES [ ] NO	K
	Name of Rail Line Company:	-8	
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 outle within 750 metres of the proposed subject lands?	t/container refill ce YES [ ] NO	ntre [≻]
19.	PREVIOUS USE INFORMATION:		
	a) Has there been an industrial use(s) on the site?	UNKNOWN [	1
	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 syster landscaping?)	ns or residential	
	YES [ ] NO [	UNKNOWN [	]
	d) Has there been commercial petroleum or other fuel storage on the site, underground fuel been used for a gas station at any time, or railway siding? YES [ ] NO [ ]		
	If YES, specify the use and type of fuel(s)		
20.	Is this a <b>resubmission</b> of a previous application?	YES [ ] NO	1,4
	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 Ma registered in the Land Registry/Land Titles Office?	rch 1, 2005 and as YES [ ] NO	
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	tch and provide:	
	Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors?  YES [ ] NO	a plan of subdivisi	
	Under a separate application, is the Owner, applicant, or agent applying for additional consent simultaneously with this application?	ts on this holding 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 IND NO	[ ]

34. Are there any drainage systems on the retained and severed lands?

YES [ ] NO [5]

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

35	Source	Water	Protection	Dian
ათ.	Source	vvater	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 MO [ ]

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

30. Have you had a pre-cor	isuitation meeting wi	th County Planning	Starr before filling out th	is 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.
-	the state of the s

### NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE

	abject (aa a p. e)	posed surplus farm d	welling?"			YES [ ]	ио 🔯
*If y	es, an application	n to sever a surplus fa	arm dwelling must l	oe accom	panied by a FAR	RM INFORMAT	ION FORM
27 a) Wha	at is the existing I	Local Official Plan de	esignation(s) of the	subject la	and? (severed ar	nd retained)	
Zr. a) vviid			soignation(b) or the		and: (bevered an	ia retainea)	
	See belo	w					
b) Wha	at is the existing	County Official Plan	designation(s) of t	he subjec	t land? (severed	and retained)	
	Some	Agracultural	Guarante	1-	· ( (	can lands	
	- Condagra	) Secureral	, Green	anor s	+ COVE OV	een 1440-2	
		s directly to an Officia Amendment Number				by an approva	l authority,
			-				
	endment Numbe	• •		-		4.	
<b>28.</b> What is	the zoning of the	e subject lands?/	Vatural Enviro	on ment	and Agr	ocaltural	
29. Does th	e proposal for the	e subject lands confo	rm to the existing z	oning?		YES [>]	NO [ ]
<b>20.</b> D000 tr	•	•	_				
If NO,	a) has an a	application been made YES [ ] NO	e for re-zoning?	Numbor			
		TES [ ] NO	[ ] File	Number			
	b) has an a	application been mad					
		YES [ ] NO	[] File	Number			
30. Are the	lands subject to	any mortgages, ease	ments, right-of-way	s or other	charges?	YES [ ]	NO 🖂
			5.1.				,
ir the ar	iswer is Y⊑5, pie	ease provide a copy o					
•		s just provide comple	te name and addre	ss of Mor			04
this is not a	31 – 34 must be applicable to you	s just provide comple answered for Applic ur application, pleas	te name and addre cations for severa e state "not Appli	ss of Mor	e Rural/Agricult	tural Area (	Otherwise
this is not a	31 – 34 must be applicable to you	s just provide completed answered for Application, pleased not conducted on these	te name and addre cations for severa e state "not Appli e subject lands:	ss of Mornce in the cable"	e Rural/Agricult		
this is not a	31 – 34 must be applicable to you Farm Operation	s just provide completed answered for Application, pleased not conducted on these	te name and addre cations for severa e state "not Appli	ss of Mornce in the cable"	e Rural/Agricult	tural Area (	
this is not a	31 – 34 must be applicable to you Farm Operation	s just provide completed answered for Application, pleased not conducted on these	te name and addre cations for severa e state "not Appli e subject lands:	ss of Mornce in the cable"	e Rural/Agricult		
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this is not a 31. <u>Type of</u> Ty 32. <u>Dimer</u>	31 – 34 must be applicable to you fear Operation  /pe: Dainy  nsions of Barne  Width	s just provide complete answered for Application, pleas n conducted on these y [ ] Beef Catt (s)/Outbuildings/S	te name and addre cations for severa se state "not Appli e subject lands: tle [ ] Swine heds (that are to	ss of Mornce in the cable"  \[ \lambda \rangle \lambda \rangle \rangle \lambda \rangle	e Rural/Agricult  / A  Poultry [ ]	Other [ ]	<u>.</u>
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this is not a 31. Type of  Ty 32. Dimer Severed  Retained  33. Manure	31 – 34 must be applicable to you fear to you fear Dairy  ype: Dairy  usions of Barne  Width  Width  Width  Width  Storage Facility  DRY	answered for Application, pleas  n conducted on these y [ ] Beef Catt  (s)/Outbuildings/S  Length Length Length Length Length Open P	te name and addre cations for severa se state "not Appli e subject lands: tle [ ] Swine heds (that are to Area Area Area Area Area Area	ss of Mornce in the cable"  A),  [ ]	Poultry [ ]  Severed & Re  Use  Use  Use  Abovegro	Other [ ] etained Land LIQUID Tank und Uncovered	Is I Tank
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### Jana Poechman

From:

Emily Vandermeulen <

Sent:

Friday, December 1, 2017 9:36 AM

To: Cc:

Jana Poechman

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.

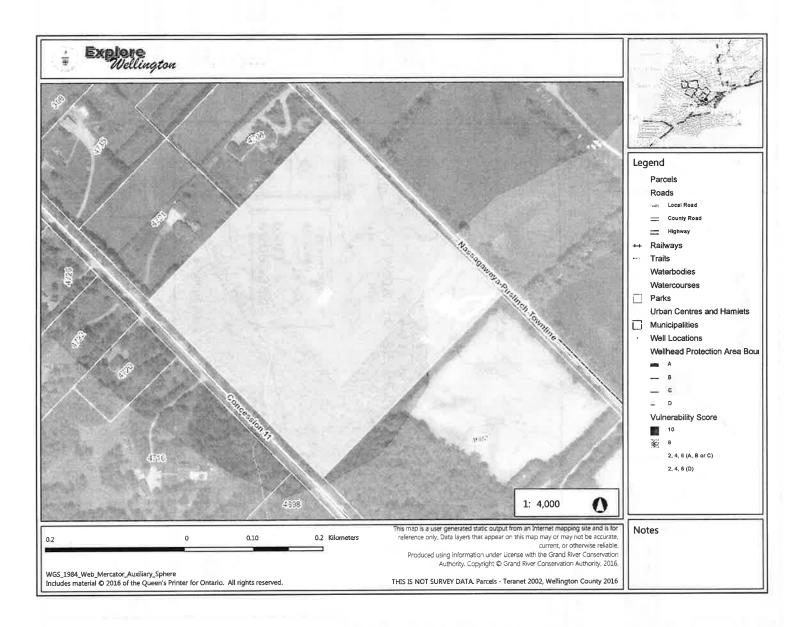
If you have any further questions regarding this application, please contact me.

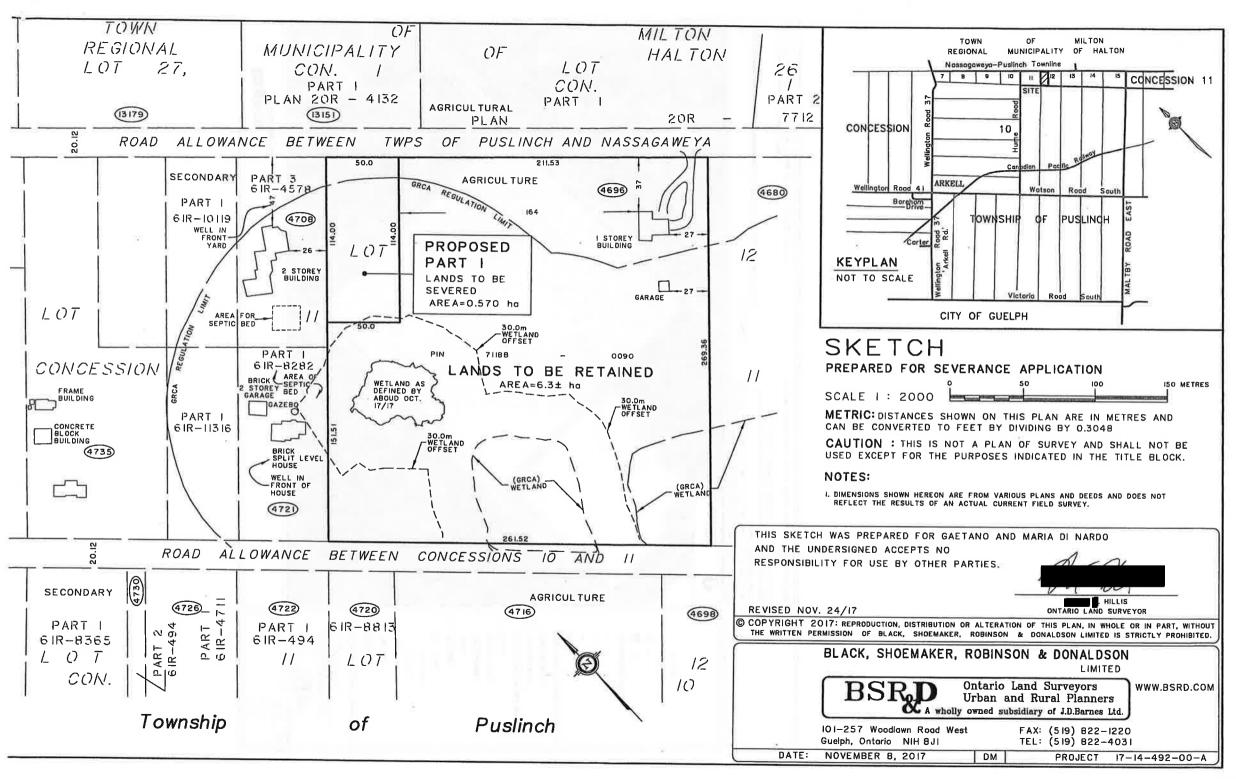
Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1S0

| 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**

### LOCATION OF SUBJECT LANDS:

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

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**

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> 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

Required Fee: \$\_\OSC

Fee Received: NW 20

1. Approval Authority:

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

File No.

B169/17

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

Accepted as Complete on:

UM 36/17

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

The second second second			
Phone No.			
	t (as authorized by Owner)		
	Mark II		
Phone No.	Email:		
(c) Name and Address of Owner's	s Authorized Agent:		+
Jeff Buisman of Va	anHarten Surveying Inc.		
423 Woolwich Stre	et, Guelph, ON, N1H 3X3		
		The state of the s	
Phone No.		1	
	oted to:		
(d) All Communication to be direct	cieu io.		
(d) All <u>Communication</u> to be direct			
	APPLICANT [ ]	AGENT [X]	
		AGENT [X]	
REGISTERED OWNER [ ]	APPLICANT [ ]	AGENT [X]	
REGISTERED OWNER [ ]  (e) Notice Cards Posted by:  REGISTERED OWNER [ ]	APPLICANT [ ]	AGENT [X]	
REGISTERED OWNER [ ]  (e) Notice Cards Posted by:  REGISTERED OWNER [ ]  Type and Purpose of Proposed T	APPLICANT [ ]  APPLICANT [ ]  ransaction: (Check off appropriate	AGENT [X] te box & provide short explanation)	RIAI
REGISTERED OWNER [ ]  (e) Notice Cards Posted by:  REGISTERED OWNER [ ]  Type and Purpose of Proposed T	APPLICANT [ ]  APPLICANT [ ]  ransaction: (Check off appropriation)  GRICULTURAL[ ] URBAN RES	AGENT [X]	RIAI

(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

County of Wellington

LAND DIVISION FORM - SEVERANCE

Local Municipality: Township of Puslinch	
Concession 10	Lot No. Part of Lot 15
Registered Plan No.	Lot No.
Reference Plan No. 61R-5385 Save and Except Parts 1, 2,	Part No. 2 3, 61R-8472
Civic Address 4614 Concession 11	
(b) When was property acquired: <u>July 2014</u>	Registered Instrument No. WC407328
5. Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [X] Imperial [ ]
Frontage/Width 68 ±	AREA <u>0.5 ha ±</u>
Depth <u>68 ±</u>	Existing Use(s) Agricultural – Vacant Land
Existing Buildings or structures: None	
Proposed Uses (s): Rural Residentia	[
Type of access (Check appropriate space) Exist	ing [ ] Proposed [X]
[ ] County Road [ ] P [X] Municipal road, maintained year round [ ] C	ight-of-way rivate road rown access road Vater access other
Type of water supply - Existing [ ] Proposed [X]  [ ] Municipally owned and operated piped water system [X] Well [X] individual [ ] communal [ ] Lake [ ] Other	(check appropriate space)
Type of sewage disposal - Existing [ ] Proposed  [ ] Municipally owned and operated sanitary sewers  [X] Septic Tank (specify whether individual or communal):  [ ] Pit Privy  [ ] Other (Specify):	

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

6.	Description of Land intend	ded to be <u>RETAINED</u>	Metric	: [X]	Imperial [ ]	
	Frontage/Width	<u>156 / 405 ±</u>	AREA	<u>22.0 l</u>	na ±	
	Depth	203 & 497 ±	Existing Use(s)	<u>Agricultura</u>	l & Rural Re	sidentia
	Existing Buildings or st	ructures: <b>Dwelling</b>	and Barn			
	Proposed Uses (s):	No Chan	ge			
	Type of access (Check a	ppropriate space)	Existing [X]	Proposed [ ]	i	
	<ul> <li>Provincial Highway</li> <li>County Road</li> <li>Municipal road, mainta</li> <li>Municipal road, seaso</li> <li>Easement</li> </ul>		[ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other	d		
	Type of water supply - E	xisting [X] Propo	esed [ ] (check appropria	ate space)		
	[ ] Municipally owned an [X] Well [X] individual [ ] Lake [ ] Other	d operated piped wate [ ] communal	er system			
	Type of sewage disposa	ıl - Existing [X]	Proposed [ ] (check ap	propriate space)		
	<ul><li>[ ] Municipally owned an</li><li>[X] Septic Tank (specify of a line)</li><li>[ ] Pit Privy</li><li>[ ] Other (Specify):</li></ul>					
7.	metres of the Subject land	is (severed and retain	, manure storage, abattoir, led parcels)? olication must be accompan		YES [X]	in 500 NO [ ]
8.	Is there a landfill within 50	00 metres [1640 feet]?	?		YES [ ]	NO [X]
9.	a) Is there a sewage trea	tment plant or waste	stabilization plant within 500	) metres [1640']?	YES [ ]	NO [X]
10.	). Is there a Provincially Sign within 120 metres [394 fe		swamp, bog) located on the	e lands to be reta	ined or to be so	evered or NO [ ]
11.	I. Is there any portion of the	land to be severed or	r to be retained located with	in a floodplain?	YES [ ]	NO [X]
12	2. Is there a provincial park	or are there Crown La	ands within 500 metres [164	0']?	YES [ ]	ио [Х]
13	3. Is any portion of the land	to be severed or retail	ned within a rehabilitated m	ine/pit site?	YES [ ]	NO [X]
14	4. Is there an active or aban	doned mine, quarry o	r gravel pit within 500 metre	es [1640']?	YES [ ]	NO [X]
15	5. Is there a noxious industr	ial use within 500 met	eres [1640']?		YES [ ]	NO [X]

LAND DIVISION FORM - SEVERANCE

County of Wellington

16.	6. 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.	7. Is there an airport or aircraft landing strip nearby?	NO	[X]
18.	8. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container retail within 750 metres of the proposed subject lands? YES [ ]	fill cer NO	
19.	9. PREVIOUS USE INFORMATION:		
	a) Has there been an industrial use(s) on the site? YES [ ] NO [X] UNKNOW!	1 [	]
	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)		
- 22	c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or resident	ial	
	landscaping?) YES [ ] NO [X] UNKNOWN	1 [	ļ
	d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has been used for a gas station at any time, or railway siding?  YES [ ] NO [X] UNKNOWI		
	If YES, specify the use and type of fuel(s)		E .
20.	20. Is this a <b>resubmission</b> of a previous application?  YES [ ]	NO	[X]
	If YES, is it identical [ ] or changed [ ] Provide previous File Number		
21.	21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 a registered in the Land Registry/Land Titles Office?  YES [ ]	nd as	
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provious Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	de:	
22.	22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of sub other Consent or approval under the Planning Act or its predecessors?  YES [ ] NO [X] UNKNO		
23.	23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this hold simultaneously with this application?  YES [ ]	ling <b>NO</b>	[X]
24.	24. Is the application consistent with the Provincial Policy Statement?  YES [X]	NO	[ ]
25.	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	[ ]
Cou	County of Wellington LAND DIVISION FORM – SEVERANCE Revise	ed May	2017

*If yes, an a	pplication to seve	r a surplus farm dwelli			ied by a FARM			IL IIV F	
		ficial Plan designation						10111	
b) What is the	existing County (	Official Plan designati	ion(s) of the	subject lan	nd? (severed a	and reta	ined)		
Seconary	Agricultural &	Core Greenlands							
c) If this conse	nt relates directly cate the Amendmo	to an Official Plan Am ent Number and the a	endment(s) pplicable file	currently u number(s)	inder review b	y an ap	prova	l autho	ority,
Amendmen	t Number(s):			File Num	ber(s):				
3. What is the zon	ing of the subject	lands? Agricultural	(A) & Nati	ural Envio	ornment (NE	)			
3. Does the propo	sal for the subject	lands conform to the	existing zon	ing?		YES	[X]	NO	[]
If NO, a)	has an applicatio	on been made for re-zo		mber		_			
b)	has an application	on been made for a mir	nor variance File Nu			_,			
. Are the lands su	ubject to any mort	nanes easements rin							
For n ortgage as in In	YES, please prov nortgages just pro strument No. V	ride a copy of the relevel vide complete name a NC407329 with The	vant instrume and address Bank of N	ent. of Mortgag lova Scot	gee.	YES at 15 C		NO Road	
For n ortgage as in In uelph, ON, N1L uestions 31 – 34 is is not applicab	YES, please province the province of the provi	ride a copy of the relev	vant instrume and address Bank of N NST. No. IS or severanc not Applica	ent. of Mortgag lova Scot 312350 e in the Ri	gee. tia, located a	at 15 C	lair F	Road	West
For n ortgage as in In uelph, ON, N1L uestions 31 – 34 is is not applicab	YES, please province the province of the provi	ride a copy of the relevity of the complete name a NC407329 with The Easement as in Inception of Easement as in In	vant instrumend address Bank of NST. No. IS or severance not Applications. Ho	ent. of Mortgag lova Scot 612350 e in the Re ble"	gee. tia, located a	at 15 C	lair F	Road '	West
For nortgage as in Iruelph, ON, N1L uestions 31 – 34 is is not applicable.  Type of Farm (	YES, please province to please province to province to the second	ride a copy of the relevoyide complete name a NC407329 with The Easement as in IN ed for Applications for ation, please state "In the Easement as in In th	vant instrumend address Bank of N NST. No. IS or severance not Application ands: Ho Swine [	ent. of Mortgag lova Scot 612350 e in the Ri ble" rses	gee. tia, located a ural/Agricultu oultry [ ]	Othe	ea	Road '	West
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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.

1 1/1

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 ind	licate the perso	n you have met/spoken to:		

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

Please see covering letter.

### **NOTES:**

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

County of Wellington

I AND DIVISION FORM - SEVERANCE



### Minimum Distance Separation I

Worksheet 1
Prepared By: Hailey Keast, Van Harten Surveying Inc.

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 NOB 2J0 Phone #1: 519

**Location of Subject Lands** 

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

Roll Number:

2301

**Calculation Name:** 

Farm 1

Description:

Born Barn

**Farm Contact Information** 

Jeff Born

4614 Concession 11 Puslinch, ON, Canada NOB 2J0 Location of existing livestock facility or anaerobic digester

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

Roll 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 Barr Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	116 m²

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

Design Capacity (NU):

Factor A

(Odour Potential)

5.0 5.0

Potential Design Capacity (NU):

Factor B (Size)

Factor D

Factor E

Building Base Distance F'

(Manure Type) (Encroaching Land Use)

(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.com

Signature of Preparer:

Hailey Keast

Date:

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



### **County of Wellington**

## **FARM DATA SHEET**

Minimum Distance Separation I (MDSI)

NOTE	TΩ	THE	FACII	ITV	OWNE	D

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

60.93°	- 00	1			9.	7
Owner of Livestock Facility	Jeff	Born			1000 10	) !.
Telephone	20	Civic Address	4614	Conce	ssion	//
Municipality rus linch	i	Lot /5	Concession	4/	DIV	
Tillable Hectares/Acres* on the le		facility i	located 22	hectares	- e	cres
		0111				

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type*  (select from (list above)
Beef Cattle	Cows, Including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12,5 – 17,5 months)		
Dairy Cattle	MilkIng-age cows (dry or milking)		
	Large-framed; 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg – 545 kg (for example - Guernseys)		
	Small-framed; 364 kg - 455 kg (for example - Jerseys)		
	Helfers (5 months to freshening)		
	Large-framed; 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed; 148 kg – 455 kg (for example - Guernseys)		11-11-11-11-11-11-11-11-11-11-11-11-11-
	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)	5	V3
	Small-framed, mature; <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation, includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

#### Permanent Manure or Material Storage Types

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

0	No storage required (manure/material stored for less
	than 14 days)

- Solid, inside, bedded pack V1 V2 Solid, outside, covered
- Solid, outside, no cover, greater than or equal 30% dry matter Solid, outside, no cover, 18% to less than 30% dry matter,
- with covered liquid runoff storage Solid, outside, no cover, 18% to less than 30% dry matter, L1 with uncovered liquid runoff storage
- Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight fitting cover
- 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*	Manure Storage Type*  (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)	The second	
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Klds (dairy or feeder klds)		
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)	31	
	Broilers on an 8 week cycle	7	
	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	Maximum capacity of permanent storages at any time: solid or flquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or Ilquid capacity		

### Jana Poechman

From:

Emily Vandermeulen

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.

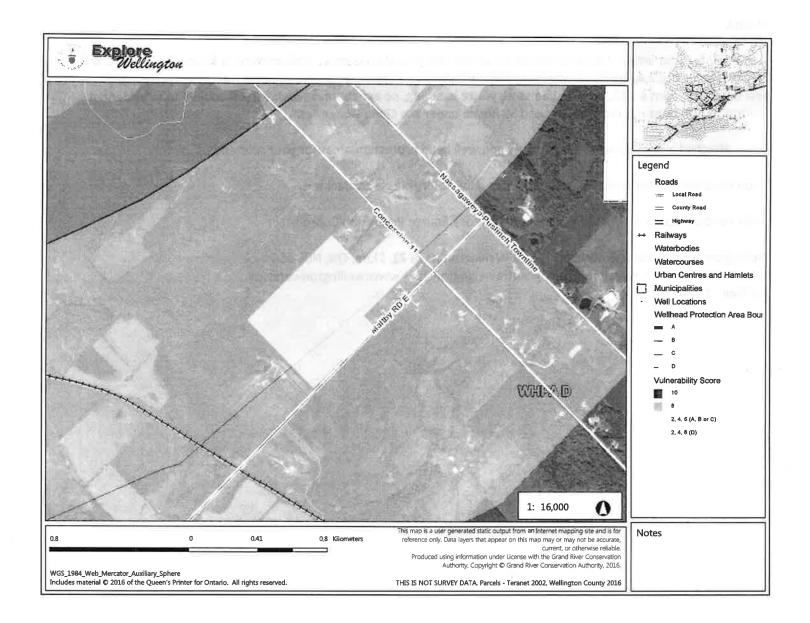
If you have any further questions regarding this application, please contact me.

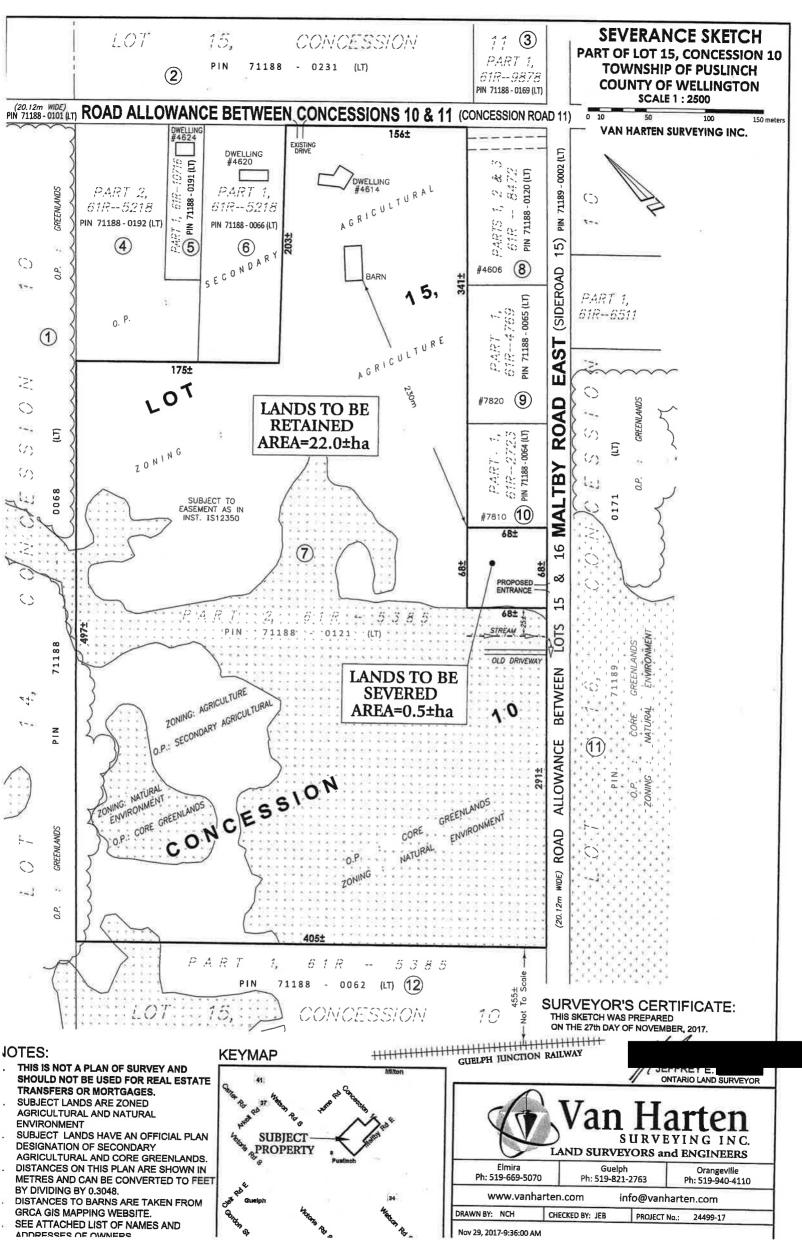
Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1S0

| 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 30, 2017

#### FILE NO. B171/17

### **APPLICANT**

**LOCATION OF SUBJECT LANDS:** 

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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 Coul

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  Required Fee: \$ 1050 Fee Received: \$ 1050 File No.
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:
	A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION
2.	(a) Name of Registered Owner(s) Inglis BERRY c/o Paul Berry
	Address 50 Watson Road South, Guelph, ON, N1L 1E2
	Phone No.
	(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
	(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
<u>OR</u>	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.

LAND DIVISION FORM - SEVERANCE

Future owner is not known

County of Wellington

I. (a) Lo	ocation of L	and in th	e County o	of Wellingto	n:			
Local I	Municipality:	Town	ship of P	uslinch	-			
Conce	ession	10				Lot No	Part of L	.ot 1
Regist	ered Plan N	o			_	Lot No	· <sub>15</sub>	
Refere	ence Plan No	o. <u>61R-</u>	7006			Part N	o. <u>1 &amp; 4</u>	
Civic /	Address	7737 St	one Roa	d East				
(b) Who	en was pro	perty acc			estate trans chase early		-	trument No. <u>RO747980</u>
. Descr	iption of <u>Lar</u>	<u>nd</u> intende	ed to be <u>SE</u>	VERED:		Metric	[X]	Imperial [ ]
Fro	ontage/Width	ו	<u>60 ±</u>		AREA		<u>0.6 ha ±</u>	
De	pth		<u>100 ±</u>		Existing Use(s	s)	Agricultu	ıral
Exi	isting Buildir	ngs or str	uctures: No	one				
Pro	oposed Uses	s (s):	<u>A</u>	new rural	residential	dwellin	<u>g</u>	
[ ] Pr [ ] Co [X] Mu [ ] Mu [ ] Ea Type o	of water supunicipally ow ell [X] incodes	hway d, maintai d, season  pply - Ex	ned year ro ally maintai	und ined  Proposed iped water s		vay ad cess road cess		[X]
[ ] Ot	iner of sewage d	ionocal	Evictina	[] Pron	and IVI (al	hook opp	ronsiata ango	
			_		osed [X] (cl	песк аррі	ropriate spac	e)
[X] Se				anitary sewe dual or com	rs munal): <u>I<b>ndiv</b></u>	idual		

6.	Description of <u>Land</u> inte	nded to be <u><b>RETAINE</b></u>	<u>:D</u> :	Metric [X	[]	Impe	rial [	]	
	Frontage/Width	<u>278 / 08 ±</u>	AREA	3	8.7 ha ±				
	Depth	<u>1021 ±</u>	Existing Use(s)	Rural de	welling, for	est, a	gric	ultura	<u>al</u>
	Existing Buildings or	structures: Dwellin	ig & Barn						
	Proposed Uses (s):	No Cha	inge						
	Type of access (Check	appropriate space)	Existing [X]	P	roposed [ ]				
	<ul> <li>Provincial Highway</li> <li>County Road</li> <li>Municipal road, main</li> <li>Municipal road, seas</li> <li>Easement</li> </ul>		[ ] Right-of-wa [ ] Private roa [ ] Crown acc [ ] Water acca [ ] Other	d ess road					
	Type of water supply -	Existing [X] Pro	posed [ ] (check a	ppropriate s	space)				
	[ ] Municipally owned a [X] Well [X] individua [ ] Lake [ ] Other	nd operated piped w al [ ] communal	ater system	o <sub>±</sub> V					<b>-</b>
	Type of sewage dispos  [ ] Municipally owned a  [X] Septic Tank (specify  [ ] Pit Privy  [ ] Other (Specify):	nd operated sanitary whether individual o	sewers r communal): <u>Indivi</u>		oriate space)				
7.	Is there an agricultural op metres of the Subject lan *If yes, see sketch req SEPARATION FORM	ds (severed and reta uirements and the a	ined parcels)?			YES	[X]	NO	0 []
8.	Is there a landfill within 5	00 metres [1640 fee	t]? Guelph Waste F	Resource	Centre	YES	[X]	NO	[]
9.	a) Is there a sewage trea	atment plant or waste	e stabilization plant wi	hin 500 me	tres [1640']?	YES	[-]	NO	[X]
10.	Is there a Provincially Sig within 120 metres [394 fe		g. swamp, bog) located	on the land		ed or		evere NO	
11.	Is there any portion of the	e land to be severed	or to be retained locat	ed within a	floodplain?	YES	[ ]	NO	[X]
12.	Is there a provincial park	or are there Crown L	ands within 500 metre	es [1640']?		YES	[ ]	NO	[X]
13.	Is any portion of the land	to be severed or reta	ained within a rehabilit	ated mine/p	it site?	YES	[ ]	NO	[X]
14.	Is there an active or abar	idoned mine, quarry	or gravel pit within 500	metres [16	640']?	YES	[ ]	NO	[X]
15.	Is there a noxious industr	ial use within 500 me	eteres [1640']?			YES	[ ]	NO	[X]
Cou	nty of Wellington	LAND	DIVISION FORM - SEVER	ANCE			Revis	ed 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? 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 <b>resubmission</b> 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 [ ]
Cou	inty of Wellington LAND DIVISION FORM – SEVERANCE Revised May 2017

<b>-0.</b> 10					lus farm dwe						YES	[ ]	NO	1731
	*If yes, a	an appl	ication to	sever a	surplus far	m dwellin	ng must be	accon	npanied b	y a FAR	M INFO	RMATI	ON F	 DRI
<b>7</b> . a)														
		What is the existing Local Official Plan designation(s) of the subject land? (severed and retained)												
	-					-								_
b)	What is	the exi	sting Cou	inty Off	icial Plan d	esignatio	n(s) of the	subje	ct land? (	severed	and reta	ined)		
	Second	dary A	gricultu	ral, Pri	me Agricu	ıltural, (	Greenland	ds an	d Core (	Greenla	nds			
c)	If this co please i	nsent r indicate	elates dire	ectly to	an Official F Number an	Plan Ame d the ap	endment(s) plicable file	currer numb	ntly under per(s).	review l	by an ap	proval	autho	ity,
	Amenda	nent N	umber(s)	):				File N	Number(s	s):				
3. Wh	hat is the z	zoning	of the sub	bject lar	nds? Agric	ultural (	(A) and Na	atura	l Enviro	nment 2	Zone			
					nds conform						YES	ſΧì	NO I	1
lf 1	NO, a	a) ha	s an appli	ication t	een made f	or re-zon	ning? File Nu	mber						
	ł	b) ha	s an appli	ication b	een made f	or a mino		?	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
. Are	e the lands	s suhia	-4.4-			-				_				
					jes, easeme				r charges	?	YES	[]	NO [2	K]
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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

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.

County of Wellington

LAND DIVISION FORM – SEVERANCE



### Minimum Distance Separation I

Berry Severance
Prepared By: Hailey Keast, Van Harten Surveying Inc.

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: 1

Roll Number: 2301 i

**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: 1

Roll Number:

2301 i

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 Barr Area
Solid	Beef, Cows, including calves to weaning (all breeds), Confinement [Livestock barn is currently unoccupied]	25	25.0	232 m²

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

Design Capacity (NU):

25.0 Potential Design Capacity (NU):

X

Factor A

0.7

Factor B

X

1.1

Factor D Factor E Building Base Distance F'
(Manure Type) (Encroaching Land Use) (minimum distance from livestock barn) (actual distance from livestock barn)

(Odour Potential) (Size) X

0.7

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 3X3

260



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.

Date Prepared: Nov 29, 2017 4:09 PM 550177

AgriSuite 3.4.0.18

Page 1 of 1



# 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 I	Livestock Facility	,
Contact Info	rmation	
Email	Telephone	
Civic Address		
Lot		- Dilli Dilli
		Division Rus linch
LOT SIZE (WITE	re livestock facility is located) 43.3 hectares	acres
		Date
BARN(S) SIZE	Please provide the size of the barns located on the property livestock capacity.  ft²/m²	y. This information is used to verify maximum  ft²/m²
Manure Stora	ge Types Solid manure: 18% dry matter, or more Liquid	manure: <18% dry matter
V1 Solid,	inside, bedded pack	Solid, outside, no cover, 18%- <30% dry matter, with
	outside, covered	uncovered liquid runoff storage
	outside, no cover, ≥30% dry matter L2	Liquid, outside, with a permanent floating cover
	outside, no cover, 18% - <30% dry matter, with M1	Liquid, outside, no cover, straight-walled storage
	ed liquid runoff storage M2	Liquid, outside, roof, but with open sides
	, inside, underneath slatted floor H1	Liquid, outside, no cover, sloped-sided storage
V6 Liquid	, outside, with a permanent, tight-fitting cover	11 11 10 1 11 1 2 2 2 11
Awim of Ton	Barn Used For Weddings	Not used for Animals for 20 Years
Animal Type of Material	Description	Housing Manure Capacity Storage Type (maximum) (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	(maximum) (select from list)
	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)	
3	Hiefers (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)	
Hamas	Small-framed; 30 – 125 kg (e.g. Jerseys)	
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross bree	ds including
	unweaned offspring)	
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and including unweaned offspring)	g racing preeds
	Small-framed, mature; <227 kg (e.g. ponies and miniatures in	cluding
		eleaning

unweaned offspring)

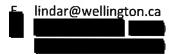
Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes 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	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		
barns	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).

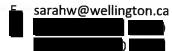
# QUESTIONS? PLEASE CONTACT

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

Linda Redmond, Senior Planner

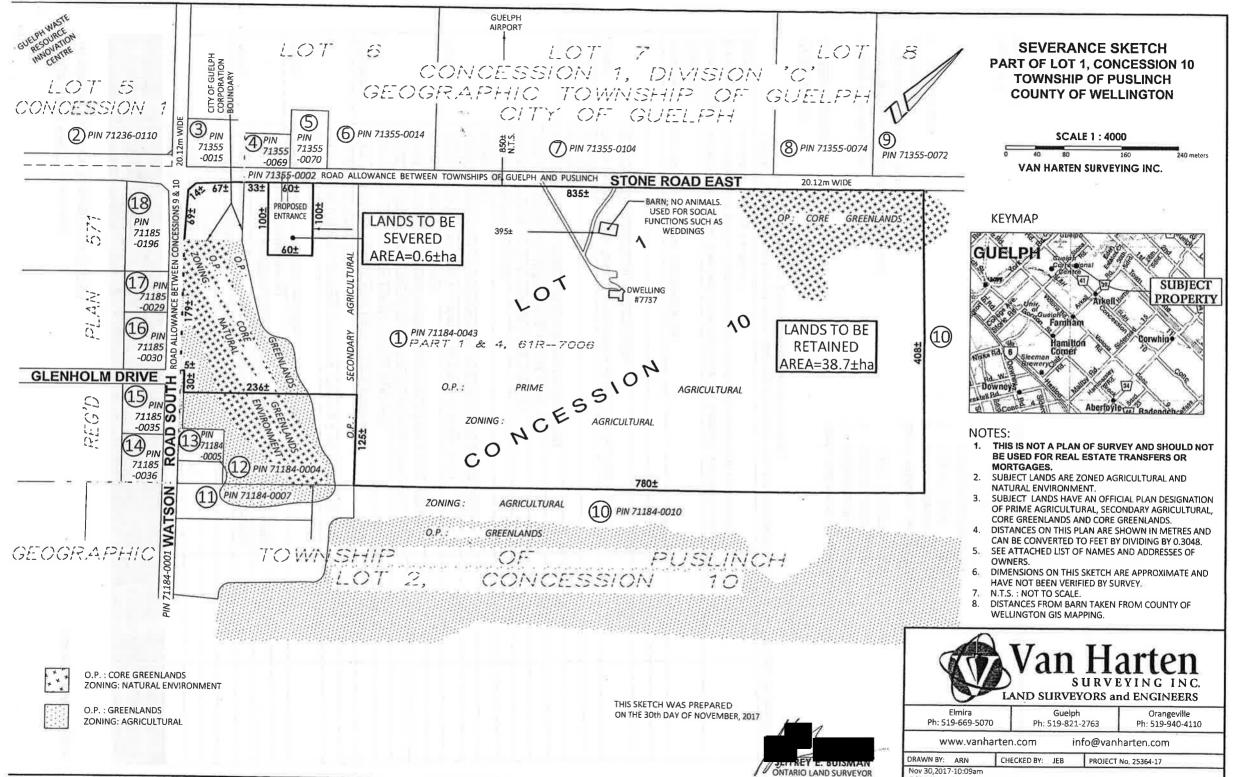


Sarah Wilhelm, Senior Planner



Page 2 of 2 Jan.20/17 VER

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Nov 30,2017-10:09am G:\PUSLINCH\Con10\LOT 1\ACAD\SEV PT LT 1 (BERRY) 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. B172/17

### **APPLICANT**

### **LOCATION OF SUBJECT LANDS:**

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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: Required Fee: \$\_ County of Wellington Planning and Land Division Committee Fee Received: County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on: A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION (a) Name of Registered Owner(s) J.A. Leuthard Limited, Hans-Erich FISCER, Anna REGLI, Wai Gwen Lee WONG c/o Joe Leuthard Address 995 Westpoint Drive, Kelowna, BC, V1W 4Z9 Phone No. (b) Name and Address of Applicant (as authorized by Owner) Phone No. Email: (c) Name and Address of Owner's Authorized Agent: Jeff Buisman of VanHarten Surveying Inc. 423 Woolwich Street, Guelph, ON, N1H 3X3 Phone No. (d) All Communication to be directed to: REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X] (e) Notice Cards Posted by: REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X] 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

County of Wellington

LAND DIVISION FORM - SEVERANCE

4.	(a) Location of Land in the County of Welling	gton:
	Local Municipality: <u>Township of Puslinch</u>	
	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: Novembe	er 1985 Registered Instrument No. ROS518187
5.	Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [X] Imperial [ ]
	Frontage/Width 60 ±	AREA <u>0.6 ha ±</u>
	Depth <u>100 ±</u>	Existing Use(s) Agricultural
	Existing Buildings or structures: None	
	Proposed Uses (s): A new ru	ral residential dwelling
Ту	rpe of access (Check appropriate space)	Existing [ ] Proposed [X]
	<ul> <li>[ ] Provincial Highway</li> <li>[ ] County Road</li> <li>[X] Municipal road, maintained year round</li> <li>[ ] Municipal road, seasonally maintained</li> <li>[ ] Easement</li> </ul>	[ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other
	Type of water supply - Existing [ ] Propo  [ ] Municipally owned and operated piped wate [X] Well [X] individual [ ] communal [ ] Lake [ ] Other  Type of sewage disposal - Existing [ ] F  [ ] Municipally owned and operated sanitary s [X] Septic Tank (specify whether individual or of [ ] Pit Privy [ ] Other (Specify):	Proposed [X] (check appropriate space)  ewers  communal): Individual

- ,		interior or <u>Euro</u> interi	ded to be KLIAINED.	ivietric	[^]	imp	eriai į	1	
		Frontage/Width	<u>319 ±</u>	AREA	<u>23.7 ha ±</u>				
		Depth	<u>640 ±</u>	Existing Use(s)	Forest, Agr	icult	ural		
		Existing Buildings or s	tructures: NONE						
		Proposed Uses (s):	No Change	; Possibly a residen	ce or farm				
	Тур	oe of access (Check a	appropriate space)	Existing [X]	Proposed [	]			
	[ ] [X] [ ]	Provincial Highway County Road Municipal road, maint Municipal road, seaso Easement	ained year round onally maintained	[ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other					
	Тур	oe of water supply - E	Existing [ ] Proposed	i [X] (check appropriat	te space)				
	[X]	Municipally owned an Well [X] individual Lake Other	d operated piped water s	rystem					
	[ ] [X]	Municipally owned an Septic Tank (specify w Pit Privy	d - Existing [ ] Prop d operated sanitary sewe whether individual or com	munal): <u>Individual</u>	ropriate space)				
7.	met	res of the Subject land	s (severed and retained p	nure storage, abattoir, liverarcels)? tion must be accompanied		YES	f 1	NO	00 (x)
8.	ls ti	here a landfill within 50	0 metres [1640 feet]?			YES	[X]	NO	[ ]
9.	<b>a</b> )	Is there a sewage treat	tment plant or waste stab	ilization plant within 500 r	metres [1640']?	YES	[]	NO	[X]
10.	Is th	nere a Provincially Sign in 120 metres [394 fee	ificant Wetland (e.g. swa et]?	mp, bog) located on the la	ands to be retain	ned or YES		severe NO	
11.	Is th	ere any portion of the I	and to be severed or to b	pe retained located within	a floodplain?	YES	[X]	NO	[ ]
12.	ls th	ere a provincial park o	r are there Crown Lands	within 500 metres [1640']	?	YES	[]	NO	[X]
13.	ls ar	ny portion of the land to	be severed or retained	within a rehabilitated mine	e/pit site?	YES	[]	NO	[X]
14.	Is th	ere an active or aband	oned mine, quarry or gra	vel pit within 500 metres [	[1640']?	YES	[ ]	NO	[X]
15.	Is th	ere a noxious industria	al use within 500 meteres	[1640']?		YES	[ ]	NO	[X]
Cou	nty of \	Wellington	LAND DIVISIO	ON FORM - SEVERANCE			Revis	ed 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 of within 750 metres of the proposed subject lands?	utlet/container refill centre 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 sy	stems or residential												
	landscaping?) YES [ ] NO [)	(] UNKNOWN [ ]												
	d) Has there been commercial petroleum or other fuel storage on the site, underground 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 <b>resubmission</b> 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 Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	sketch and provide:												
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application other Consent or approval under the Planning Act or its predecessors?  YES [ ] N	n for a plan of subdivision or  O [X] UNKNOWN [ ]												
23.	. Under a separate application, is the Owner, applicant, or agent applying for additional consimultaneously with this application?	nsents on this holding 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 [ ]												
Co	unty of Wellington LAND DIVISION FORM – SEVERANCE	Revised May 2017												

<b>26.</b> Is the subject land a proposed	d surplus farm dwelling?*	•	Y	ES [ ] NO [X]
*If yes, an application to s	ever a surplus farm dwel	lling must be acco	mpanied by a FARM IN	IFORMATION FORM.
27. a) What is the existing Local	Official Plan designatio	n(s) of the subject	land? (severed and re	tained)
b) What is the existing Coun Secondary Agricultura				retained)
c) If this consent relates direct please indicate the Amen	ctly to an Official Plan Ar	mendment(s) curre	ently under review by a	n approval authority,
Amendment Number(s):		File	Number(s):	
28. What is the zoning of the subj	ect lands? Agricultura	al (A) and Natur	al Environment Zon	e
29. Does the proposal for the subj				
If NO, a) has an applica	ation been made for re-z	coning?		ES [X] NO [ ]
	ation been made for a m	inor variance? File Numbe	r	
<b>30.</b> Are the lands subject to any m	nortgages, easements, ri	ght-of-ways or oth	er charges? Y	ES [] NO [X]
If the answer is YES, please p		vant instrument.		
Questions 31 – 34 must be answ this is not applicable to your app	vered for Applications folication, please state "	or severance in t 'not Applicable"	he Rural/Agricultural	Area Otherwise, if
31. Type of Farm Operation con	ducted on these subject	lands: None		
Type: Dairy [ ]	Beef Cattle [ ]	Swine [ ]	Poultry [ ]	Other [ ]
32. <u>Dimensions of Barn(s)/Or</u>	utbuildings/Sheds (tf	hat are to remai	n) Severed & Retair	ned 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: None	)		
DRY	QF.	MI-SOLID		LIQUID
Open Pile [ ]	Open Pile	[ ]	Covered Tank	
Covered Pile [ ]	Storage with Buc	ck Walls [ ]		Jncovered Tank [ ]
				Incovered Tank [ ]

26. Is the subject land a proposed surplus farm dwelling?\*

YES [ ]

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

<u>Type</u>	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.
- 3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- 4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- 5. Generally, regular severance application forms are also available at the local municipal office.
- 6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed

County of Wellington

LAND DIVISION FORM - SEVERANCE

#### Jana Poechman

From:

Monday, December 4, 2017 10:00 AM

Sent: To:

Jana Poechman

Subject:

RE: Screening Form - B172/17 WHPA Map - 6963 Forestell Rd.pdf

**Attachments:** 

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 Riover 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 [m

Sent: Friday, December 01, 2017 11:05 AM

To: Kyle Davis <

Cc: SourceWater

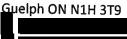
Subject: Screening Form - B172/17

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

Thanks.

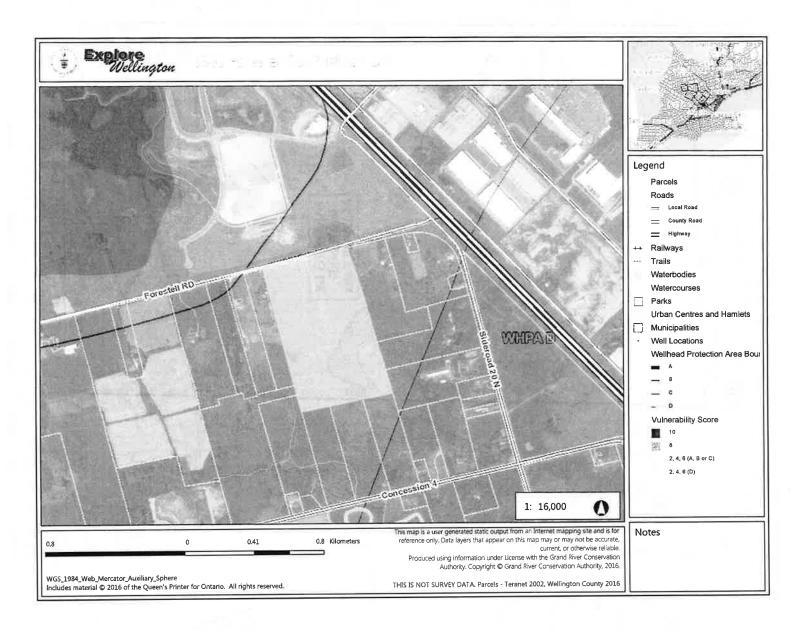
Jana

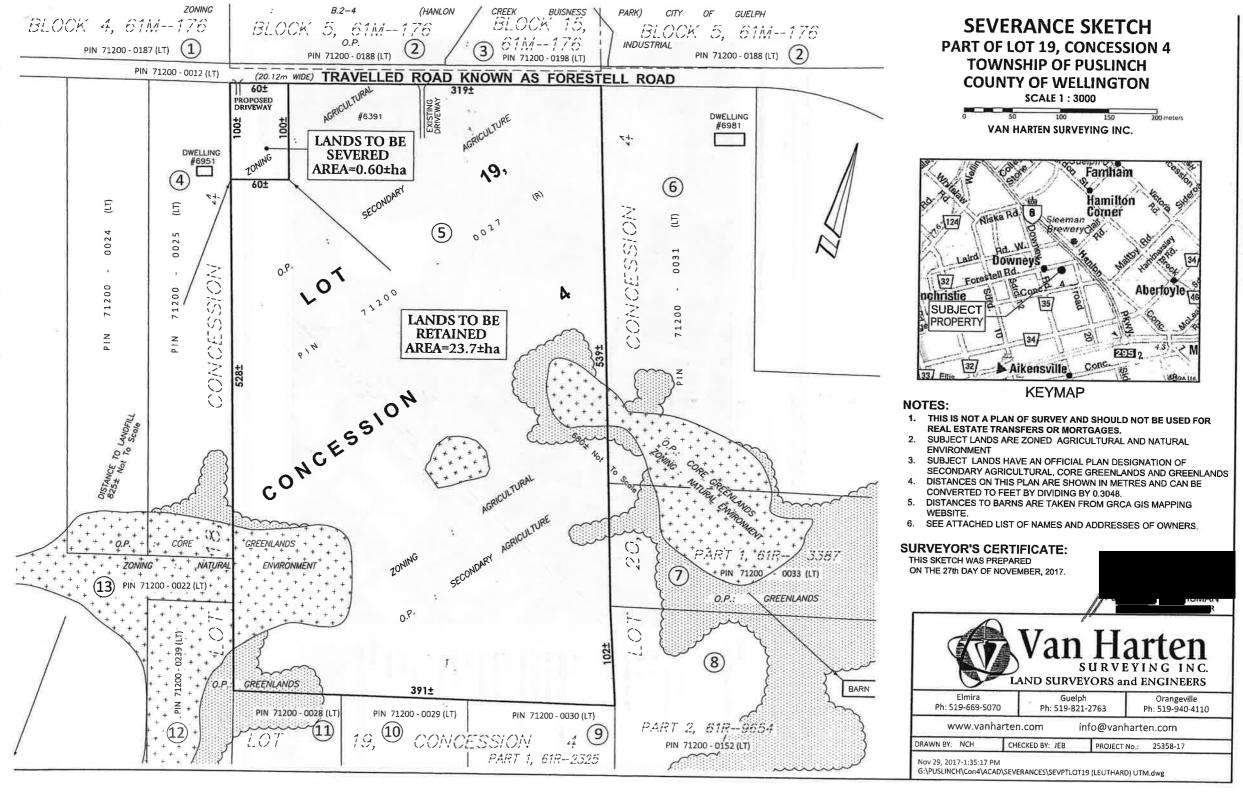
Jana Poechman **Planning Administrative Clerk** Planning and Development Department County of Wellington 74 Woolwich Street



W www.wellington.ca

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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**

#### **LOCATION OF SUBJECT LANDS:**

Lisa Brown 4588 Nassagaweya Puslinch Townline Moffat ON LOP 1J0 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**

<u>Please note</u> 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.

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

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If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

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#### **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: Required Fee: \$\_1050 County of Wellington Planning and Land Division Committee Fee Received: Nov 3 County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on: 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. Email: (b) Name and Address of Applicant (as authorized by Owner) Phone No. Email: (c) Name and Address of Owner's Authorized Agent: Jeff Buisman of VanHarten Surveying Inc. 423 Woolwich Street, Guelph, ON, N1H 3X3 (d) All Communication to be directed to: REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X] (e) Notice Cards Posted by: REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X] 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

<u>OR</u>

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

County of Wellington

LAND DIVISION FORM - SEVERANCE

4.	4. (a) Location of Land in the County of Wellington:											
	Local Municipality: Township of Puslinch											
	Concession 11	Lot No. Part of Lot	s 16 & 17									
	Registered Plan No.	Lot No.										
	Reference Plan No. 61R-2185 Reference Plan No. 61R-263	Part No. 1 1 & 2										
	Civic Address 4588 Nassagaweya-Puslinch Tov	wnline										
	(b) When was property acquired: October 2009	Registered Instrume	nt No. <u>WC260536</u>									
5.	Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [X]	Imperial [ ]									
	Frontage/Width 135 / 127 ±	AREA	<u>0.98 ha ±</u>									
	Depth <u><b>75 ±</b></u>	Existing Use(s)	<u>Bush</u>									
	Existing Buildings or structures: None											
	Proposed Uses (s): A new rural residential dwelling											
Ty	pe of access (Check appropriate space) Existing	g [ ] Proposed [)	<b>(</b> ]									
	[ ] County Road [ ] Pri [X] Municipal road, maintained year round [ ] Cro	pht-of-way vate road own access road ater access ner										
	Type of water supply - Existing [ ] Proposed [X]  [ ] Municipally owned and operated piped water system [X] Well [X] individual [ ] communal [ ] Lake [ ] Other	(check appropriate space)										
	Type of sewage disposal - Existing [ ] Proposed	[X] (check appropriate space	e)									
	<ul> <li>[ ] Municipally owned and operated sanitary sewers</li> <li>[X] Septic Tank (specify whether individual or communal):</li> <li>[ ] Pit Privy</li> <li>[ ] Other (Specify):</li></ul>	<u>Individual</u>										

0.	De	scription of <u>Land</u>	intended to be RE	IAINED		Metric	[X]	lmp	eria	] [	]	
		Frontage/Width	<u>435 ±</u>		AREA		8.9 ha ±					
		Depth	<u>288 ±</u>		Existing Use(s)		Rural reside	entia	l, b	us	h	
		Existing Buildings	or structures: Dv	velling & l	Pool							
		Proposed Uses (s	s): <u>No</u>	Change								
	Тур	e of access (Ch	eck appropriate sp	ace)	Existing [X]		Proposed [ ]					
	[]	Provincial Highw County Road Municipal road, n Municipal road, s Easement	ay naintained year rou seasonally maintair	und ned	[ ] Right-of-way [ ] Private road [ ] Crown acce. [ ] Water acces [ ] Other	ss road						
	[ ] [X]	Municipally owner	y - Existing [X] ed and operated pipidual [ ] comm	ped water sy	[] (check ap	propriat	e space)	- 110				
	[ ] [X] [ ]	Municipally owne Septic Tank (spec Pit Privy	oosal - Existing od and operated sa	nitary sewe lual or comr	rs nunal): <u><b>Individ</b></u>	<u>lual</u>	ropriate space)					-
7.	meti *	res of the Subject	l operation, (either lands (severed an requirements and RM.	d retained p	arcels)?			YES	ſΧ	[]	NO	00
8.	ls th	here a landfill with	in 500 metres [164	0 feet]?				YES	1	]	NO	[X]
9.	a) I	ls there a sewage	treatment plant or	waste stabi	lization plant with	in 500 n	netres [1640']?	YES	[	1	NO	[X]
10.		ere a Provincially in 120 metres [39	Significant Wetland 4 feet]?	d (e.g. swar	np, bog) located o	on the la	nds to be retain	ned or YES			evere NO	
11.	Is th	ere any portion of	the land to be sev	ered or to b	e retained located	d within	a floodplain?	YES	[	1	NO	[X]
12.	is th	ere a provincial pa	ark or are there Cro	own Lands v	within 500 metres	[1640']'	?	YES	1	1	NO	[X]
13.	ls ar	ny portion of the la	and to be severed o	or retained w	vithin a rehabilitat	ed mine	/pit site?	YES	I	]	NO	[X]
14.	Is th	ere an active or a	bandoned mine, qu	uarry or grav	vel pit within 500 r	metres [	1640']?	YES	[	1	NO	[X]
15.	Is th	ere a noxious indu	ustrial use within 5	00 meteres	[1640']?			YES	[	]	NO	[X]
Cou	nty of V	Wellington		LAND DIVISIO	N FORM – SEVERAI	NCE			R	evis	ed 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]
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	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)	
5	c) Has fill been brought to and used on the site (other than fill to accommodate septic system landscaping?)	ms or residential
	YES [ ] NO [X]	UNKNOWN [ ]
	d) Has there been commercial petroleum or other fuel storage on the site, underground fuel been used for a gas station at any time, or railway siding?  YES [ ] NO [X]	storage, or has the site UNKNOWN [ ]
	If YES, specify the use and type of fuel(s)	
20.	Is this a <b>resubmission</b> 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 Maregistered in the Land Registry/Land Titles Office?	arch 1, 2005 and as YES [ ] NO [X]
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	etch and provide:
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors?  YES [ ] NO [	r a plan of subdivision or  [X] UNKNOWN [ ]
23.	Under a separate application, is the Owner, applicant, or agent applying for additional consensimultaneously with this application?	ts on this holding 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 <b>YES</b> , does the application conform with the applicable Provincial Plan(s)	YES [X] NO [ ]
Cou	inty of Wellington LAND DIVISION FORM – SEVERANCE	Revised May 2017

	the subject land a proposed	surplus farm dwelling?*			YES [ ]	NO [X]
	*If yes, an application to se	ever a surplus farm dwel	ling must be accompa	anied by a FARM	INFORMAT	TION FORM.
<b>27.</b> a)	What is the existing Local	Official Plan designatio	n(s) of the subject lar	d? (severed and	retained)	
Y						
b)	What is the existing Coun	ty Official Plan designa	tion(s) of the subject I	and? (severed a	nd retained)	
	Secondary Agricultura	al and Core Greenlan	<u>ds</u>			
c)	If this consent relates direct please indicate the Amenda	ctly to an Official Plan And dment Number and the a	nendment(s) currently	under review by	an approva	l authority,
	Amendment Number(s):	-	File Nu	mber(s):		
<b>28.</b> W	hat is the zoning of the subj	ect lands? Agricultura	l (A) and Natural E	invironment		
<b>29.</b> Do	oes the proposal for the subj	ect lands conform to the	existing zoning?		YES [X]	NO [ ]
	NO, a) has an applica	ation been made for re-z				
		ation been made for a mi	inor variance? File Number			
30. Ar	re the lands subject to any m	ortgages, easements, riç	ght-of-ways or other o	harges?	YES IXI	NO [ ]
	the answer is YES, please p	rovide a copy of the rele	vant instrument.			
	For mortgages just	provide complete name	and address of Morto	agee		
Mortg	lage as in Instrument No	o. WC260537 with the	Royal Bank of Ca	nada, located	at 180 Wel	lington
Street	t West, 2" Floor, Toront	o, ON, M5J 1J1	Royal Bank of Ca	nada, located		
<u>Street</u> Questi	<u>lage as in Instrument No</u> <u>t West, 2<sup>nd</sup> Floor, Toront</u> ions 31 – 34 must be answ not applicable to your app	o, ON, M5J 1J1 ered for Applications for	Royal Bank of Ca	nada, located		
Questi this is	t West, 2 <sup>m</sup> Floor, Toront ions 31 – 34 must be answ	o, ON, M5J 1J1 ered for Applications folication, please state "	Royal Bank of Ca or severance in the not Applicable"	nada, located		
Questi this is	t West, 2 <sup>™</sup> Floor, Toront ions 31 – 34 must be answ not applicable to your app	o, ON, M5J 1J1  ered for Applications folication, please state "  ducted on these subject	or severance in the not Applicable"	nada, located a	al Area (	Otherwise, if
Questi this is	ions 31 – 34 must be answ not applicable to your app repe of Farm Operation con Type: Dairy [ ]	o, ON, M5J 1J1  ered for Applications folication, please state "  ducted on these subject  Beef Cattle [ ]	or severance in the not Applicable" lands: None Swine [ ]	nada, located a	Other [ ]	Otherwise, if
Street Questi this is	ions 31 – 34 must be answ not applicable to your app	o, ON, M5J 1J1  ered for Applications folication, please state "  ducted on these subject  Beef Cattle [ ]	or severance in the not Applicable" lands: None Swine [ ]	nada, located a	Other [ ]	Otherwise, if
Street Questi this is 31. Ty	ions 31 – 34 must be answ not applicable to your app type of Farm Operation con Type: Dairy [ ]	o, ON, M5J 1J1  ered for Applications folication, please state "  ducted on these subject  Beef Cattle [ ]	or severance in the not Applicable" lands: None Swine [ ]	nada, located a	Other [ ]	Otherwise, if
Street Questi this is 31. Ty	ions 31 – 34 must be answ not applicable to your app type of Farm Operation con Type: Dairy [ ]	o, ON, M5J 1J1  ered for Applications for a polication, please state "  ducted on these subject  Beef Cattle [ ]  utbuildings/Sheds (the	or severance in the not Applicable"  lands: None  Swine [ ]	Rural/Agricultur Poultry [ ]	Other [ ]	Otherwise, if
Questithis is 31. Ty	ions 31 – 34 must be answ not applicable to your applicable to your approper of Farm Operation con  Type: Dairy [ ]  imensions of Barn(s)/Oued Width  Width	o, ON, M5J 1J1  ered for Applications for a polication, please state "  ducted on these subject  Beef Cattle [ ]  utbuildings/Sheds (the state)	or severance in the not Applicable" lands: None Swine [ ]  nat are to remain) S	Rural/Agricultur Poultry [ ] Severed & Reta	Other [ ]	Otherwise, if
Questithis is 31. Ty	ions 31 – 34 must be answ not applicable to your applicable to your approper of Farm Operation con  Type: Dairy [ ]  imensions of Barn(s)/Oued Width  Width	o, ON, M5J 1J1  ered for Applications folication, please state " ducted on these subject  Beef Cattle [ ]  utbuildings/Sheds (the Length  Length	or severance in the not Applicable" lands: None Swine [ ]  nat are to remain) \$  Area Area	Rural/Agricultur Poultry [ ]  Severed & Reta  Use  Use	Other [ ]	Otherwise, if
Questithis is 31. Ty	ions 31 – 34 must be answ not applicable to your applicable to your apply the of Farm Operation con Type: Dairy [ ]	o, ON, M5J 1J1  ered for Applications folication, please state " ducted on these subject  Beef Cattle [ ]  utbuildings/Sheds (the Length  Length  Length  Length  Length  Length  Length	or severance in the not Applicable"  lands: None  Swine []  nat are to remain) S  Area  Area  Area  Area  Area	Rural/Agricultur Poultry [ ] Severed & Reta Use Use Use Use	Other [ ]	Otherwise, if
Questithis is 31. Ty  Severe	ions 31 – 34 must be answ not applicable to your approper of Farm Operation con Type: Dairy [ ]  imensions of Barn(s)/Outed Width  Width  Width  Width	o, ON, M5J 1J1  ered for Applications for interest of the series of the	or severance in the not Applicable"  lands: None  Swine []  nat are to remain) S  Area  Area  Area  Area  Area	Rural/Agricultur Poultry [ ] Severed & Reta Use Use Use Use	Other [ ]	Otherwise, if
Questithis is 31. Ty  32. D  Severe	ions 31 – 34 must be answ not applicable to your ap	o, ON, M5J 1J1  ered for Applications folication, please state " ducted on these subject  Beef Cattle [ ]	or severance in the not Applicable" lands: None Swine [] Area Area Area Area Area	Rural/Agricultur Poultry [ ] Severed & Reta Use Use Use Use Use	Other [ ]	Otherwise, if
Questithis is 31. Ty  Severe	ions 31 – 34 must be answ not applicable to your ap	o, ON, M5J 1J1  ered for Applications folication, please state " ducted on these subject  Beef Cattle [ ]	or severance in the not Applicable" lands: None Swine []  nat are to remain) S  Area Area Area Area	Poultry [ ]  Severed & Reta  Use  Use  Use  Use  Use  Use  Use	Other [ ]	Otherwise, if
Questithis is 31. Ty  32. D  Severe	ions 31 – 34 must be answ not applicable to your ap	o, ON, M5J 1J1  ered for Applications folication, please state " ducted on these subject  Beef Cattle [ ]	or severance in the not Applicable" lands: None Swine []  nat are to remain) S  Area Area Area Area	Rural/Agricultur Poultry [ ] Severed & Reta Use Use Use Use Use	Other [ ]	Otherwise, if



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.

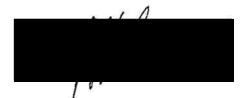
The retained parcel is a corner lot with frontages along Nassagaweya-Puslinch Townline, Maltby Road East and Concession Road 11. The retained parcel will have an area of 8.9±ha where the existing dwelling and pool will remain for residential use.

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

<u>Type</u>	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 indica	ite 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.
- 5. Generally, regular severance application forms are also available at the local municipal office.
- 6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

County of Wellington

LAND DIVISION FORM - SEVERANCE



## Minimum Distance Separation I

Brown Severance Prepared By: Hailey Keast, Van Harten Surveying Inc.

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 <u>Moffat, ON, Canada L0P</u> 1J0

**Location of Subject Lands** 

County of Wellington, Township of Puslinch

PUSLINCH, Concession: 11, Lot: 16 & 17

Roll Number:

2301 i

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

i

County of Wellington, Township of Puslinch

PUSLINCH, Concession: 4, Lot: 15

Roll Number:

2301 **i** 

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 m²

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

Design Capacity (NU):

5.0

Potential Design Capacity (NU):

5.0

Factor E

Building Base Distance F'

Factor A Factor B (Odour Potential)

X

0.7

(Size)

X

150

Factor D

0.7

(Manure Type) (Encroaching Land Use) X 2.2

(minimum distance from livestock barn) 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.

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**

-	_					-	-	_	_	_	_			_	-				
١	lin	in	ıur	n E	Dis	sta	ın	C	e	Se	p	a	rat	tio	n	ı	(MD	SI	)

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

"V. T. 25%	7 00	0
wner of Livestock Facility	Jeff	Born

·					
	vic Address	4614	Conce	ession	1
cipality Puslinch	Lot _/5	Concession	#10	DIV	

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

#### "see terms defined on reverse side of page

#### NOTE TO THE FACILITY OWNER: Permanent Manure or Material Storage Types

Your cooperation in filling out this sheet will help to ensure that new Solid Manure: 18% dry matter, or more land uses will be located a suitable Liquid Manure: Less than 18% dry matter distance from your operation. Digestate: Less than 18% dry matter

- 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
- Solid, outside, no cover, 18% to less than 30% dry matter. with uncovered liquid runoff storage
- Liquid, inside, undernoath slatted floor
- V6 Liquid, outside, with a permanent, tight filting cover
  - Liquid, (digestate), putside, no cover

BARN(S) SIZE:	
****	(ft² / m²)
<del> </del>	(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*	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 hous (for ealing eggs; after transfer from pullet barn)	2 0 00 00 000	
	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 barrs)		
	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)	4	
	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	1	
	Grain-lad	-	7 7 7 12 2
Other			
Manure imported to a lot not generating	Maximum capacity of permanent storages at any time; solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at eny time: solid or liquid capacity		

#### **Jana Poechman**

From:

Emily Vandermeulen

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.

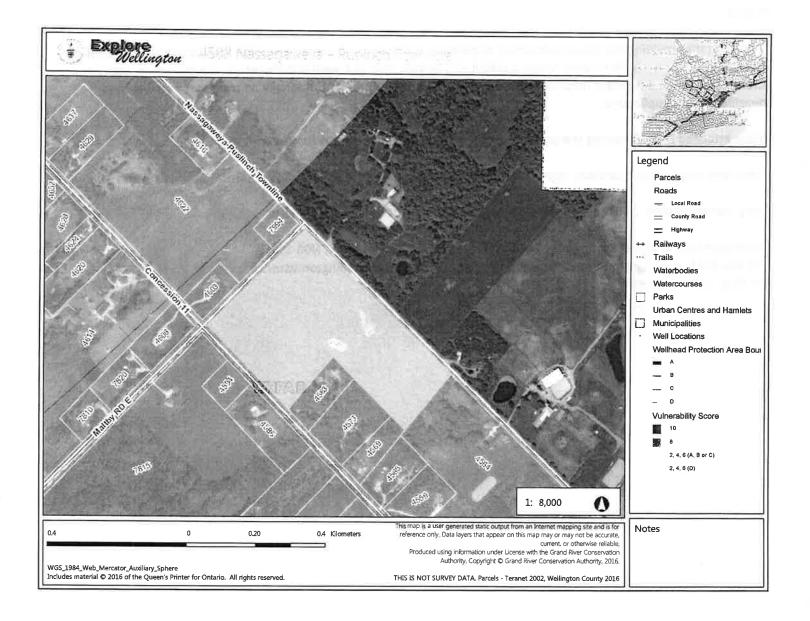
I have attached a map showing the property and well head protection areas for your reference.

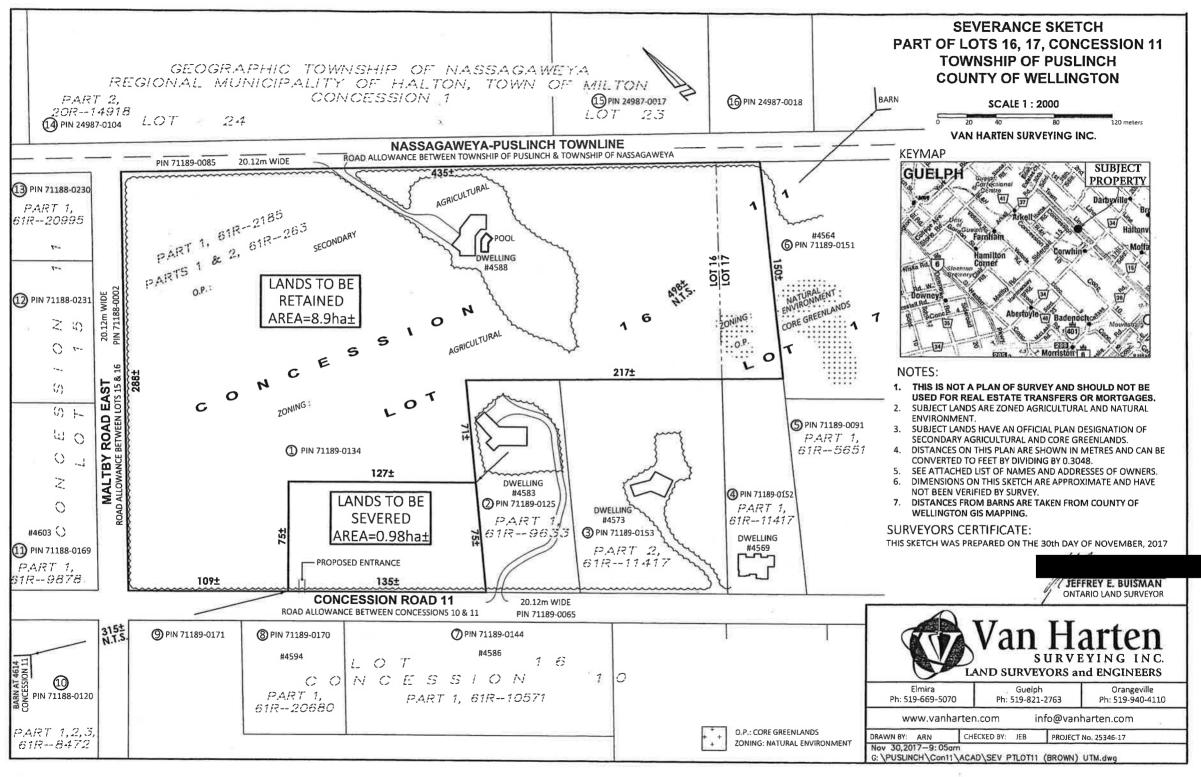
If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1S0

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 30, 2017

#### FILE NO. B175/17

#### **APPLICANT**

#### **LOCATION OF SUBJECT LANDS:**

Grand River Conservation Authority 400 Clyde Road PO Box 729 Cambridge ON N1R 5W6 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**

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

Revised May 2017

1.5	Approval Authority:
	County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9  Required Fee: \$ 1050 Fee Received: The Property of the Prope
	Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on:
	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
3.	Phone No Email:
	(b) Name and Address of Applicant (as authorized by Owner)
	Phone No Email:
	(c) Name and Address of Owner's Authorized Agent:
	Jeff Buisman of VanHarten Surveying Inc.
	423 Woolwich Street, Guelph, ON, N1H 3X3
	Phone No. 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
<u>OR</u>	
	(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

LAND DIVISION FORM - SEVERANCE

County of Wellington

5. (	a) Location of La	and in the Count	y of Wellingtor	1:			
I	ocal Municipality:	Township of	Puslinch				
(	Concession	1		Lo	ot No. Par	t of Lots	3 & 4
F	Registered Plan No	). <sub>(</sub>		_ Lo	ot No.		
F	Reference Plan No			Pa	art No		
(	Civic Address 6	McCormick	Lane				
(b	) When was prop	erty acquired:	August 1966	<u>Registere</u>	ed Instrume	ent No. M	S57966
5.	Description of <u>Lan</u>	<u>d</u> intended to be	SEVERED:	M	etric [X]		Imperial [ ]
	Frontage/Width	<u>25 ±</u>		AREA	0.75	ha ±	
	Depth	<u>185 ±</u>		Existing Use(s)	<u>Agr</u>	icultural	/ Residential
	Existing Building	gs or structures:	Dwelling				
	Proposed Uses	(s):	No Change				
Тур	e of access (Chec	ck appropriate sp	ace)	Existing [X]	Prop	osed [ ]	
] ] [	Provincial High County Road Municipal road Municipal road Municipal road Signature	, maintained yea		[ ] Right-of-way [ ] Private road [ ] Crown access [ ] Water access [ ] Other	road		
]	] Municipally ow		d piped water sy	[ ] (check appr	opriate spa	ice)	
İ	] Other		ei ei				
	Type of sewage di	isposal - Exist	ing [X] Prop	osed [] (check	appropriat	e space)	
<u>.</u> 1	Municipally ow X Septic Tank (s Pit Privy Other (Specify	pecify whether in	dividual or com	munal): <u>Individu</u>	<u>al</u>		

6.	Description of <u>Land</u> in	tended to be <b>RETAINED</b> :	Metric [X]	In	nper	ial [	J	
	Frontage/Width	<u>770 ±</u>	AREA	52 ha ±				
	Depth	<u>589-827 ±</u>	Existing Use(s) B	ush Lands				
	Existing Buildings	or structures: None						
	Proposed Uses (s)	No Chang	<u>e</u>					
	Type of access (Che	ck appropriate space)	Existing [ ] Pro	posed [X]				
	[ ] Provincial Highwa [ ] County Road [X] Municipal road, ma [ ] Municipal road, se [ ] Easement	aintained year round	[ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other	3.				
	Type of water supply	- Existing [ ] Propos	ed [ ] (check appropriate spa	ace)				
	[ ] Municipally owned [ ] Well [ ] indivi [ ] Lake	and operated piped water dual [ ] communal	system					
		DEVELEOPMENT I	S PLANNED ON RETAIN	<u>ED</u>				
	[ ] Municipally owned [ ] Septic Tank (spec [ ] Pit Privy	and operated sanitary sevify whether individual or co	oposed [ ] (check appropri wers ommunal):		-			<del>-</del>
7.	metres of the Subject is	ands (severed and retained equirements and the applic	nanure storage, abattoir, livestond parcels)? cation must be accompanied by	YE	S [	1	NO	
8.	Is there a landfill within	500 metres [1640 feet]?		YE	s [	]	NO	[X]
9.	a) Is there a sewage to	eatment plant or waste sta	abilization plant within 500 metre	es [1640']? <b>YE</b>	s [	]	NO	[X]
10.	Is there a Provincially S within 120 metres [394	ignificant Wetland (e.g. sw feet]?	vamp, bog) located on the lands		or to		severe NO	
11.	Is there any portion of t	he land to be severed or to	be retained located within a flo	odplain? YE	s [	X]	NO	[ ]
12.	Is there a provincial par	k or are there Crown Land	s within 500 metres [1640']?	YE	s [	1	NO	[X]
13.	Is any portion of the lan	d to be severed or retained	d within a rehabilitated mine/pit	site? YE	s [	3	NO	[X]
14.	Is there an active or aba	andoned mine, quarry or g	ravel pit within 500 metres [1640	)']? <b>YE</b>	s [	1	NO	[X]
15.	Is there a noxious indus	strial use within 500 metere	es [1640']?	YE	s [	]	NO	[X]
Cou	nty of Wellington	LAND DIVIS	SION FORM - SEVERANCE			Revis	ed 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 outle within 750 metres of the proposed subject lands?		entre [X]
19.	PREVIOUS USE INFORMATION:		
	a) Has there been an industrial use(s) on the site? YES [ ] NO [X]	UNKNOWN	1
	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)		
ŧ	c) Has fill been brought to and used on the site (other than fill to accommodate septic systellandscaping?)  YES [ ] NO [X]	ems or residential	]
	d) Has there been commercial petroleum or other fuel storage on the site, underground fue been used for a gas station at any time, or railway siding?  YES [ ] NO [X]	el storage, or has t UNKNOWN	
	If YES, specify the use and type of fuel(s)		<del>-</del> ī
20.	Is this a <b>resubmission</b> of a previous application?	YES [ ] N	0 [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 M registered in the Land Registry/Land Titles Office?		as D [X]
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sk Transferee's Name, Date of the Transfer and Use of Parcel Transferred.	etch and provide:	
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors?  YES [ ] NO		
23.	Under a separate application, is the Owner, applicant, or agent applying for additional conse simultaneously with this application?	nts on this holding	o [X]
24.	Is the application consistent with the Provincial Policy Statement?	YES [X] No	0 [ ]
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	[]
Сог	unty of Wellington LAND DIVISION FORM – SEVERANCE	Revised M	ay 2017

<b>26.</b> Is	the su	ubject lan	d a prop	osed su	ırplus farm	n dwelling	?*					YE	s [ ]	N	KJ O
	*If y	es, an ap	plication	to seve	er a surplus	s farm dw	elling mus	st be a	accompa	anied b	y a FA	RM INF	ORMA		_
<b>27</b> . a)					ficial Plan										
b)	Wha	at is the ex	xisting <b>C</b>	ounty (	Official Pla	<b>an</b> desigr	nation(s) o	f the s	subject I	and? (	severed	d and re	etained)		
	Sec				<u>Greenlan</u>										inch
c)	If thi	s consent ase indica	relates te the A	directly mendme	to an Offic ent Numbe	cial Plan A	Amendme applicabl	nt(s) c e file	currently number	under	review	by an	approva	al aut	hority
		endment							File Nu		s):				
28. W	hat is	the zoning	g of the	subject	lands? A	gricultu	ral (A) ar	id Na	tural E	nviro	nment	Zone			
					lands con								s [X]	NO	Ţ.
	NO,			plicatio	n been ma								• •		• •
				YES	[] N	0 [ ]	File	Nun	nber _						
		b) h	as an ap	plication YES	n been ma	ade for a r O []		ance? Nun				_			
<b>0.</b> Аге	e the la	ands subj	ect to ar	ny morto	ages eas	sements	right of we				0				
				,	,-900, 000	cincino,	ilgili-Ol-Wa	ays or	otner c	harges	?	YE	S [X]	NO	1 1
	ct to											YE	S [X]	NO	[]
Subje		and Tog	ether w	ith an	Easeme	nt as in	Instrume	nt M	S57966			YE	S [X]	NO	[ ]
Subje		and Tog	ether w	<b>/ith an</b> se provi		nt as in	Instrume	ent M	S57966	<u>6</u>		YES	s [X]	NO	[ ]
If th	ne ans	and Tog swer is YE For mod	ether was pleased the second s	vith an se provi just prov	Easemer de a copy vide compl	of the release name	Instrume evant inst e and addr	rumer ress o	S57966 nt. f Mortga	<b>6</b> agee.					
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If the	ne ans ons 3	and Tog swer is YE For mod 1 – 34 mu oplicable	ether week set of the	vith an se provi just prov nswere applica	Easemer de a copy vide compl	of the rel lete name lications ase state	Instrume evant inst e and addr for sever "not App	rumer ress o rance	S57966 nt. f Mortga in the F le"	<b>6</b> agee.					
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LAND SURVEYORS and ENGINEERS

November 30, 2017 25365-17

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch for 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.

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

cc Trina Seguin, GRCA

Туре	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:**

- 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.
- 5. 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.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

County of Wellington

LAND DIVISION FORM - SEVERANCE

#### **Jana Poechman**

From:

mily [\_\_\_\_\_\_ | 🖺 \_\_\_\_\_

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.

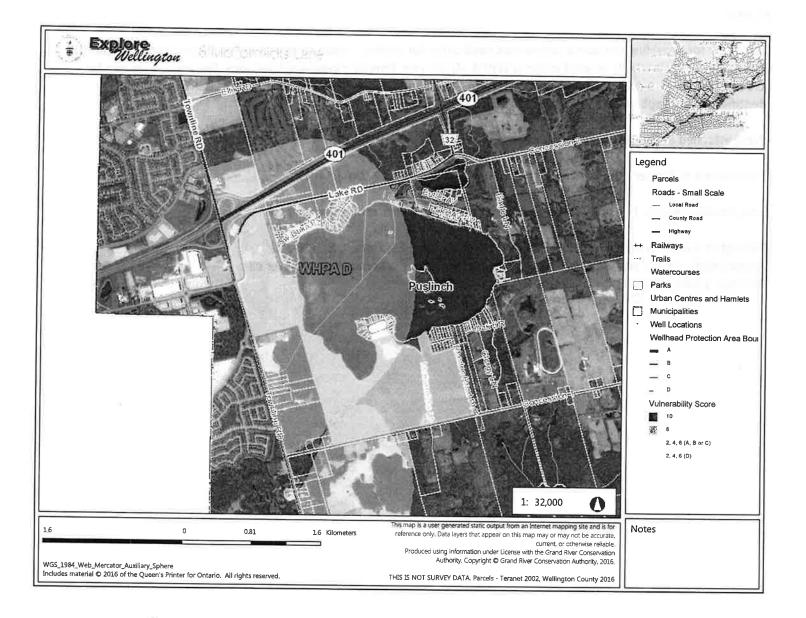
If you have any further questions regarding this application, please contact me.

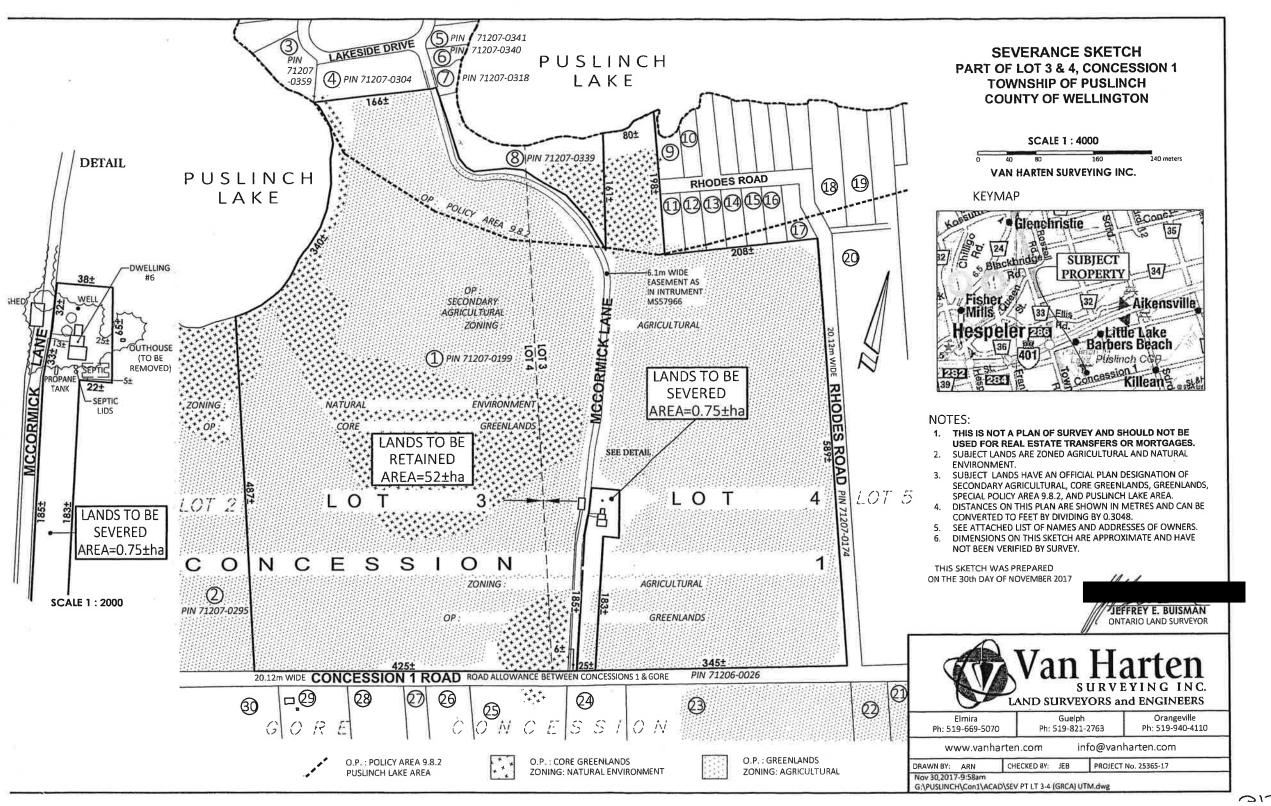
Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1SO

www.wellingtonwater.ca

Toll free: 1.844.383.9800





SINCH

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**

#### **LOCATION OF SUBJECT LANDS:**

Adrian Van Opstal & Julie Rowe-Van Opstal 7271 Concession 1 RR#2 Puslinch ON N0B 2J0 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**

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

erk 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: Required Fee: \$ 1050 Fee Received: 1033 County of Wellington Planning and Land Division Committee County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on: \_ 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

(b) Name and Add	Iress of Applicant (	(as authorized by Owner)	
Phone No.	s	Email:	
(c) Name and Ad	dress of Owner's A	authorized Agent:	
Jeff E	Buisman of Vanl	Harten Surveying Inc.	
<u>423 V</u>	Voolwich Street	Guelph, ON, N1H 3X3	
	ENDING ET	PINT NO PO	1
(d) All <u>Communic</u>	cation to be directe	d to:	
REGISTERED	OWNER [ ]	APPLICANT [ ] AGE	NT [X]
(e) Notice Cards	Posted by:		
REGISTERED	OWNER [ ]	APPLICANT [ ] AGE	NT [X]
Type and Purpos	e of Proposed Tran	esaction: (Check off appropriate box & pro	vide short explanation)
RURAL RESID	ENTIAL[X] AGRI	CULTURAL[ ] URBAN RESIDENTIAL[	] COMMERCIAL/INDUSTRIAL[
To create a	new lot for rura	I residential purposes	
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

County of Wellington

Phone No.

LAND DIVISION FORM - SEVERANCE

• • •	<u>FPuslinch</u>		
Concession Gore	. Lot N	o. Part o	of Lot 30
Registered Plan No.	Lot N	0	
Reference Plan No. 61R-7299	Part N	No. <u>1</u>	
Civic Address 7271 Concess	ion Road 1		
b) When was property acquired:	July 1997 Registered In	nstrumen	t No. <u>RO778392</u>
Description of <u>Land</u> intended to be	SEVERED: Metri	c [X]	Imperial [ ]
Frontage/Width 30 ±	AREA		<u>0.6 ha ±</u>
Depth <u><b>200 ±</b></u>	Existing Use(	s)	<u>Agricultural</u>
Existing Buildings or structures:	<u>None</u>		
Proposed Uses (s):	Rural Residential		
e of access (Check appropriate sp	ace) Existing [ ]	Propos	sed [X]
[ ] Provincial Highway [ ] County Road	[ ] Right-of-way [ ] Private road		
[X] Municipal road, maintained year	r round [ ] Crown access roa	nd	
<ul><li>] Municipal road, seasonally mair</li><li>] Easement</li></ul>	ntained [ ] Water access [ ] Other		

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

6.	De	escription of <u>Land</u> inte	ended to be <u>RETAINED</u> :	12	Metric	[X]	Impe	rial	]	]		
		Frontage/Width	<u>14 / 124 ±</u>	AREA		<u>4.5 ha ±</u>						
		Depth	<u>495 ±</u>	Existing Use(s)		Rural Resid	entia	&	Ag	gricu	ltural	
		Existing Buildings or	structures: Dwelling &	Sheds and Ho	rse W	alk-In						
		Proposed Uses (s):	No Change									
	Type of access (Check appropriate space) Existing [X] Proposed [ ]											
	[ ] [X]	Provincial Highway County Road Municipal road, mair Municipal road, sea Easement		[ ] Right-of-way [ ] Private road [ ] Crown acces [ ] Water acces [ ] Other	ss road							
	Тур	ype of water supply - Existing [X] Proposed [ ] (check appropriate space)										
		[ ] Municipally owned and operated piped water system [X] Well [X] individual [ ] communal [ ] Lake [ ] Other									<b>→</b> ;	
	Тур	Type of sewage disposal - Existing [X] Proposed [ ] (check appropriate space)										
		Septic Tank (specify Pit Privy	and operated sanitary sewe	munal): Individ							_	
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)?  *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.											
8.	ls 1	there a landfill within	500 metres [1640 feet]?				YES	[	]	NO	[X]	
9.	a)	Is there a sewage tre	eatment plant or waste stab	oilization plant with	in 500	metres [1640']?	YES	[	1	NO	[X]	
10.		here a Provincially Si hin 120 metres [394 f	gnificant Wetland (e.g. swa feet]?	amp, bog) located	on the	ands to be retai	ned or YES			evere NO		
11.	ls t	here any portion of th	e land to be severed or to	be retained locate	d withir	a floodplain?	YES	[	1	NO	[X]	
12.	ls t	here a provincial park	or are there Crown Lands	within 500 metres	[1640]	]?	YES	[	1	NO	[X]	
13.	13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?							[	1	NO	[X]	
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?							YES	[	]	NO	[X]	
15.	ls t	here a noxious indust	trial use within 500 meteres	s [1640']?			YES	[	]	NO	[X]	
Cou	inty of	f Wellington	LAND DIVISI	ION FORM – SEVERA	NCE			ı	Revis	ed May	2017	

16.	ls	there an active or abandoned principal or secondary railway w	vithin 500	metre	es [164	0']?	YES [ ]	NO	[X]
		Name of Rail Line Company:					_		
17.	ls	there an airport or aircraft landing strip nearby?					YES [ ]	NO	[X]
18.		there a propane retail outlet, propane filling tank, cardlock/key thin 750 metres of the proposed subject lands?	lock or pr	ivate	propan	e outl	et/container YES [ ]		entre [X]
19.	PF	REVIOUS USE INFORMATION:							
	a)	Has there been an industrial use(s) on the site?	YES	[]	NO	[X]	UNKNO	NN [	]
	lf `	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]	UNKNOV	VN [	]
	lf `	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 landscaping?)	accomm		·	syste	ems or reside		1
	d)	Has there been commercial petroleum or other fuel storage of been used for a gas station at any time, or railway siding?	on the site	, und		nd fue		has the	e site
	۱f۱	YES, specify the use and type of fuel(s)							-5:
20.	Is	this a <b>resubmission</b> of a previous application?					YES [ ]	NO	[X]
	If \	YES, is it identical [ ] or changed [ ] Provide previous File N	Number				-		
21.	a)	Has any severance activity occurred on the land from the horegistered in the Land Registry/Land Titles Office?	olding whi	ch ex	isted as	s of M	arch 1, 2005 YES [ ]		s [X]
	b)	If the answer in (a) is YES, please indicate the previous seve Transferee's Name, Date of the Transfer and Use of Parc				ed sk	etch and pro	vide:	
		s the parcel intended to be severed ever been, or is it now, the er Consent or approval under the Planning Act or its predeces	sors?	of an	•	tion fo		ubdivis	
		der a separate application, is the Owner, applicant, or agent apultaneously with this application?	pplying fo	r addi	tional o	conse	nts on this ho	olding <b>NO</b>	[X]
24.	ls '	the application consistent with the Provincial Policy Statement	?				YES [X]	NO	[ ]
25.	is	the subject land within an area of land designated under any p	orovincial	olan d	r plans	?			
	G	reenbelt Plan [ ] Places to Grow [X] Other [	]						
	lf	YES, does the application conform with the applicable Provinc	cial Plan(s	)			YES [X]	NO	I 1
Cou	nty c	of Wellington LAND DIVISION FORM – SE	VERANCE				Revi	sed May	2017

Is the subject land a pro	posea surpius ta	g.				YES [ ]	NO [X
*If yes, an applicatio	n to sever a sur	plus farm dwellir	ng must be	accompar	nied by a FAR	M INFORM	ATION FOR
. a) What is the existing I							
,		ian acoignation	(5) 01 1110 31	ibject land	: (severed an	u retaineu)	`
-							
b) What is the existing	County Official	Plan designation	on(s) of the	subject la	nd? (severed	and retained	d)
Secondary Agric	ultural & Earth	Science ANS	<u>SI</u>				
<ul> <li>c) If this consent relate please indicate the</li> </ul>	s directly to an ( Amendment Nui	Official Plan Ame	endment(s) pplicable file	currently of number(s	under review t s).	oy an appro	val authority
Amendment Numb	er(s):			File Num	ber(s):		
3. What is the zoning of the	e subiect lands?	Agricultural	(A)				
9. Does the proposal for th	e subject lands	conform to the e	existing zon	ing?		YES [	] NO [X]
Minor Variance will be su	ubmitted for a r	educed frontag	ge on the r	etained pa	arcel after se	verance is a	approved.
If NO, a) has an a	application been YES [ ]	made for re-zo	ning?				
	159 [ ]	ио []	FIIE NU	mber		<del></del> 8	
b) has an a	application been		or variance	?			
	YES [ ]	I ] ON	File Nu	mber _		_	
Aso the lends subject to	any mortagas	accompants with	16. 3			\/=0 •\/•	
			st of more				
					arges?	YES [X]	NO [ ]
If the answer is YES, ple	ase provide a c	opy of the releva	ant instrume	ent.		YES [X]	NO [ ]
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LAND SURVEYORS and ENGINEERS

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.

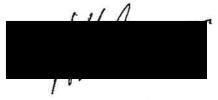
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- 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

<u>Type</u>	Drain Name & Area	Outlet Lo	ocation
Municipal Drain [ ]		Owner's Lands [ ]	100
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.
- 4. Additional information about the process; about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- 5. Generally, regular severance application forms are also available at the local municipal office.
- 6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised May 2017



#### 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** 

**Location of Subject Lands** 

Not Specified

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 m²	30.8	615 m²

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

Design Capacity (NU):

30.8

Potential Design Capacity (NU): Factor A

Factor B

Factor D Factor E Building Base Distance F'
(Manure Type) (Encroaching Land Use) (minimum distance from livestock barn) (actual distance from livestock barn)

(Odour Potential) (Size) X 308.82 X 0.7 X 1.1

238 m (780 ft)

**TBD** 

Storage Base Distance 'S'

(minimum distance from manure storage) (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 Pustinch 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.



#### Minimum Distance Separation I

Worksheet 1 Prepared By: Sarah Wilhelm, Manager of Development Planning, County of Wellington

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barr 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 Factor B. (Odour Potential) (Size)

Factor D

Factor E

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

(Manure Type) (Encroaching Land Use)

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

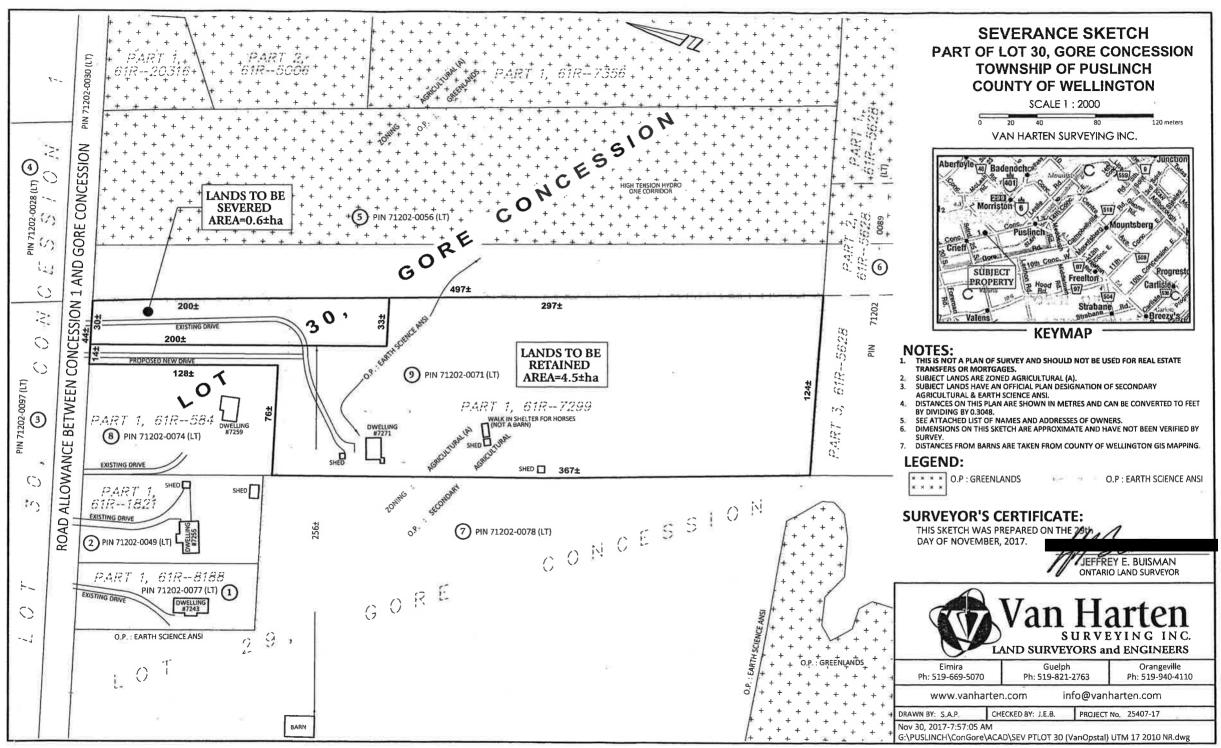
eparer Information
Sarah Wilhelm
Manager of Development Planning
County of Wellington
74 Woolwich Street
Adminstration Centre
Guelob ON Canada MIH 379

Signature of Preparer:

Sarah Wilhelm, Manager of Development Planning

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; mistak 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 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**

#### **LOCATION OF SUBJECT LANDS:**

James & Patricia Knapton 7597 Wellington Rd 34 Puslinch ON N1H 6H9

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**

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

Required Fee: \$ Fee Received:

File No. Accepted as Complete on:

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

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

	Puslinch, Ontario N1H 6H9
Phone No.	
(b) Name a	and Address of Applicant (as authorized by Owner)
Phone No.	Email:
	and Address of Owner's Authorized Agent:  Black. Shoemaker. Robinson & Donaldson Limited  Black. Shoemaker. Robinson & Donaldson Limited
-	
Phone	
(d) All <u>Co</u> ı	mmunication to be directed to:
	TERED OWNER [X] APPLICANT [ ] AGENT [X]
] (e) Notic	e Cards Posted by:
REGIS	TERED OWNER [ ] APPLICANT [ ] AGENT [X]
Type and I	Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
RURAL	RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[
B EASEN	MENT[] RIGHT OF WAY[] CORRECTION OF TITLE[] LEASE[]
	nown, the name of person to whom the land or an interest in the land is to be transferred, charged or leased lames Elmer Knapton and Patricia Anne Knapton
ounty of Wellingto	DO LAND DIVISION FORM - SEVERANCE Revised September 20

	gton:
Local Municipality: Township of Puslinch	
Concession <u>8</u>	Lot No. Part Lot 21
Registered Plan No.	Lot No.
Reference Plan No.	Part No
Civic Address <u>7597 Wellington Road 34</u>	
(b) When was property acquired: May 4. 200	5 Registered Instrument No. <u>WC98449</u>
Description of <u>Land</u> intended to be <u>SEVERED</u> :	Metric [X] Imperial [ ]
Frontage/Width 44.26 m	AREA <u>0.405 ha</u>
Depth <u>91.44 m</u>	Existing Use(s) vacant land
ype of access (Check appropriate space)  [ ] Provincial Highway [ ] County Road [X] Municipal road, maintained year round [ ] Municipal road, seasonally maintained [ ] Easement	Existing [ ] Proposed [X]  [ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other

6.	Description of <u>Land</u> intended to be <u>RETAINED</u> Metric [X]	lmp	erial	[ ]	
	Frontage/Width 491.07m Wellington Road 34 AREA 13.082 ha				
	Depth 274.73 m Existing Use(s) single detached re home occupation	sidenti	al d	welling	and_
	Existing Buildings or structures: Single detached residential dwelling and metal bui	lding			
	Proposed Uses (s): Single detached residential dwelling and home occupation				
	Type of access (Check appropriate space) Existing [X] Proposed [ ]				
	[ ] Provincial Highway [X] County Road [ ] Municipal road, maintained year round [ ] Municipal road, seasonally maintained [ ] Easement [ ] 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		A		
	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 smetres of the Subject lands (severed and retained parcels)?  *If yes, see sketch requirements and the application must be accompanied by a MINIMUN SEPARATION FORM.	YES	Г 1	NO	o [ <b>x</b> ]
8.	Is there a landfill within 500 metres [1640 feet]?	YES	[ ]	NO	[X]
9.	a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?	YES	[]	NO	[X]
	b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries	s of the	prop	osed s	evered
	parcel? YES [X] NO [ ] If answer to 9b) is YES, these must be shown on the	e seve	rand	e sketo	h
10.	Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retain within 120 metres [394 feet]?	ned or t			
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	-
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	[X]	NO	
	Is there a noxious industrial use within 500 meteres [1640']?  LAND DIVISION FORM – SEVERANCE	YES	[ ]	NO vised Sept	[X] ember 2015

16.	ls t	there an active or a	bandoned princip	al or secondar	y railway wit	hin 500 r	metres	[1640']	? \	/ES	[ ]	NO	[X]
		Name of Rail Li	ne Company:										
17.	ls t	there an airport or a	ircraft landing stri	p nearby?					Y	'ES	[]	NO	[X]
18.		there a propane ret hin 750 metres of t			rdlock/keylo	ck or pri	vate pi	ropane			ainer	refill ce	
19.	PR	REVIOUS USE INFO	ORMATION:										
	a)	Has there been ar	ı industrial use(s)	on the site?		YES	[]	NO	[X ]	UN	KNO	WN [	]
	If Y	/ES, what was the i	nature and type of	f industrial use	(s)?								
	b)	Has there been a	commercial use(s	s) on the site?	1816-1	YES	[]	NO	[X ]	UNI	KNO	WN [	]
	If Y	/ES, what was the i	nature and type of	f the commerci	ial use(s)								
	c)	Has fill been broug landscaping?)	jht to and used or	n the site (othe	r than fill to a	accommo		septic s				ential	1
	d)	Has there been co					unde	rground	fuel st	orag	je, or	-	e site
	lf Y	YES, specify the use	and type of fuel(	(s)									
20.		this a <b>resubmissio</b>								ES.	[]	NC	[X]
		/ES, is it identical [			ious File Nu	ımber							
						//							
21.	a)	Has any severand registered in the L				ling whic	h exis	ted as c			2005 [ ]		s [X]
	b)	If the answer in (a) Transferee's Nam						equirec	l sketcl	h and	d prov	vide:	
	othe	s the parcel intende er Consent or appro severance was tal	val under the Pla	nning Act or its	predecesso	ors?	f an ap		n for a			ubdivis	
3.	Und sim	der a separate appli ultaneously with thi	cation, is the Owr application?	ner, applicant, o	or agent app	lying for	additio	onal cor			nis ho	•	[X]
4.	is t	he application cons	istent with the Pro	ovincial Policy	Statement?				Υ	ES	[X]	NO	[ ]
5.	ls t	he subject land with	nin an area of land	d designated u	nder any pro	vincial p	lan or	plans?					
	Gr	eenbelt Plan [ ]	Places to	Grow [X ]	Other [ ]								
	If Y	YES, does the appli	cation conform wi	ith the applicab	ole Provincia	l Plan(s)			Υ	ES	[X]	NO	[ ]
uul	ııy Ot	f Wellington		LAND DIVISION	FURM - SEVE	HANCE					Rev	ised Seo	tember

<b>26.</b> Is the	subject land	a proposed su	ipius iaiiii uweiiii	9		YES [	] NO	
*	f yes, an appl	ication to seve	r a surplus farm (	dwelling must be a	ccompanied by a F	ARM INFORM	ATION FO	PRM.
<b>27.</b> a) W	hat is the exis	sting <b>Local Off</b>	<b>icial Plan</b> desigr	nation(s) of the sub	eject land? (severed	and retained)		
<u>_N</u>	lo Local Officia	l Plan - Designa	ted under County	Official Plan				
b) W	hat is the exis	sting <b>County C</b>	Official Plan des	ignation(s) of the s	ubject land? (sever	ed and retaine	d)	
<u>s</u>	econdary Agri	cultural, Greenl	ands and Core Gre	eenlands				
				n Amendment(s) c the applicable file r	eurrently under revie number(s).	w by an appro	val author	ity,
A	mendment N	umber(s):			File Number(s): _			
28. What	is the zoning	of the subject	lands?Agricu	iltural (A1)				
<b>29.</b> Does	the proposal	for the subject	lands conform to	the existing zonin	ıg?	YES [X	] NO	[]
If NO	), a) ha		n been made for [ ] NO [ ]		mber			
	b) ha		n been made for [ ] NO [ ]	a minor variance?				
0. Are th	ne lands subje	ect to any mort	gages, easemen	ts, right-of-ways or	other charges?	YES [X	] NO	[ ]
	answer is YE	S, please prov	ide a copy of the	relevant instrumer			] NO	[ ]
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November 20, 2017

Project: 16-0325

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

Dear Ms. Turchet:

Re:

**Revision to Proposed Consent File B118/16** 

James and Patricia Knapton 7597 Wellington Road South

Part of Lot 21, Concession 8, Township of Puslinch

Please find enclosed 8 copies of a revised consent plan for the above-noted property and a reduction to  $11 \times 17$ . The plan has been changed to show a new severance for a 0.405 hectare parcel of land located on the southeast corner of the property along Victoria Road South.

Also enclosed are the revised pages that address the changes to questions 5 and 6 of the original application.

I have reviewed this change with Jameson Pickard of your office.

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

Yours very truly

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

Nancy Shoemaker,

Attachments

Copy:

Jim Knapton



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

#### 35. Source Water Protection Plan

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

YES [] NO [X]

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

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

YES [X ] NO [ ]

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

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

Please see covering letter		

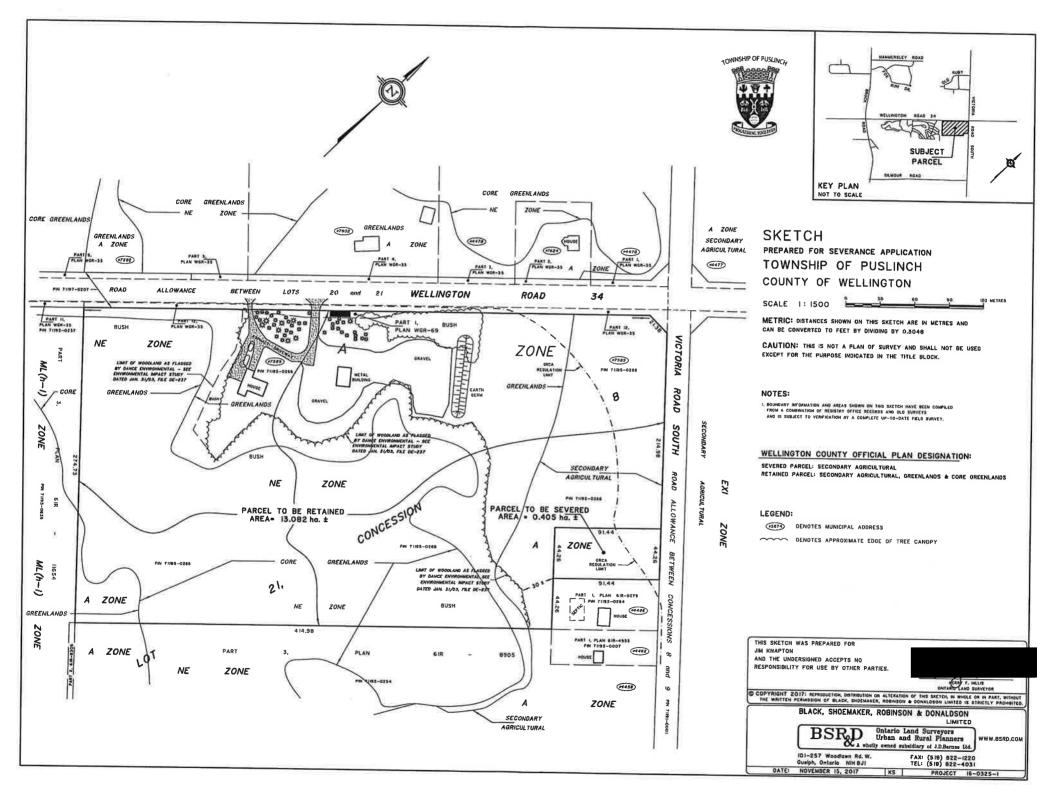
#### **NOTES:**

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

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised September 2015



#### **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 × 206.55 EXISTING ELEVATION FENCELINE \_\_\_\_ x \_\_\_ x \_\_\_ x \_\_\_ x \_\_\_ x \_\_\_ TOP OF BANK WATER

#### **BEARING AND COORDINATE NOTE:**

- 1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- 2. 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.
- 3. 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:**

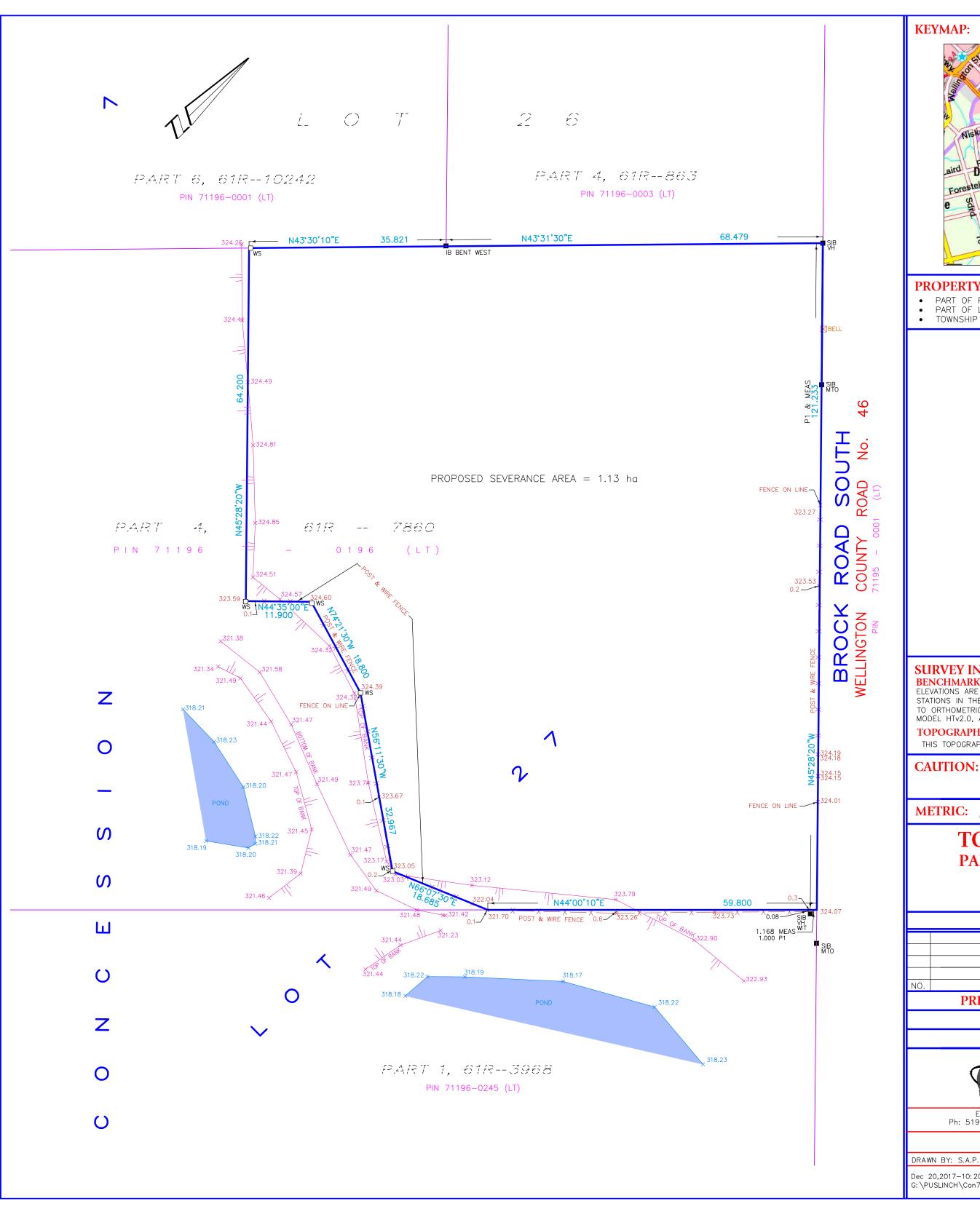
BELL PEDESTAL 🔀 BELL

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

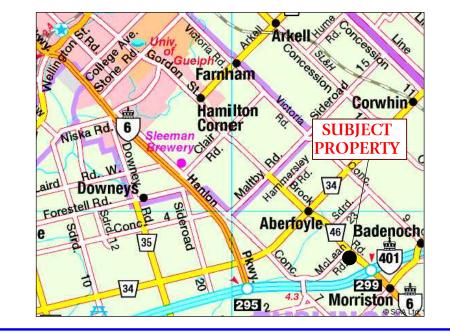
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PLANS	ROTATION	FOR NO	RTHEAST	BEARINGS	5	
P1	-0°36'20"					

# 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

REVISION DATE

PREPARED FOR: PIER PROPERTY INC.

PROJECT No. 25218-17

**DRAWING SCALE 1:500** 



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

www.vanharten.com

info@vanharten.com

CHECKED BY: J.E.B.

Dec 20,2017-10:20am G:\PUSLINCH\Con7\LOT27\ACAD\TOPOPTLOT 27 (PIER PROPERTY INC.) UTM-17 2010 NR.dwg

#### **Kelly Patzer**

From:

Amanda Pepping - GM BluePlan

Cc: Subject:

Hailey Keast; Steve Conway - GM BluePlan

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 [

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*