



## AGENDA

### COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held July 11, 2017 be adopted

4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date: **(See Attachment B)**
- 4(a) **Minor Variance Application D13/MOR – Andrew Morgan** – Property described as CON 5 FRONT PT LOT 6, 4751 Wellington Road 32, Township of Puslinch.  
Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit the construction of a detached garage with a maximum height of 9.4 metres (31 feet) on a property less than 1 hectare.

5. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

### PLANNING & DEVELOPMENT ADVISORY COMMITTEE

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

Planning & Development Advisory Committee meeting minutes held Tuesday July 11, 2017 be adopted.

9. **APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW**
  - None
10. **ZONING BY-LAW AMENDMENT**
  - None
11. **LAND DIVISION (See Attachment D)**

**11(a) Severance Application B81/17 (D10/PED)** – John Pedersen, Part Lot 10, Concession 1, municipally known as 4214 Sideroad 10 South.

Proposed severance is 7037 sq m with rural residential use, vacant land for proposed rural residential use.

Retained parcel is 9158 square metres with 68.69m frontage, existing and proposed rural residential use.

Note: Related Lot line adjustment application B41/16. This application is to prevent lots created by severance with consent B82/15 from merging on title.

**11(b) Severance Application B90/17 (D10/OOS)** – Edward & Dianne Oosterveld, Part Lot 2, West of Blind Line, Registered Plan 131 municipally known as 268 Carter Road.

Proposed severance is 0.6 hectares with 50m frontage, existing and proposed rural residential use with existing dwelling.

Retained parcel is 1.9 hectares with 190m frontage, existing and proposed rural residential use. Existing shop to be removed.

**11(c) Severance Application B91/17 (D10/NIC)** – Gregory Nichol & Tracey Hawkins, Part Lot 23, Concession 8, municipally known as 4414 Victoria Road S.

Proposed severance is 0.4 hectares with 38m frontage, vacant bush for proposed rural residential use.

Retained parcel is 3.7 hectares with 100m frontage, existing and proposed rural residential use with existing dwelling, shop, shed & pond.

**11(d) Lot Line Adjustment Application B93/17 (D10/WES)** – Hubert & Elizabeth Wesseling, Part Lot 15, Concession 3, municipally known as 4574 Wellington Road 35.

Proposed lot line adjustment is 7m fr x 249m = 0.1 hectares (Severed 1 on sketch), vacant land to be added to abutting rural residential lot - Jeffrey Wesseling & Margarida Fontes.

Retained parcel is 3.4 hectares with 47.4m frontage, existing and proposed rural residential and bush with existing dwelling & pool.

**11(e) Severance Application B94/17 (D10/WES)** – Hubert & Elizabeth Wesseling, Part Lot 15, Concession 3, municipally known as 4574 Wellington Road 35.

Proposed severance is 0.4 hectares with 43m frontage (Severed 2 on sketch), existing and proposed rural residential use with existing dwelling & shop.

Retained parcel is 3.4 hectares with 47.4m frontage, existing and proposed rural residential and bush with existing dwelling & pool.

**11(f) Severance Application B95/17 (D10/MCF) – Allan McFee, Part Lot 13, Concession 10, municipally known as 4677 Watson Road S.**

Proposed severance is 0.7 hectares with 80m frontage, vacant land for proposed rural residential use.

Retained parcel is 10.9 hectares with 172m frontage, existing and proposed rural residential and agricultural use with existing dwelling, garage, barn & sheds.

**11(g) Lot Line Adjustment Application B96/17 (D10/SOM) – Michele & David Somerville, Part Lot 15, Concession 3, municipally known as 4215 Wellington Road 35.**

Proposed lot line adjustment is 0.1 134 hectares with no frontage (Parcel 2 on sketch), rural residential use with part of pool and pool related equipment to be added to abutting rural residential lot - Isabelle Aubert.

Retained parcel is 3.0758 hectares with 37.6m frontage, existing and proposed rural residential use with existing house.

**12. OTHER MATTERS**

- no matters

**13. CLOSED MEETING**

- no matters

**14. NEXT MEETING** Tuesday September 12<sup>th</sup> @ 7:00 p.m.

**15. ADJOURNMENT**



## MINUTES

### MEMBERS PRESENT:

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

### MEMBERS ABSENT:

Deep Basi

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Michelle Innocente – County of Wellington  
Jo & Bill Tyas  
Paul Laurin  
Dennis Dason  
Clark Viol  
Brandon Viol

### 1. OPENING REMARKS

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

### 2. DISCLOSURE OF PECUNIARY INTEREST

- Dianne Paron – item 4(a)

### 3. APPROVAL OF MINUTES

Moved by Dan Kennedy and Seconded by Dianne Paron,

That the minutes of the Committee of Adjustment meeting held Tuesday June 13, 2017 be adopted.

CARRIED

### 4(a) **Minor Variance Application D13/TYA** – William & Josephine Tyas – Property described as Plan 61M203 Lot 117, 5 Basswood Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a maximum 39% lot coverage to construct an enclosed sunroom.

- Kelly Patzer outlined the application and that no objections were received from the circulated agencies or public.
- William Tyas indicated there is an existing deck in the area where the enclosed sunroom is to be located. The sunroom will enhance the enjoyment of their property where they can sit outside without mosquitoes and leave the patio furniture in the winters. They have had the material gazeebos in the past that the wind can rip and topple.
- Dan Kennedy asked how the sunroom will be constructed.

- William Tyas responded that the walls will be mesh with vinyl windows and a 2½ inch sandwiched white foam insulated solid roof.
- John Sepulis inquired about the deck staging where the sunroom will be located.
- William Tyas noted there are sono tubes under the deck and the floor will be covered with ¾" plywood over the deck.
- There were no further questions.

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

Permit a 39% lot coverage for an enclosed sunroom; whereas, Zoning By-law 19-85, Section 7B (5(h)) requires the coverage of all buildings or structures, including accessory buildings or structures, within each site or lot area shall not exceed 35%.

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

CARRIED

**4(b) Minor Variance Application D13/VIO** – Clark & Brandon Viol – Property described as Plan 135 Lots 33&34, 6 Back Street, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a maximum 5.8% lot coverage for a proposed accessory building.

- Kelly Patzer outlined the application and that no objections were received from the circulated agencies or public. It was noted that under the proposed Comprehensive Zoning By-law that the lot coverage is listed as a maximum coverage of 10% for accessory buildings in the Urban Residential Zone.
- Brandon Viol, owner, indicated he and his brother are building an accessory building that is 0.8% over the maximum lot coverage of 5% for accessory buildings. There is not an accessory building on the property and one is needed for a storage and workshop area.
- Dianne Paron inquired if the boat and outdoor items currently on the property will be stored in the garage.
- Brandon Viol remarked that some of the items will be stored in the garage but it will also be used as a personal workshop.
- Dennis O'Connor asked if the existing lane access off of main Street will be used or will access be provided from Back Street.
- Brandon Viol indicated that the driveway, with the entrance location on Back Street, will be extended over to the shed.
- There were no further questions.

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

Permit a 5.8% lot coverage for a proposed accessory building; whereas, Zoning By-law 19-85, Section 3.1(b) requires the total lot coverage of all accessory buildings or structures on a lot shall not exceed five percent of the lot area of the said lot..

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

CARRIED

**4(c) Minor Variance Application D13/LAU** – Paul, Leanne, Michel & Yvette Laurin – Property described as Concession 10 Part Lot 17, 4555 Watson Road S., Township of Puslinch.

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

1. A proposed detached garage in the front yard;
2. A 16 metre setback from the centerline of the road for a detached garage; and
3. A maximum lot coverage of 8% for a detached accessory building/garage.

- Kelly Patzer outlined the application and that no objections were received from the circulated agencies or public. It was noted that under the proposed Comprehensive Zoning By-law that the lot coverage is listed as a maximum coverage of 5% for accessory buildings on lots less than 1 hectare in the Agricultural Zone.
- Paul Laurin, owner, indicated he is a car enthusiast and is building a detached garage to store and work on some of his car projects. There is a slope down the driveway to an area beside the house where there are windows so the preference is to not have the garage directly beside the house. The septic is located in the rear yard so the garage cannot be moved back.
- John Sepulis inquired why a 4 foot setback from the property line is shown on the sketch provided in the application.
- Paul Laurin indicated that the distance between the survey bar on the neighbour's property to the front of the proposed garage location. He assumed his front property line was the same.
- Kelly Patzer clarified that the road allowance south of the Laurin property is wider for a small area and in fact the Laurin's property line goes out further and the proposed distance from the front yard to the garage is approximately 5 metres.
- There were no further questions.

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

1. Permit an attached garage (accessory building) in the front yard; whereas, Zoning By-law 19-85, Section 3.1(d) permits a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.
2. Permit a lot coverage of 8% for a detached accessory building/garage; whereas, Zoning By-law 19-85, Section 3.1(b) states total lot coverage of all accessory buildings or structures shall not exceed five percent of the lot area of the said lot.
3. Permit a 16 metre setback from the centerline of the road for a detached garage/accessory building; whereas, Zoning By-law 19-85, Section 3.18(a) specifies that no person shall erect or establish any building, structure, excavation or open storage closer than 27 metres to the centreline of a highway under the jurisdiction of the Township of Puslinch.

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

CARRIED

## 5. ADJOURNMENT

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

The Committee of Adjustment meeting adjourned at 7:24 p.m.

CARRIED



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

**APPLICATION:** D13/MOR  
**OWNER:** Andrew Morgan  
**AGENT:** owner  
**LOCATION:** 4751 Wellington Road 32  
**REPORT DATE:** August 3, 2017  
**HEARING DATE:** August 8, 2017 @ 7:00 p.m.

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### **VARIANCE REQUESTED FROM ZONING BY-LAW 19/85:**

To permit a maximum height of 9.4 metres (31 feet) for a detached garage (accessory building); whereas, Zoning By-law 19-85, Section 3.1(c) states no accessory building or structure in any zone shall exceed 5 metres in height.

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

None

### **NOTES:**

1. Accessory Apartments are not permitted within an accessory building under Zoning By-law 19/85.
  2. The maximum size for a home occupation is a maximum of 25% of the total dwelling unit area under Zoning By-law 19/85.
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## **TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/85**

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

#### **3.1 Accessory Uses**

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

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

##### **(c) HEIGHT RESTRICTIONS**

No accessory building or structure in any zone shall exceed five metres in height. Notwithstanding the foregoing, on lots in excess of 1 hectare within an Agricultural (A) Zone, no accessory building or structure shall exceed 7 metres in height.

Township staff notes that the property is 0.78 hectares (1.92 acres)

**PROPOSED TOWNSHIP OF PUSLINCH FIRST DRAFT COMPREHENSIVE ZONING BY-LAW**

Maximum height of an accessory building is 5 metres. Lots with an area greater than 1 hectare in the Agricultural Zone are permitted a maximum accessory building height of 7 metres.

**COUNTY OF WELLINGTON PLANNING OPINION:**

The applicant is proposing to construct an accessory building for personal storage on the property. The variance requested would provide relief from Section 3.1(c) to allow an increase in building height of 4.4 metres (14.4 feet) for a detached garage.

We have concerns with this application due to the significant increase in building height. In our opinion this variance does not meet the four test under the Planning Act. If approved, we would recommend that conditions be applied to address the following:

1. That the accessory structure is used only for personal storage.
2. That the accessory structure cannot be used for business purposes or habitation.

**CONSERVATION AUTHORITY (GRCA):**

Not applicable.

**BUILDING DEPARTMENT:**

No comments.

**FIRE DEPARTMENT:**

No fire code issues with this application.

**PUBLIC WORKS AND PARKS DEPARTMENT:**

No comments.

**PUBLIC COMMENTS:**

None received.

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





## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** August 2, 2017  
**TO:** Kelly Patzer, Development Coordinator  
 Township of Puslinch  
**FROM:** Michelle Innocente, Senior Planner  
 County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13 MOR (Andrew Morgan)**  
**4751 Wellington Road 32**  
**Part Lot 6, Concession 5, Township of Puslinch**

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

### Planning Opinion

The applicant is proposing to construct an accessory building for personal storage on the property. The variance requested would provide relief from Section 3.1(c) to allow an increase in building height of 4.4 metres (14.4 feet) for a detached garage.

We have concerns with this application due to the significant increase in building height. In our opinion this variance does not meet the four test under the Planning Act. If approved, we would recommend that conditions be applied to address the following:

1. That the accessory structure is used only for personal storage.
2. That the accessory structure cannot be used for business purposes or habitation.

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

Section of By-law	Required	Proposed
Section 3.1(c) General Provisions, Accessory Uses, Height Restrictions	No accessory building or structure in any zone shall exceed 5 metres in height. Notwithstanding the foregoing, on lots in excess of 1 hectare within an Agricultural Zone, no accessory building or structure shall exceed 7 metres in height.	Requesting to construct a detached garage with a maximum height of 9.4 metres (31 feet) on a property less than 1 hectare.

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

Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>• The proposed relief from height is approximately 85% higher than the maximum height allowed.</li> <li>• Such a significant height increase is not considered minor in nature.</li> </ul>

Four Tests	Discussion
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>• The subject lands are zoned Agricultural (A)</li> <li>• A detached garage is a permitted use within the Zoning By-law.</li> <li>• According to the Zoning By-law Accessory means: “when used to describe a use, a building or structure, means a use, a building or a structure that is incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith.” The proposed increased height for the detached garage will result in a substantial increase in building mass which may give the appearance of the garage not being subordinate to the main use on site, the existing single storey dwelling. It should be noted however that a two storey dwelling is permitted on the property.</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The property is designated Secondary Agricultural in the County Official Plan.</li> <li>• Single detached homes are permitted within the Secondary Agricultural area and a detached garage would normally be considered an accessory use.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The proposed detached garage near doubles the allowable building size for an accessory structure through the proposed increase in height.</li> <li>• The subject lot appears to be large enough to accommodate some increase in height for a detached garage, however at the height proposed it is not considered desirable.</li> </ul>

In conclusion, planning staff is of the opinion that the requested variance **does not meet 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




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Michelle Innocente, BES, BSc, RPP  
Senior Planner



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

**COMMITTEE OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING**

**MINOR VARIANCE APPLICATION #D13/MOR**

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):** Andrew Morgan  
**Location:** 4751 Wellington Road 32  
Part Lot 6, Concession 5  
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 August 8, 2017

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

Section of By-law	Requirements	Proposed
Section 3.1(c) General Provisions, Accessory Uses, Height Restrictions	No accessory building or structure in any zone shall exceed 5 metres in height. Notwithstanding the foregoing, on lots in excess of 1 hectare within an Agricultural Zone, no accessory building or structure shall exceed 7 metres in height.	Requesting to construct a detached garage with a maximum height of 9.4 metres (31 feet) on a property less than 1 hectare

**Note:**

Height is calculated to the average level between the eaves and the ridge of the roof.  
Average level of main roof is 7.8 metres high (25'-7 5/8")  
Average level of dormer roof is 9.4 metres high (30'-1")

**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.

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Kelly Patzer  
Secretary-Treasurer, Township of Puslinch

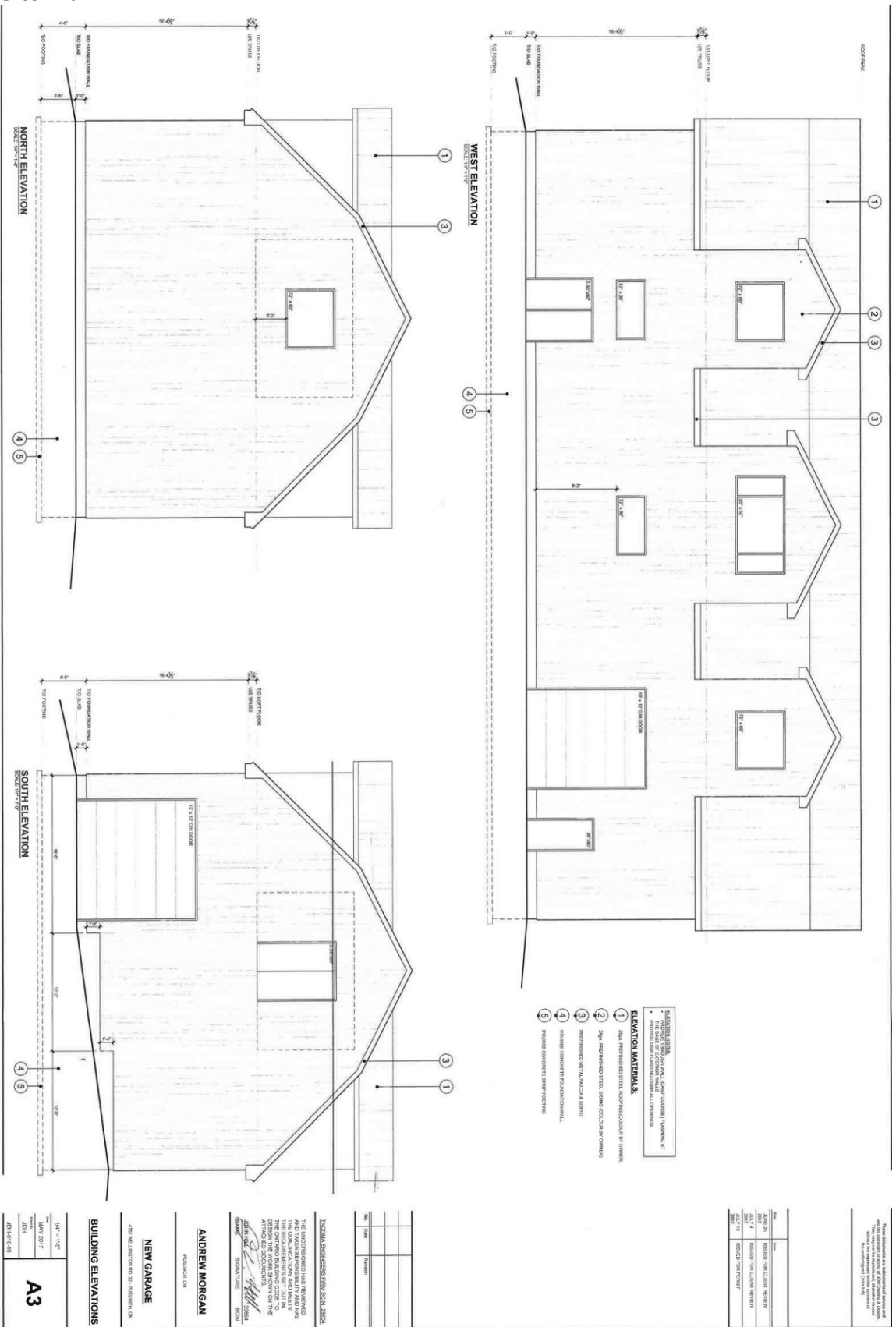
DATED: July 27, 2017

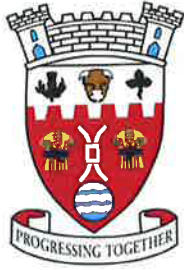
Copied to: CofA Committee Members, Property owners within 60m, Sarah Wilhelm, County of Wellington, Michelle Innocente, County of Wellington, Adam French, CBO, M. Roess Fire, D. Creed Roads; Nathan Garland GRCA, Bell Canda

**Aerial: 4751 Wellington Road 32**



**Site Plan:**





**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): Andrew Morgan

Address: 4751 Wellington Rd 32

City: Guelph

Postal Code: N1H 6J3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

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

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

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

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

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

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

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

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

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

First National Financial 1 416 593 1100  
100 University Ave Toronto, On  
M5J 1V6

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

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

Municipal address: 4751 Wellington Rd 32, Puslinch, On

Concession: 5 pt Lot: 6

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

Area: \_\_\_\_\_ ha      Depth: \_\_\_\_\_ m      Frontage: \_\_\_\_\_ m  
1.92 ac      ± 400 ft      ± 200 ft

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

**Reason for Application:**

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

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

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

Section 3 - General Provisions, Accessory Buildings  
3(1)(c) permits a max height of 5m for accessory structures on properties less than 1 ha.

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

Ceiling height of 16' needed to utilise 4 post truck lift, and  
loft needed for storage of parts & material

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

Official Plan Designation: Secondary Agriculture

Zoning Designation: Agricultural

7. What is the access to the subject property?

Provincial Highway:

Continually maintained municipal road:

Seasonally maintained municipal road:

Other:  (please specify below)

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

Wellington Rd 32

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

**Existing and Proposed Service:**

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

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

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

Storm Sewers:

Ditches:

Swales:

Other means:  (explain below)



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

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

The subject property? Residential

The abutting properties? Residential

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures	House		Detached Garage (Workshop)	
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	1.25%	ft.	4.9%	ft.
*Number of parking spaces	N/A			
*Number of loading spaces	N/A			
Number of floors	1		1 + Loft	
Total floor area	92 m <sup>2</sup>	ft <sup>2</sup>	520 m <sup>2</sup>	5600 ft <sup>2</sup> Includes stair landing
Ground floor area (exclude basement)	92 m <sup>2</sup>	ft <sup>2</sup>	297 m <sup>2</sup>	3200 ft <sup>2</sup>

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

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	m	136 ft.
Rear Yard	m	ft.	m	224 ft.
Side Yards	m	ft.	m	10/110 ft.

Demolishing existing shed/garage

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

Date of acquisition of subject property: Oct 15/2015

Date of construction of buildings property: 1955

**16. How long have the existing uses continued on the subject property?** 1955

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

Yes  No

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

**Other Related Planning Applications:**

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Re: height request missing  
**Date:** July-25-17 12:33:11 PM

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Mid point of main roof is 25'-7 5/8"  
Mid point of dormer is 30'-1"

Sent from my HTC

----- Reply message -----

From: "Kelly Patzer" <kpatzer@puslinch.ca>

To: [REDACTED]

Subject: height request missing

Date: Tue, Jul 25, 2017 11:51 AM

Hi Andrew,

The height request for what the building is going to be was never added below where I wrote down what the requirement was. We measured it off your large set of drawing but I don't recall what it is and the drawings do not label the roof heights. Can you please get me the roof height to the midpoint of where the windows are on the west/front elevation?

Thanks,

**Kelly Patzer**

Development Coordinator

Township of Puslinch

(519) 763-1226

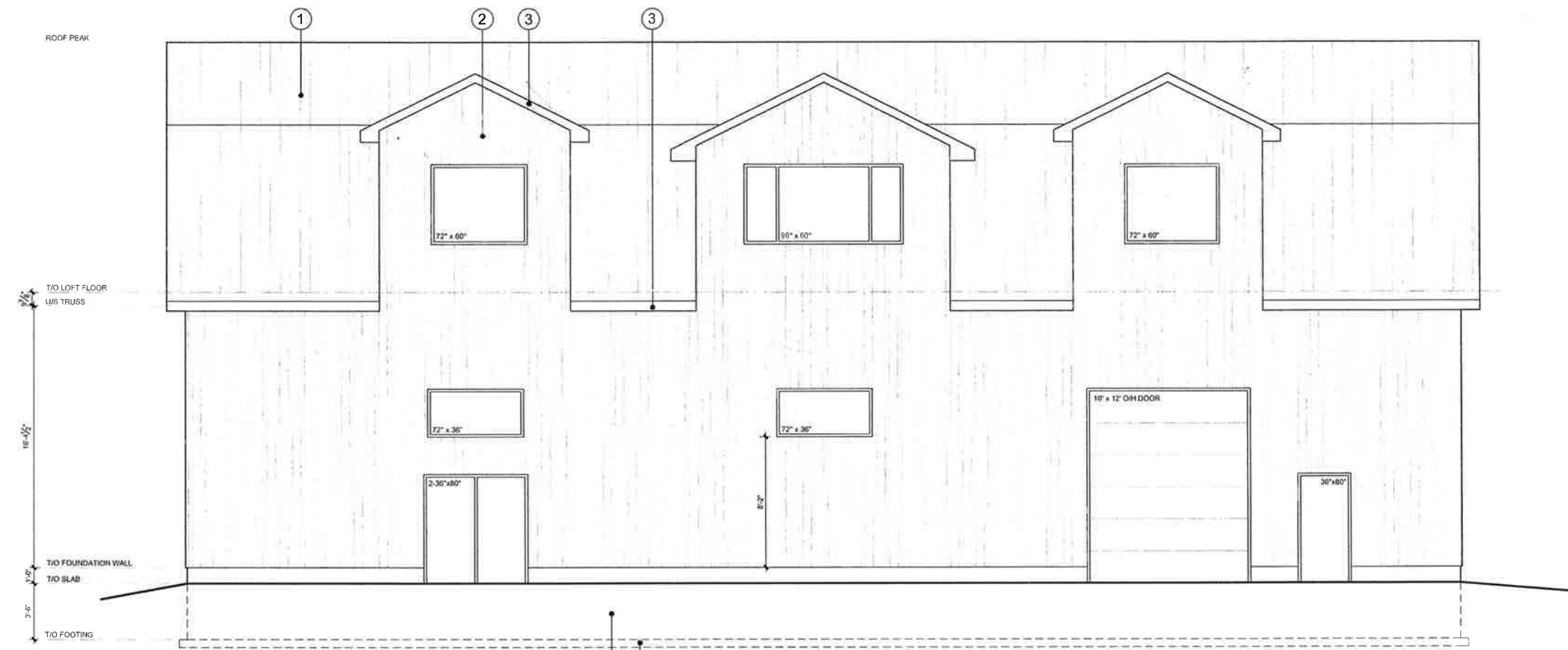
[www.puslinch.ca](http://www.puslinch.ca)

Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P 519 763-1226 F 519-763-5846  
[www.puslinch.ca](http://www.puslinch.ca)

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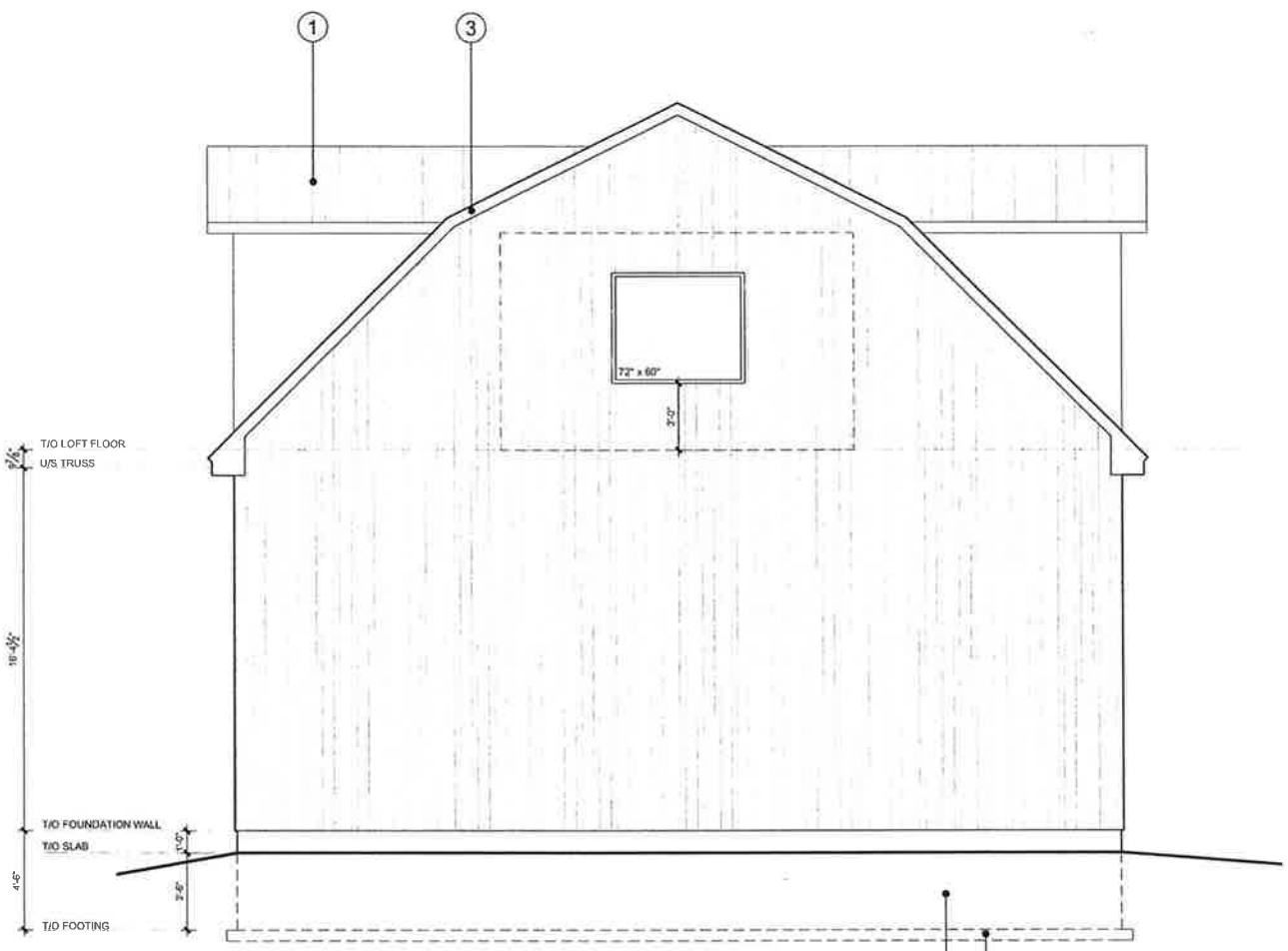
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Date	Issue
JUNE 26 2017	ISSUED FOR CLIENT REVIEW
JULY 9 2017	ISSUED FOR CLIENT REVIEW
JULY 13 2017	ISSUED FOR PERMIT

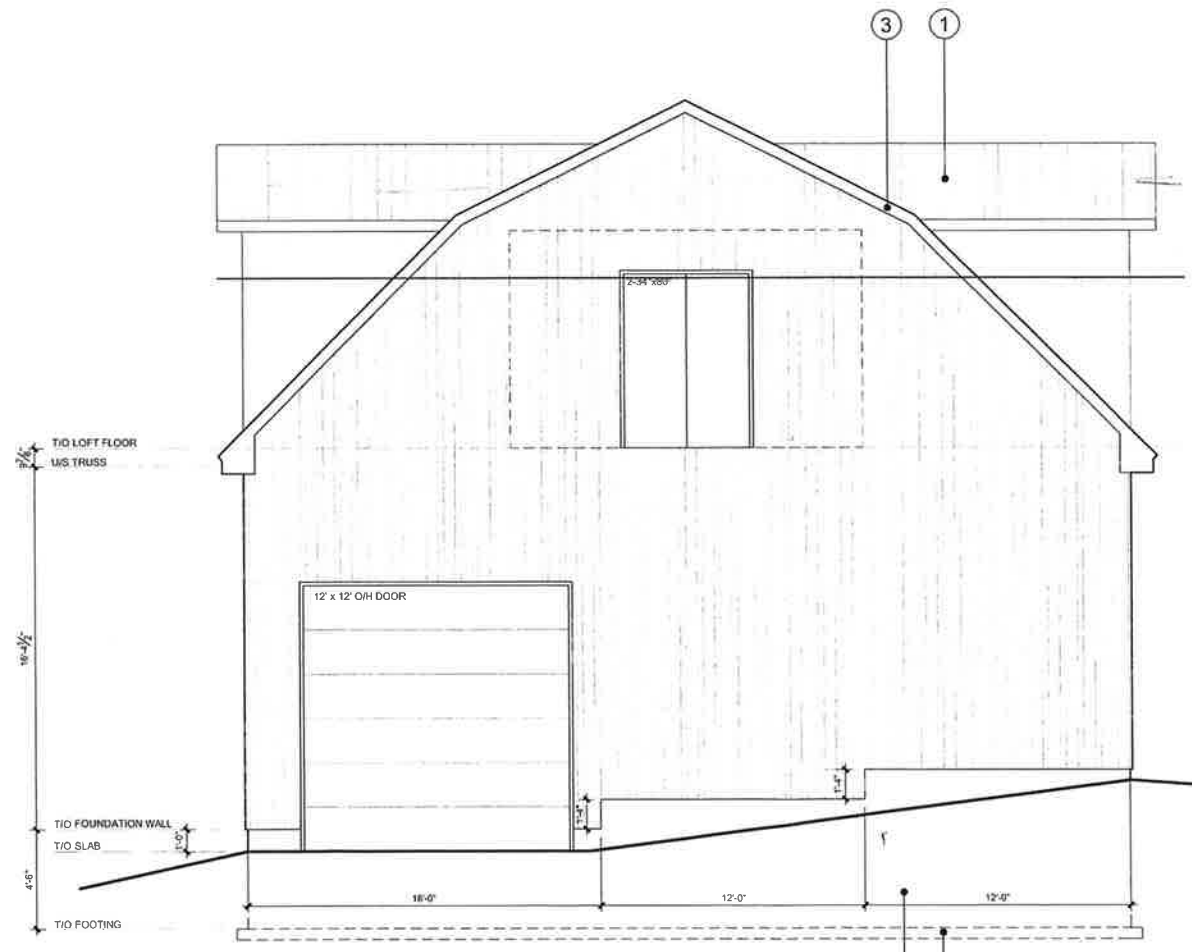


- ELEVATION NOTES:**
- PROVIDE THROUGH WALL (DAMP COURSE) FLASHING AT THE BASE OF EXTERIOR WALLS
  - PROVIDE DRIP FLASHING OVER ALL OPENINGS
- ELEVATION MATERIALS:**
- ① 29ga. PREFINISHED STEEL ROOFING (COLOUR BY OWNER)
  - ② 29ga. PREFINISHED STEEL SIDING (COLOUR BY OWNER)
  - ③ PREFINISHED METAL FASCIA & SOFFIT
  - ④ POURED CONCRETE FOUNDATION WALL
  - ⑤ POURED CONCRETE STRIP FOOTING

**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

No.	Date	Revision

TACOMA ENGINEERS FIRM BCIN: 29604

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

JOHN HILL 39864  
NAME SIGNATURE BCIN

**ANDREW MORGAN**  
PUSLINCH, ON

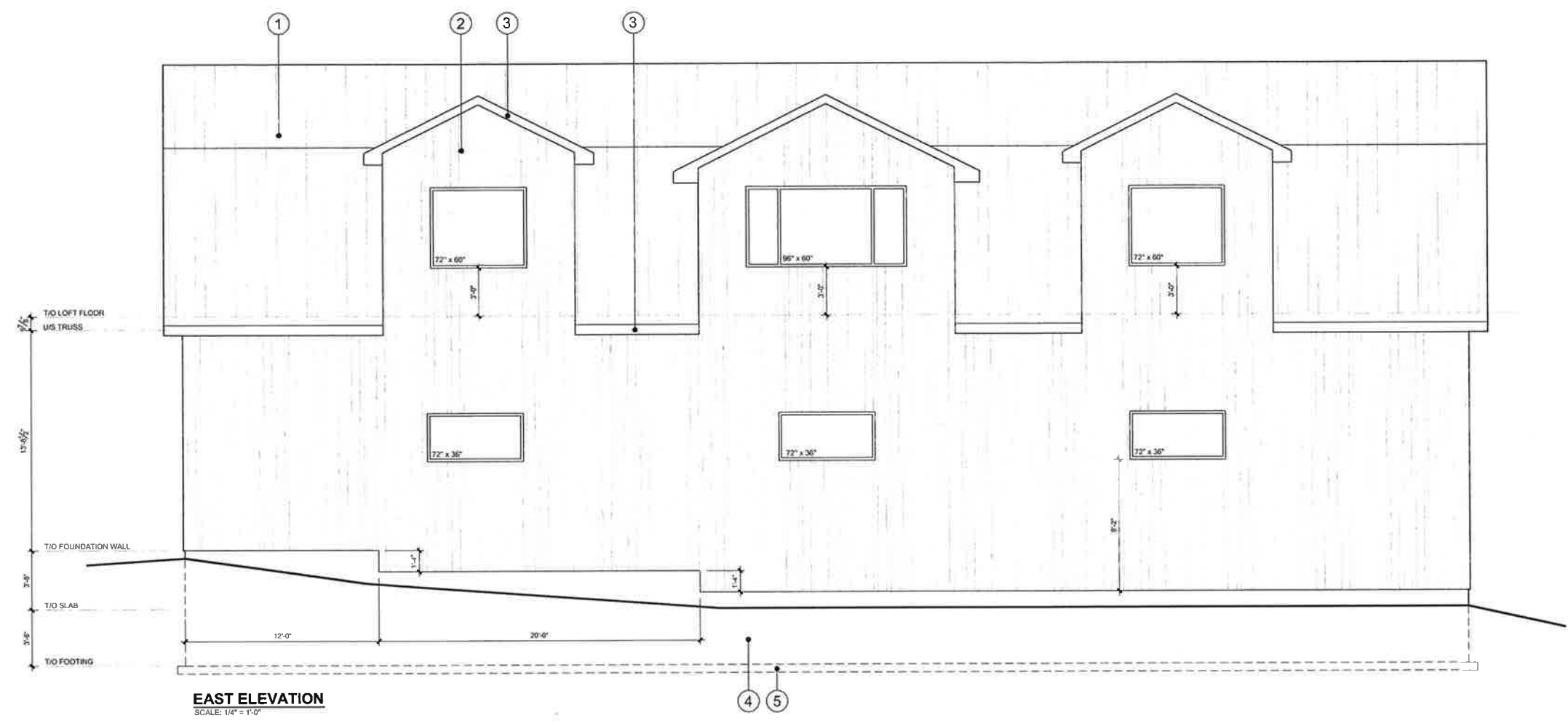
**NEW GARAGE**  
4751 WELLINGTON RD. 32 - PUSLINCH, ON

**BUILDING ELEVATIONS**

1/4" = 1'-0"	<b>A3</b>
Date: MAY 2017	
Drawn by: JDH	
JDH-010-16	

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Date	Issue
JUNE 26 2017	ISSUED FOR CLIENT REVIEW
JULY 9 2017	ISSUED FOR CLIENT REVIEW
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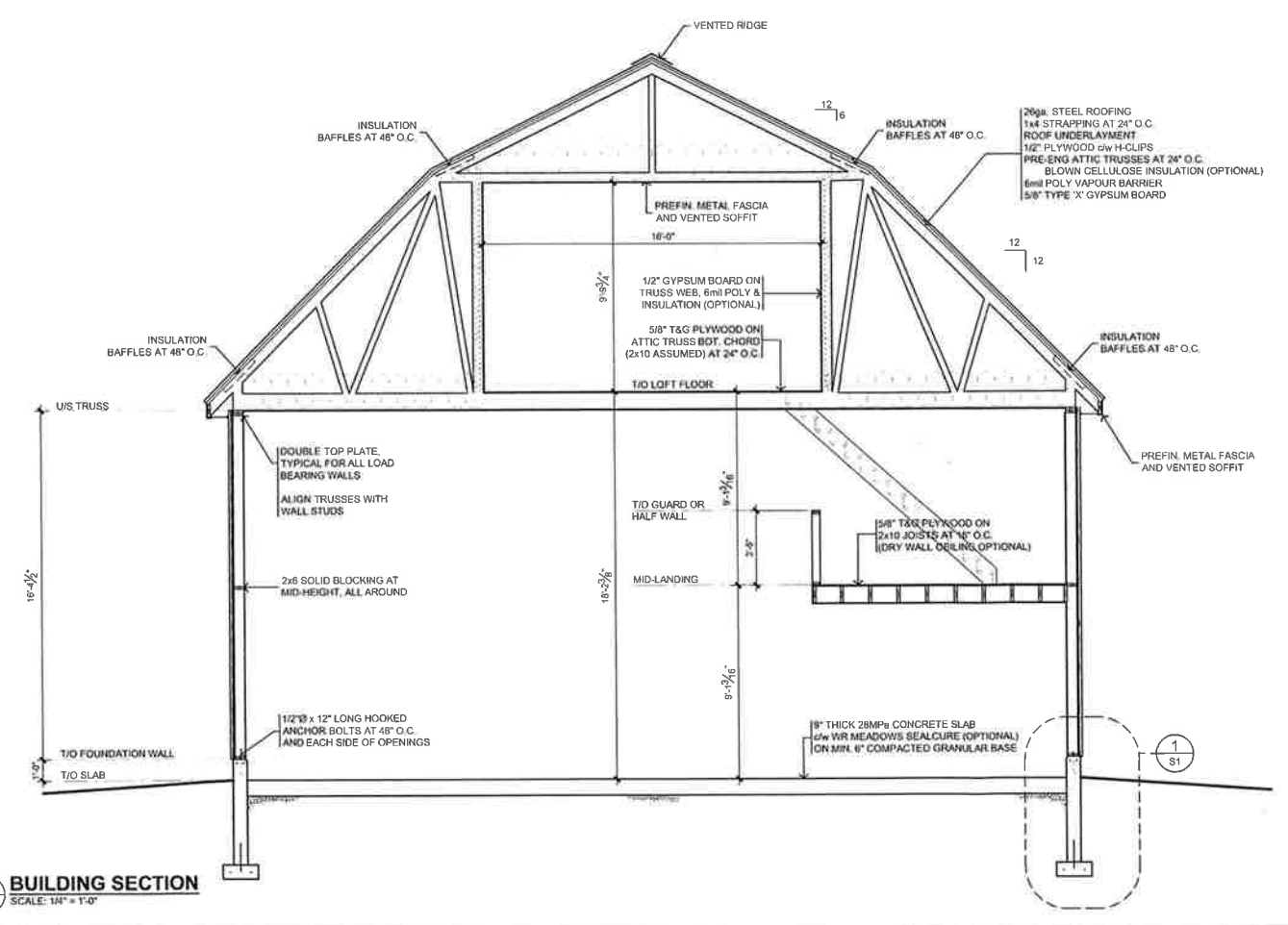


**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES:**

- PROVIDE THROUGH WALL (DAMP COURSE) FLASHING AT THE BASE OF EXTERIOR WALLS
- PROVIDE DRIP FLASHING OVER ALL OPENINGS

- ELEVATION MATERIALS:**
- ① 29ga. PREFINISHED STEEL ROOFING (COLOUR BY OWNER)
  - ② 29ga. PREFINISHED STEEL SIDING (COLOUR BY OWNER)
  - ③ PREFINISHED METAL FASCIA & SOFFIT
  - ④ POURED CONCRETE FOUNDATION WALL
  - ⑤ POURED CONCRETE STRIP FOOTING



**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

29ga. STEEL ROOFING  
1x4 STRAPPING AT 24" O.C.  
ROOF UNDERLAYMENT  
1/2" PLYWOOD @ W-H CLIPS  
PRE-ENG AT THE TRUSSES AT 24" O.C.  
BLOWN CELLULOSE INSULATION (OPTIONAL)  
6mil POLY VAPOUR BARRIER  
5/8" TYPE 'X' GYPSUM BOARD

No.	Date	Revision

TACOMA ENGINEERS FIRM BCIN: 29804

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

JOHN HILL 39864  
NAME SIGNATURE BCIN

**ANDREW MORGAN**

PUSLINCH, ON

**NEW GARAGE**

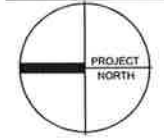
4751 WELLINGTON RD. 32 - PUSLINCH, ON

**BUILDING ELEVATION & BUILDING SECTION**

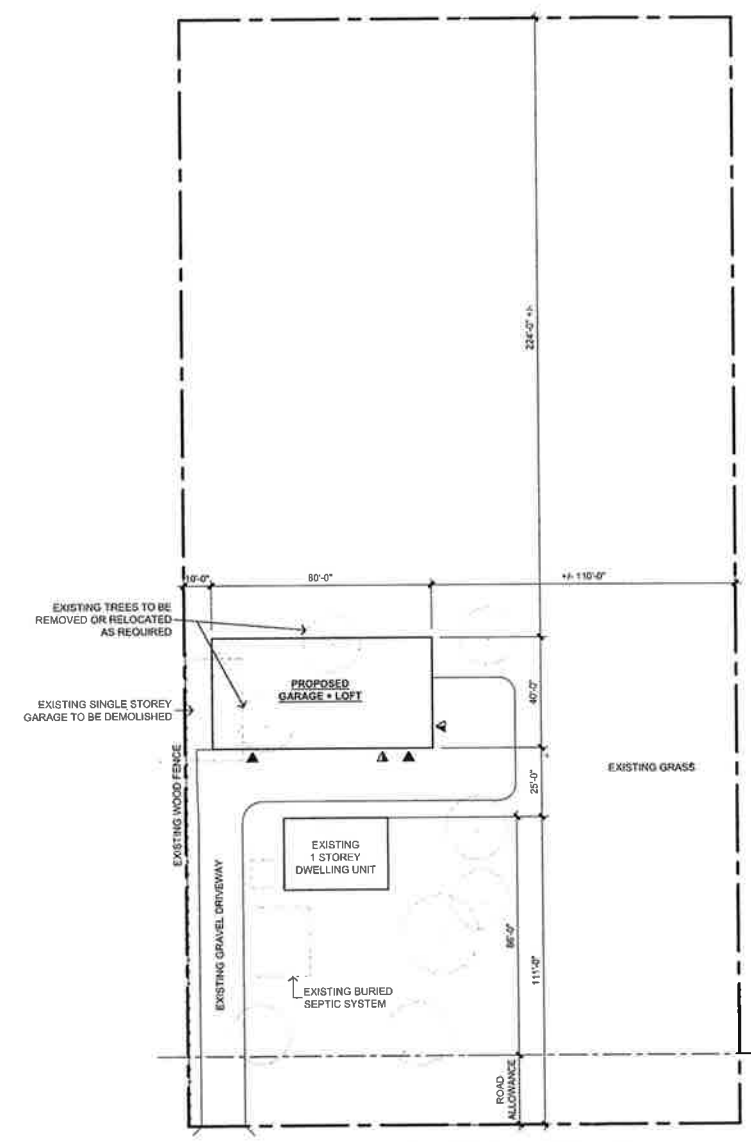
1/4" = 1'-0"  
DATE: MAY 2017  
DRAWN BY: JDH  
JOB NO: JDH-010-16

**A4**

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Date	Issue
JUNE 26 2017	ISSUED FOR CLIENT REVIEW
JULY 9 2017	ISSUED FOR CLIENT REVIEW
JULY 13 2017	ISSUED FOR PERMIT



**WELLINGTON RD. 32**

**SITE PLAN**

SCALE: 1/32" = 1'-0"  
 EXISTING BUILDING AREA = 990 f2 (92 m2)  
 PROPOSED BUILDING AREA = 3200 f2 (297 m2)  
 TOTAL BUILDING AREA = 4190 f2 (389 m2)  
 LOT AREA = 83,959 f2 (7800 m2) 1.92 acres  
 LOT COVERAGE = 4.9%

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS							9.10.14.			
WALL	AREA OF EBF (m2)	LD (m)	LH or HL	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB CONSTRL	COMB CONSTRL NON-COMB. CLADDING	NON-COMB CONSTRL
NORTH	82.2	33.5	N/A	100						
SOUTH	82.2	3.0	N/A	14.8	3%					
EAST	166.0	68.3	N/A	100						
WEST	168.0	45.7	N/A	100						

No.	Date	Revision

TACOMA ENGINEERS FIRM BCIN: 29604

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

*John Morgan*  
 NAME SIGNATURE BCIN 39864

**ANDREW MORGAN**

PUSLINCH, ON

**NEW GARAGE**

4751 WELLINGTON RD. 32 - PUSLINCH, ON

**SITE PLAN**

1/32" = 1'-0"

Date MAY 2017

Drawn by JDH

JDH-010-16

**SP1**



## MINUTES

### MEMBERS PRESENT:

Councillor John Sepulis, Chair  
Dan Kennedy

Dianne Paron  
Dennis O'Connor

### MEMBERS ABSENT:

Deep Basi

### OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator  
Michelle Innocente – County of Wellington  
Jo & Bill Tyas  
Paul Laurin

Dennis Dason  
Clark Viol  
Brandon Viol

### 1 - 5. COMMITTEE OF ADJUSTMENT

- See July 11, 2017 Committee of Adjustment Minutes.

### DEVELOPMENT APPLICATIONS

#### 6. OPENING REMARKS

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

#### 7. DISCLOSURE OF PECUNIARY INTEREST

- None

#### 8. APPROVAL OF MINUTES

Moved by Dianne Paron, Seconded by Dan Kennedy

- That the minutes of the June 13<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

- None

#### 12. OTHER MATTERS

- None

#### 13. CLOSED MEETING

- No matters

#### 14. FUTURE MEETINGS

- Next Regular Meeting August 8, 2017 @ 7:00 p.m.

#### 15. ADJOURNMENT

Moved by Dennis O'Connor and Seconded by Kelly Patzer,

- That the Planning & Development Advisory Committee adjourns at 7:27 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

July 14, 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: June 23, 2017*

FILE NO. B81/17

**APPLICANT**

John Pedersen  
4214 10<sup>th</sup> Sideroad South  
RR#22  
Cambridge ON N3C 2V4

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 10  
Concession 1

Proposed severance is 7037 square metres with 52.104m frontage (Parcel B on sketch) vacant land for proposed rural residential use.

Retained parcel is 9158 square metres with 68.69m frontage (Parcels A & C on sketch) existing and proposed rural residential use. Lot line adjustment application B41/16

Note: This application is to prevent lots created by severance with consent B82/15 from merging on title.

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

**August 23, 2017**

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

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

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

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

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

**MAILED TO:**

Local Municipality - Puslinch    County Planning    Conservation Authority - GRCA

Bell Canada    County Clerk    Roads    Civic Addressing

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



1. Approval Authority:

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

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

Required Fee: \$ 1050  
Fee Received: June 23/17

File No. 38/17  
Accepted as Complete on: June 23/17

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

2. (a) Name of Registered Owner(s) JOHN PEDERSEN

Address 4214 10<sup>TH</sup> SIDE ROAD, SOUTH RR #22, CAMBRIDGE, ONTARIO  
N3C-2V4

Phone No. [REDACTED] Email: \_\_\_\_\_

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

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

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

(c) Name and Address of Owner's Authorized Agent: ROSE JOHNSON OF GOWLING WLG  
50 QUEEN ST. NORTH, SUITE 1020, P.O. BOX 2248  
KITCHENER, ONTARIO, N2H 6M2

Phone No. [REDACTED] Email: \_\_\_\_\_

(d) All Communication to be directed to:

REGISTERED OWNER  APPLICANT  AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER  APPLICANT  AGENT

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

RURAL RESIDENTIAL  AGRICULTURAL  URBAN RESIDENTIAL  COMMERCIAL/INDUSTRIAL

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.

\_\_\_\_\_

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

Local Municipality: PUSLICH TOWNSHIP  
Concession #1 Lot No. PART I, REAR PART LOT #10  
Registered Plan No. ~~6184788~~ Lot No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_  
Civic Address 4214 10TH SIDE ROAD SOUTH

(b) When was property acquired: 29/04/2016 Registered Instrument No. WC467247

5. Description of Land intended to be SEVERED:

Metric  Imperial

Frontage/Width 52.104 AREA 7067 SQ.M. (1.75 ACRES)  
Depth 133.370 Existing Use(s) VACANT LAND

Existing Buildings or structures: \_\_\_\_\_

Proposed Uses (s): VACANT LAND, NO CHANGE.

Type of access (Check appropriate space)

Existing

Proposed

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

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

- Municipally owned and operated piped water system
- Well  individual  communal
- Lake
- Other N/A

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

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

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 68.690

AREA 9158.50.4.

Depth 133.332

Existing Use(s) VACANT LAND

Existing Buildings or structures: HOUSE

Proposed Uses (s): NO CHANGE - RURAL RESIDENTIAL

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

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

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): INDIVIDUAL

Pit Privy

Other (Specify):

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

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

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

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

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

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

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

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

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

COOK, APRIL 28/2016, FILE # B82/15

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

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

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

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

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

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

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

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

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

SECONDARY AGRICULTURE, CORE GREEN LAND

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

N/A

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

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

28. What is the zoning of the subject lands? AGRICULTURE

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

If NO, a) has an application been made for re-zoning?

YES [ ] NO [ ] File Number \_\_\_\_\_

b) has an application been made for a minor variance?

YES [ ] NO [ ] File Number \_\_\_\_\_

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

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

For mortgages just provide complete name and address of Mortgagee.

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

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

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

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

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: N/A

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

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

YES [ ] NO []

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

**35. Source Water Protection Plan**

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

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

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

YES [] NO [ ]

If yes, please indicate the person you have met/spoken to: DEBORAH TORCHET.

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.

APPLICATION IS TO PREVENT MERGER OF LOTS.

NO CHANGE IN USE, OR OWNERSHIP.

**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.

Township of Puslinch

(705)

SECONDARY AGRICULTURAL

HAZARD ZONE  
CORE GREENLAND

SEPTIC HOUSE (4284)

BUSH

KENNEL BARN

PRIME AGRICULTURAL

PART 2  
61R-3936

(4253)

HAZARD ZONE CORE GREENLAND

CULTIVATED FIELD AGRICULTURAL

PARCEL B  
LANDS TO BE RETAINED  
AREA = 0.71 ha ± (1.75 ac.)

BUSH

SECONDARY

CONCESSION

CULTIVATED FIELD

PARCEL A  
LANDS TO BE SEVERED AND  
MERGED WITH PARCEL C  
AREA = 0.10 ha ±

PARCEL C  
PART I 61R-4788  
AREA = 0.81 ha

NOTES:  
ADD PARCEL A TO  
PARCEL C AND MERGE.  
FINAL AREA = 0.91 ha ±

PART I 61R-759 (4178)

FRONT OR SOUTH  
HALF LOT 9

FRONT OR SOUTH  
HALF LOT 10

FRONT  
OR  
SOUTH  
HALF  
LOT II



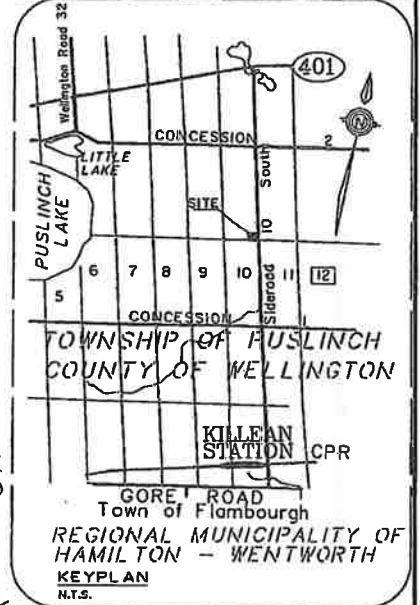
GREENLAND

REAR OR NORTH HALF LOT 9  
ROAD ALLOWANCE BETWEEN LOTS 10 and 11  
REAR OR NORTH HALF LOT II  
REAR

SKETCH

PREPARED FOR  
SEVERANCE APPLICATION  
SCALE 1 : 3000

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.



NOTES:

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

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

*Kerry F. Hillis*  
KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED

**BSRD** & Ontario Land Surveyors  
Urban and Rural Planners

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

DATE: JUNE 22, 2016 | 5G | PROJECT 16-0334

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

July 14, 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: July 6, 2017*

FILE NO. B90/17

**APPLICANT**

Edward & Diane Oosterveld  
268 Carter Road  
RR#2  
Guelph ON N1H 6H6

**LOCATION OF SUBJECT LANDS:**

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

Proposed severance is 0.6 hectares with 50m frontage, existing and proposed rural residential use with existing dwelling.

Retained parcel is 1.9 hectares with 190m frontage, existing and proposed rural residential use. Existing shop to be removed.

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

**August 23, 2017**

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

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

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

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

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

**MAILED TO:**

Local Municipality - Puslinch    County Planning    Conservation Authority - GRCA

Neighbouring Municipality – City of Guelph    Source Water Protection

Bell Canada    County Clerk    Roads/Solid Waste    Civic Addressing

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



APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1050  
Fee Received: July 6/17  
File No. B90/17  
Accepted as Complete on: July 6/17

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

2. (a) Name of Registered Owner(s) Edward & Diane OOSTERVELD

Address 268 Carter Road, RR#2, Guelph, ON, N1H 6H6

Phone No. [REDACTED]

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

Phone No. [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

3. 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 residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession \_\_\_\_\_

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

Registered Plan No. 131

Lot No. Part of Lot 2, West of Blind Line

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

Part No. \_\_\_\_\_

Civic Address 268 Carter Road

(b) When was property acquired: June 2004

Registered Instrument No. WC64559

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 50 / 20 & 41 ±

AREA 0.6 ha ±

Depth 110 ±

Existing Use(s) Rural residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): No change

Type of access (Check appropriate space)

Existing

Proposed

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

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

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

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

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

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

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

Frontage/Width 190 / 178 ± AREA 1.9 ha ±

Depth 106 ± Existing Use(s) Residential yard / vacant field

Existing Buildings or structures: Shop (to be removed)

Proposed Uses (s): Rural residential dwelling

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES  NO   
 \*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES  NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES  NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES  NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES  NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES  NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES  NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES  NO
15. Is there a noxious industrial use within 500 meters [1640']? YES  NO

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

Name of Rail Line Company: Guelph Junction Railway

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

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

**Prime Agricultural & Special Policy Area PA7-4 (Former Policy Area Number 5)**

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

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

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

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

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

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

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

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

- **Mortgage as in Instrument WC64560 with The Bank of Nova Scotia; located at 338 Speedvale Ave. E. at Stevenson, Guelph, Ontario, N1E 1N5**
- **Notice of Agreement with Guelph Junction Railway for a previous severance (see Instrument No. WC11193)**

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

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

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

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

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

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

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

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**  
**268 Carter Road**  
**Part of Lot 2, West of Blind Line, Plan 131**  
**PIN 71185-0183**  
**Township of Puslinch**  
**County of Wellington**

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

**Proposal:**

The proposal is to create a new rural residential parcel on the corner of Carter Road and Cook's Mill Road. The severed parcel will have a frontage of 50±m, depth of 110±m and area of 0.6±ha where the existing dwelling will remain. The retained parcel will have a frontage of 190±m and area of 1.9±ha. The shop on the retained parcel will be removed and a new dwelling is proposed to be built.

The proposed entrance for the retained parcel will be along the gravel road portion within the road allowance. This gravel road is used by trucks, buses and plows, and is considered to be a public road by its long and continued usage. The proposed entrance has been reviewed and approved by the Township of Puslinch Roads Superintendent.

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

We provide the opinion that the proposed severance meets the requirements of Section 10.4.4 of the Official Plan for lot creation in Secondary Agricultural areas 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. MDS requirements have been considered and a previous Farm Data Sheet for the barn located at #25 Cook's Mill Road is included with this submission (from Severance Application B36/16). The form indicates that the barn does not house livestock; therefore the MDS calculations are not applicable to this severance.

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 Ed Oosterveld

		Belowground Uncovered Tank	<input type="checkbox"/>
		Open Earth-sided Pit	<input type="checkbox"/>

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

YES  NO

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

**35. Source Water Protection Plan**

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

YES  NO

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

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

YES  NO

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

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

**Please see covering letter.**

**NOTES:**

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



County of Wellington

# FARM DATA SHEET

## Minimum Distance Separation I (MDSI)

**NOTE TO THE FACILITY OWNER:**  
 Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

### Permanent Manure or Material Storage Types

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

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- V5 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V6 Liquid, inside, underneath slatted floor
- V7 Liquid, outside, with a permanent, tight fitting cover
- V8 Liquid, (digestate), outside, no cover

**BARN(S) SIZE:**

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

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

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

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

Owner of Livestock Facility: ROBERT LINDA JACOBI

Telephone: [REDACTED]

Municipality: WELLINGTON

Tillable Hectares: 12 acres on the lot where the livestock facility is located

Civic Address: 25 COOKS MILL RD

Lot: \_\_\_\_\_ Subsection: \_\_\_\_\_ DIV: \_\_\_\_\_

Signature of Livestock Facility Owner: [Signature] Date: 2/21/14

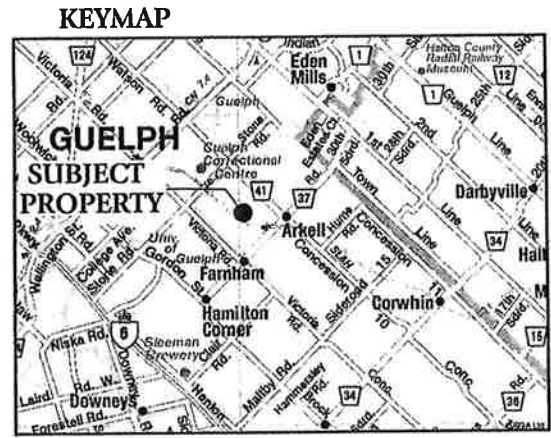
Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds) Feeders (7 - 10 months) Backrounders (7 - 12.5 months) Shorkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking) Large-framed: 645 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 (24 months to 30 months) 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/boars (other than SEW) Breeder gilts (entire barn designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg)		
Horses	Small-framed, mature; < 450 kg (including unweaned offspring) Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring) Small-framed, mature; < 227 kg (including unweaned offspring)		
Sheep	Ewes & rams (dairy or other than dairy operations, includes unweaned offspring & replacements) Ewes & rams (dairy operation; includes unweaned offspring & replacements) Lambs (dairy or other than dairy)		

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for dairy, includes unweaned offspring & replacements) Does & bucks (for dairy, includes unweaned offspring & replacements) Kids (dairy or feeder kids)		
Chickens	Layer hens (for ealing eggs; after transfer from pullet barn) Layer pullets (day olds until transferred into layer barns) Broiler breeder growers (pullets; females transferred out to grower barns) Broiler breeder layers (males; females transferred in from grower barn) Broilers on an 8 week cycle Broilers on a 9 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day olds until transferred to grower turkey barn) Turkeys (broiler layers; females) (females transferred in from grower turkey barn) Breeder toms Broilers (day olds to 6.2 kg) Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical) Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical) Turkeys at any other weights, or unknown		
Veal	Milk-fed Grain-fed		
Other	<u>NO HOW RE LIVESTOCK ON THIS PROPERTY</u>		
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity		<u>0</u>
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		<u>1</u>

\*see terms defined on reverse side of page F:\DEVELOPMENT REVIEW\MDSI\Farm Data Sheet.rtf June 3, 2014 Version



**SEVERANCE SKETCH**  
 PART OF LOT 2  
 WEST OF THE BLIND LINE  
 REGISTERED PLAN 131  
 TOWNSHIP OF PUSLINC  
 COUNTY OF WELLINGTON  
 SCALE 1 : 1500  
 0 15 30 60 90 metres  
 VAN HARTEN SURVEYING INC.



- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A).
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL AND SPECIAL POLICY AREA (PA7-4).
  4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

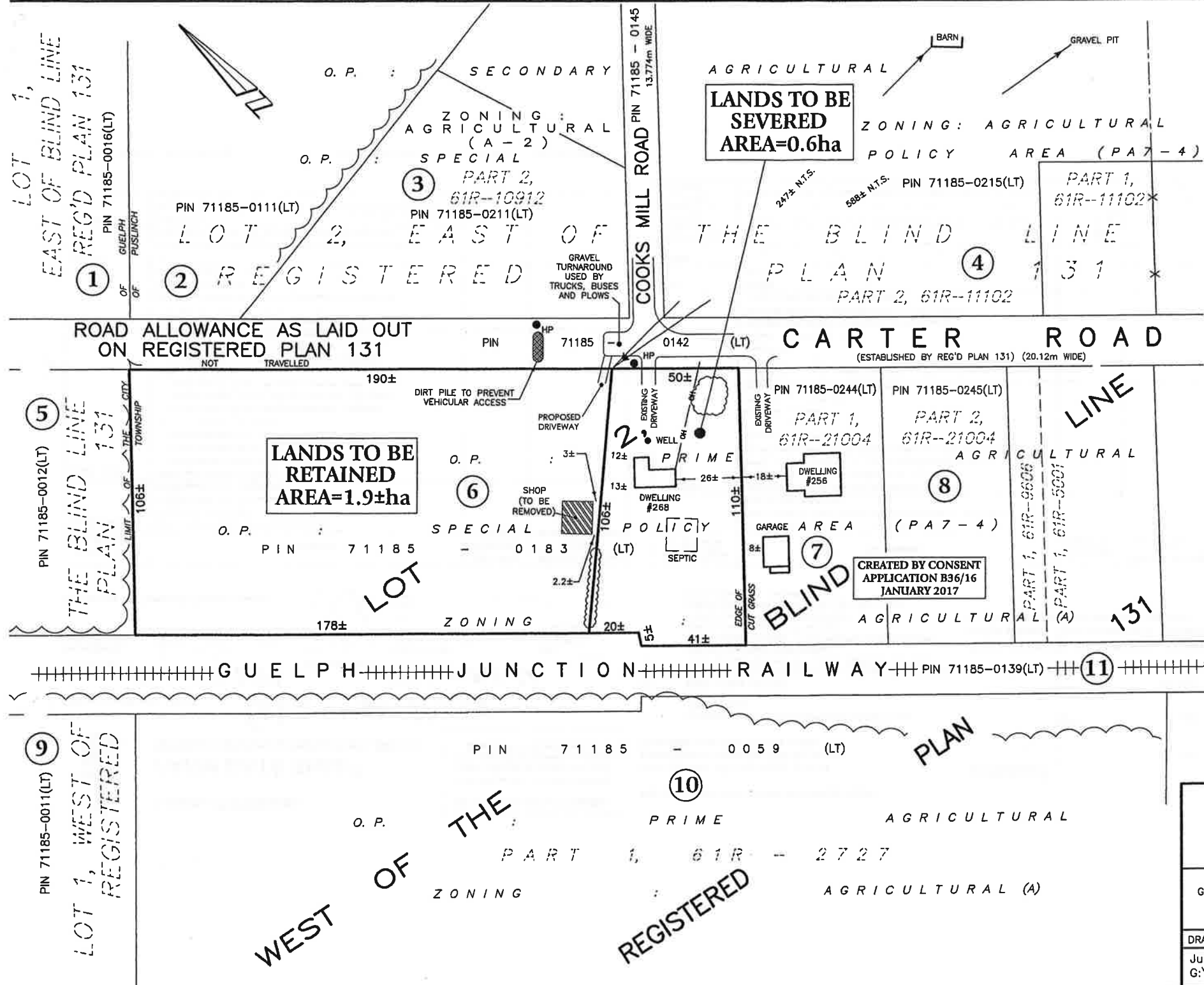
**SURVEYOR'S CERTIFICATE:**  
 THIS SKETCH WAS PREPARED ON THE  
 29th DAY OF JUNE, 2017.

*Jeffrey E. Buisman*  
 JEFFREY E. BUISMAN  
 ONTARIO LAND SURVEYOR

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

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com
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DRAWN BY: NCH    CHECKED BY: JEB    PROJECT No. 23798-16  
 Jun 29, 2017-4:37pm  
 G:\PUSLINC\131\ACAD\SEV PLOT2 (0oSTERVELD).dwg



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

July 14, 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: July 6, 2017*

FILE NO. B91/17

**APPLICANT**

Gregory Nichol & Tracey Hawkins  
4414 Victoria Road S  
RR#3  
Puslinch ON N0B 2J0

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 23  
Concession 8

Proposed severance is 0.4 hectares with 38m frontage, vacant bush for proposed rural residential use.

Retained parcel is 3.7 hectares with 100m frontage, existing and proposed rural residential use with existing dwelling, shop, shed & pond.

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

**August 23, 2017**

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

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

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

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

**MAILED TO:**

- Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA
- Bell Canada      County Clerk      Roads/Solid Waste      Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

1. Approval Authority:

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

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

Required Fee: \$ 1050  
Fee Received: July 6/17  
File No. B91/17  
Accepted as Complete on: July 6/17

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

2. (a) Name of Registered Owner(s) Gregory John NICHOL & Tracey Lynn HAWKINS

Address 4414 Victoria Road South, RR#3, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

\_\_\_\_\_

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

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

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

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

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

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

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

To create a new lot for residential purposes

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 8

Lot No. Part of Lot 23

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

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

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

Part No. \_\_\_\_\_

Civic Address 4414 Victoria Road South

(b) When was property acquired: May 2012

Registered Instrument No. WC344137

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 38 ±

AREA

0.4 ha ±

Depth 110 ±

Existing Use(s)

Vacant bush

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

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

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): Individual

Pit Privy

Other (Specify): \_\_\_\_\_

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

Frontage/Width	<u>100 ±</u>	AREA	<u>3.7 ha ±</u>
Depth	<u>302 ±</u>	Existing Use(s)	<u>Rural residential</u>
Existing Buildings or structures: <u>Dwelling, shop, garden shed, pond</u>			
Proposed Uses (s): <u>No Change</u>			

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES  NO   
 \*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES  NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES  NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES  NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES  NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES  NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES  NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES  NO
15. Is there a noxious industrial use within 500 meters [1640']? YES  NO

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

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

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

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

Secondary Agricultural

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

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

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

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

If NO, a) has an application been made for re-zoning?

YES [ ] NO [ ] File Number \_\_\_\_\_

b) has an application been made for a minor variance?

YES [ ] NO [ ] File Number \_\_\_\_\_

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

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

For mortgages just provide complete name and address of Mortgagee.

Mortgage as in Instrument No. WC476031 with Computershare Trust Company of Canada c/o MCAP Service Corporation located at PO Box 351, Stn C., Kitchener, ON, N2G 3Y9

Mortgage as in Instrument No. WC476032 with MCAP Service Corporation located at 101 Frederick Street, Suite 600, Kitchener, ON, N2H 6R2

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

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

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

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

Severed	Width	Length	Area	Use
	Width	Length	Area	Use
Retained	Width <b>8±m</b>	Length <b>18±m</b>	Area <b>144±m<sup>2</sup></b>	Use <b>Shop</b>
	Width <b>3±m</b>	Length <b>6±m</b>	Area <b>18±m<sup>2</sup></b>	Use <b>Shed</b>

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

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

	Belowground Uncovered Tank	<input type="checkbox"/>
	Open Earth-sided Pit	<input type="checkbox"/>

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

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

**35. Source Water Protection Plan**

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

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

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

YES [ ] NO [X]

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

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

**Please see covering letter.**

**NOTES:**

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



O.P.: MINERAL AGGREGATE AREA  
 ZONING: EXTRACTIVE (EX1)

⑪ PIN 71191-0015

ZONING: AGRICULTURAL (A-51)

DWELLING #4407

⑫ PIN 71191-0017

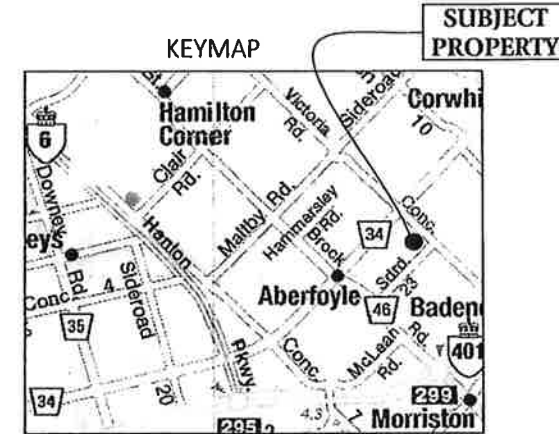
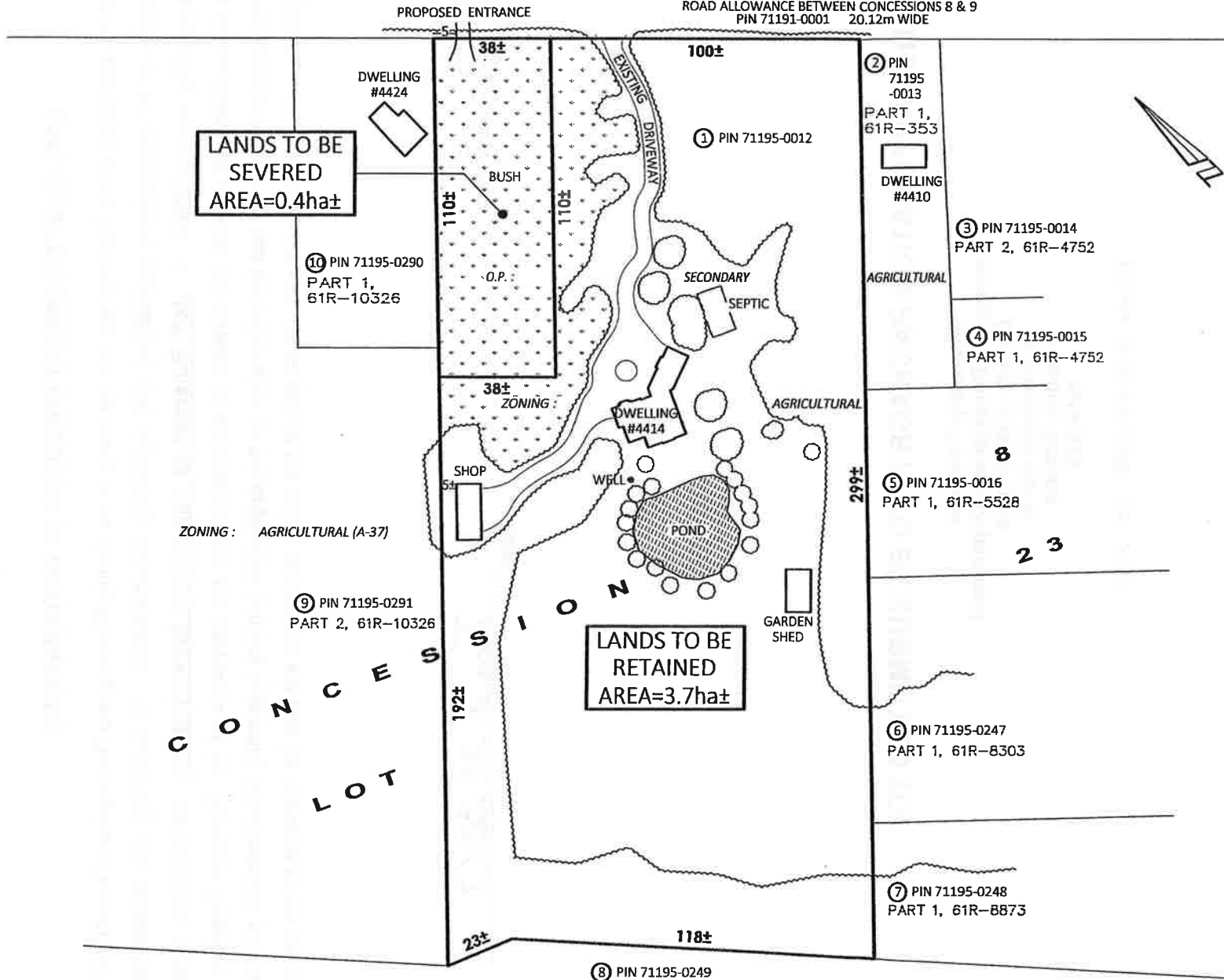
VICTORIA ROAD SOUTH  
 ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9  
 PIN 71191-0001 20.12m WIDE

SEVERANCE SKETCH  
 PART OF LOT 23, CONCESSION 8  
 TOWNSHIP OF PUSLINCH  
 COUNTY OF WELLINGTON

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. SEPTIC SYSTEMS AND WELLS ON NEIGHBOURING PROPERTIES ASSUMED TO BE WITHIN RESPECTIVE PROPERTY.

SURVEYORS CERTIFICATE:

THIS SKETCH WAS PREPARED  
 ON THE 30th DAY OF JUNE 2017.

*Jeffrey E. Buisman*  
 JEFFREY E. BUISMAN  
 ONTARIO LAND SURVEYOR

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

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 24822-17

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

July 14, 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: July 6, 2017*

FILE NO. B93/17

**APPLICANT**

Hubert & Elizabeth Wesseling  
4574 Wellington Rd 35  
Puslinch ON N0B 2J0

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 15  
Concession 3

Proposed lot line adjustment is 7m fr x 249m = 0.1 hectares (Severed 1 on sketch), vacant land to be added to abutting rural residential lot – Jeffrey Wesseling & Margarida Fontes.

Retained parcel is 3.4 hectares with 47.4m frontage, existing and proposed rural residential and bush with existing dwelling & pool. (Retained 1 & 2 on sketch)

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

**August 23, 2017**

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

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

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

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

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**MAILED TO:**

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1050  
Fee Received: July 6/17

File No. B93/17

Accepted as Complete on: July 6/17

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Hubert Anthony WESSELING & Elizabeth WESSELING

Address 4574 Wellington Road 35, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

Jeff Buisman of VanHarten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

[REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

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

Conveyance to effect an addition to a lot

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

\_\_\_\_\_

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

Part of Lot 15, Concession 3, Part 1, 61R-7321

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

Local Municipality: Township of Puslinch  
 Concession 3 Lot No. Part of Lot 15  
 Registered Plan No. Lot No.  
 Reference Plan No. 61R-1054 Part No. Part 1  
 Civic Address 4570 Wellington Road 35

(b) When was property acquired: April 1998 Registered Instrument No. RO792766

5. Description of Land intended to be SEVERED: Metric [X] Imperial [ ]

Frontage/Width 7 ± AREA 0.1 ha ±  
 Depth 249 ± Existing Use(s) Vacant land / bush  
 Existing Buildings or structures: None

Proposed Uses (s): To be added to Part 1, 61R-7321 (PIN 71209-0059) as part of the rural residential property

Type of access (Check appropriate space) Existing [X] Proposed [ ]  
Existing entrance on lands to be added to.  
 Provincial Highway  Right-of-way  
 County Road  Private road  
 Municipal road, maintained year round  Crown access road  
 Municipal road, seasonally maintained  Water access  
 Easement  Other

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

Municipally owned and operated piped water system  
 Well  individual  communal  
 Lake  
 Other (specify): Private well exists on lands to be added to

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

Municipally owned and operated sanitary sewers  
 Septic Tank  individual  communal  
 Pit Privy  
 Other (specify): Septic exists on lands to be added to

6. Description of Land intended to be RETAINED: Metric [X] Imperial [ ]

Frontage/Width 47.4 / 120 ± AREA 3.4 ha ±  
 Depth 405 ± Existing Use(s) Rural residential / bush  
 Existing Buildings or structures: Dwelling & Pool  
 Proposed Uses (s): No Change

Type of access (Check appropriate space) Existing [X] Proposed [ ]

**Driveway exists but will be expanded**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

**Simultaneous application being made for Severance #2**

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

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

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

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

26. a) What is the existing County Official Plan designation of the subject land? (severed and retained) **Secondary Agricultural & Core Greenlands**

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

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

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

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

28. Does the proposal for the subject lands conform to the existing zoning? YES  NO

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

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

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

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

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

30. Type of Farm Operation conducted on these subject lands: **NONE**

Type: Dairy  Beef Cattle  Swine  Poultry  Other

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

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

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

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

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

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

34. **Source Water Protection Plan**

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

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Lot Line Adjustment & Severance Applications and Sketch**  
**4570 & 4574 Wellington Road No. 35**  
**Part of Lot 15, Concession 3, Part 1, 61R-1054**  
**PIN 71209-0060**  
**4578 Wellington Road 35**  
**Part of Lot 15, Concession 3, Part 1, 61R-7321**  
**PIN 71209-0059**  
**Township of Puslinch**  
**County of Wellington**

Please find enclosed an application for a lot line adjustment and an application for a severance on the above-mentioned properties. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, PIN reports and map, addresses of neighbouring properties, Farm Data Sheet and MDS Calculation, Source Water Protection Form, two cheques to Wellington County for \$1,050 each and a cheque to the GRCA for \$390.

**Proposal:**

**Lot Line Adjustment Severance #1**

The proposal of the lot line adjustment is to sever a small, 7±m wide and 249±m deep strip of vacant land from #4574 & #4570 Wellington Road 35 (PIN 71209-0060) and merge it with the rural residential parcel to the north at #4578 Wellington Road 35 (PIN 71209-0059). The lands to be added to currently has a frontage of 24.5±m, depth of 249±m and area of 0.6±ha where a dwelling exists. This minor boundary adjustment will create more residential yard space for the existing dwelling. The retained parcel has an area of 3.4±ha where the existing dwelling (#4570) will remain.

This lot line adjustment application is being submitted simultaneously with the severance application for #4574 & #4570 Wellington Road 35.

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

Section 10.4.1 of the County Official Plan presents a list (shown below) of the types of severances permitted in Secondary Agricultural Areas such as this one. Residential Uses (c) and Lot Line Adjustments (e) apply to these applications.

**10.4.1 Lot Creation**

*Lot creation in secondary agricultural areas may be allowed for:*

- a) agricultural uses*
- b) agricultural-related uses*
- c) residential uses**
- d) commercial, industrial or institutional uses*
- e) lot line adjustments**

**Severance #2**

Two dwellings exist on one property and the intention is to sever the lot in order to create a separate parcel for each dwelling. The lands to be severed (known as #4574) will have a width 43±m, depth of 125±m and an area of 0.4±ha where the existing dwelling and shop will remain. The lands to be retained (known as #4570) will have a width of 47.4±m, depth of 405±m and an area of 3.4±ha where the existing dwelling, pool and forested land will remain.

The severed lands are designated Secondary Agricultural in the 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 already exists for the severed and retained parcel. The driveway is to be 3m on either side of the new limit and expanded in order to accommodate a separate entrance for each parcel and a right-of-way will not be required. The location of the driveway is ideal as it already exists for both dwellings and it also provides access to the shop located to the rear of the dwelling on the severed parcel (#4574).
- Adequate space for the existing dwelling and septic
- No impacts on environmentally sensitive lands or woodlot
- MDS requirements are met



35. 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**

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

**None**

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

**Please see covering letter**

**NOTES:**

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

1. Approval Authority:

SECTION A

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

Fee Received: July 6/17  
File No. B93/17

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

Accepted as Complete on: July 6/17

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) Jeffrey Anthony WESSELING & Margarida Conceicao FONTES

Address 4578 Wellington Road 35, Puslinch, ON, N0B 2J0

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. [REDACTED] Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch  
Concession 3 Lot No. Part of Lot 15  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. 61R-7321 Part No. Part 1  
Civic Address 4578 Wellington Road 35

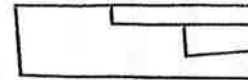
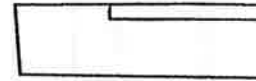
(b) When was property acquired: November 2008 Registered Instrument No. WC229679

NOTES:

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

BEFORE

AFTER



LOT LINE ADJUSTMENT & SEVERANCE SKETCH

PART OF LOT 15, CONCESSION 3

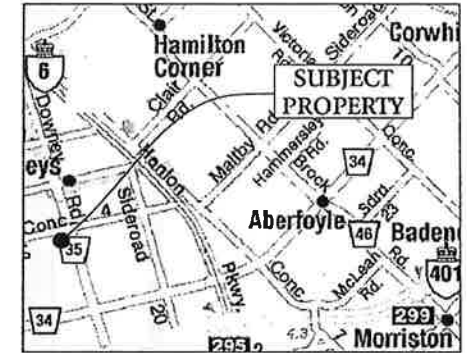
TOWNSHIP OF PUSLINCH

COUNTY OF WELLINGTON

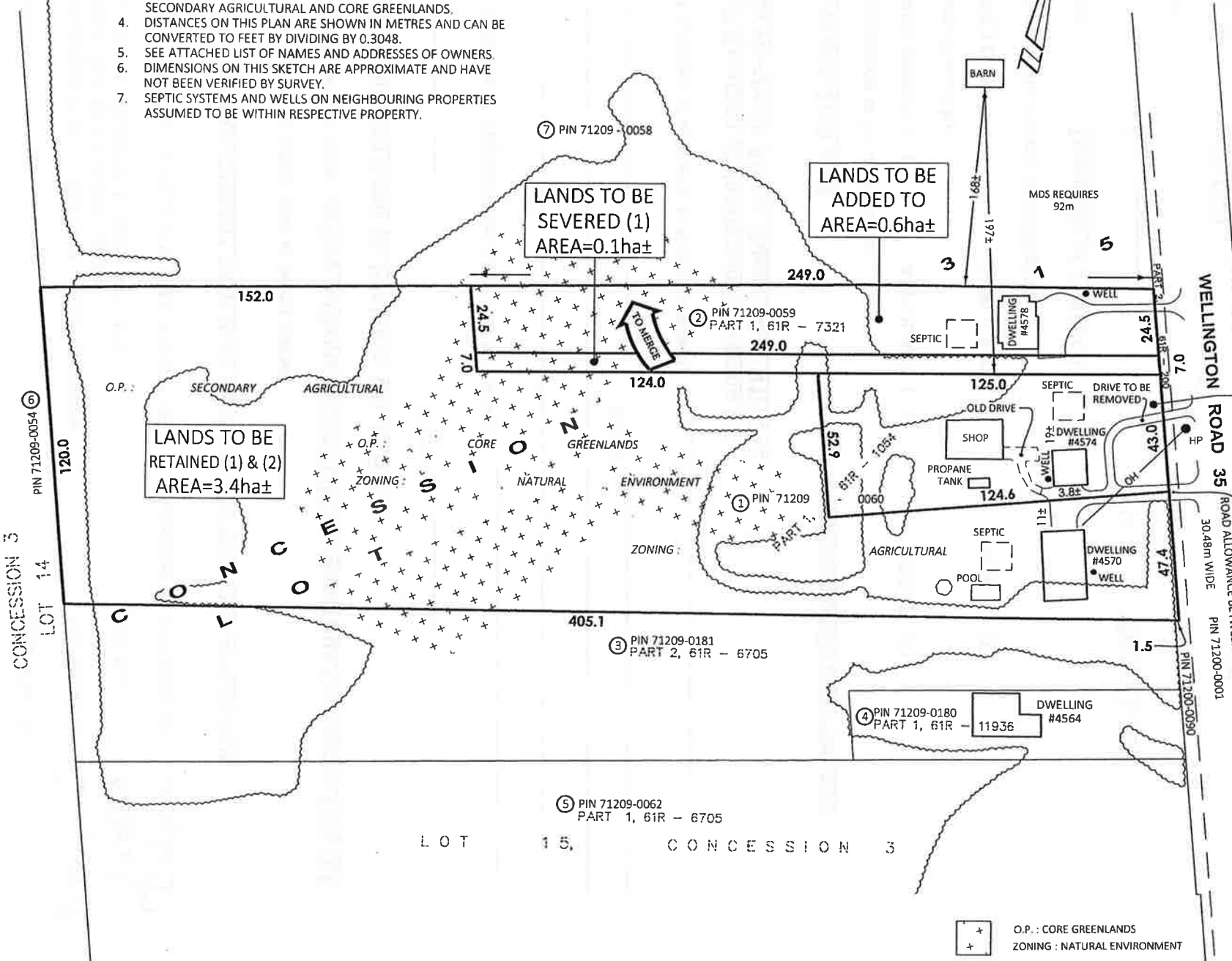
SCALE 1 : 1500



VAN HARTEN SURVEYING INC.



KEYMAP



LANDS TO BE SEVERED (2) AREA=0.4ha±

SURVEYOR'S CERTIFICATE:  
THIS SKETCH WAS PREPARED  
ON THE 30th DAY OF JUNE 2017.

*Jeffrey E. Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

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

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 24833-17
Jun 30, 2017 - 11:36am		
G:\PUSLINCH\Con3\ACAD\SEV PLOT15 (WESSELING) UTM.dwg		

July 14, 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: July 6, 2017**

**FILE NO. B94/17**

**APPLICANT**

Hubert & Elizabeth Wesseling  
4574 Wellington Rd 35  
Puslinch ON N0B 2J0

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 15  
Concession 3

Proposed severance is 0.4 hectares with 43m frontage (Severed 2 on sketch), existing and proposed rural residential use with existing dwelling & shop.

Retained parcel is 3.4 hectares with 47.4m frontage, existing and proposed rural residential and bush with existing dwelling & pool. (Retained 1 & 2 on sketch)

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

**August 23, 2017**

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

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

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

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

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

**MAILED TO:**

Local Municipality - Puslinch    County Planning    Conservation Authority - GRCA

County Engineering    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

1. Approval Authority:

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

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

Required Fee: \$ 1050  
Fee Received: July 6/17  
File No. B94/17  
Accepted as Complete on: July 6/17

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

2. (a) Name of Registered Owner(s) Hubert Anthony WESSELING & Elizabeth WESSELING

Address 4574 Wellington Road 35, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

Phone No. [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

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

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

To create a new lot for residential purposes

OR

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

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

Future owner is likely the son of the owner

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

Local Municipality: Township of Puslinch

Concession 3

Lot No. Part of Lot 15

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

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

Reference Plan No. 61R-1054

Part No. Part 1

Civic Address 4574 & 4570 Wellington Road 35

(b) When was property acquired: April 1998

Registered Instrument No. RO792766

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 43 / 53 ±

AREA

0.4 ha ±

Depth 125 ±

Existing Use(s)

Rural residential

Existing Buildings or structures: Dwelling & Shop

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing []

Proposed []

Driveway exists but will be expanded

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

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

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

- Municipally owned and operated piped water system
- Well [] individual [] communal
- Lake
- Other \_\_\_\_\_

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

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

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

Frontage/Width 47.4 / 120 ± AREA 3.4 ha ±

Depth 405 ± Existing Use(s) Rural residential / bush

Existing Buildings or structures: Dwelling & Pool

Proposed Uses (s): No Change

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

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

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other \_\_\_\_\_

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): Individual

Pit Privy

Other (Specify): \_\_\_\_\_

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES  NO   
 \*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES  NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES  NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES  NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES  NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES  NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES  NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES  NO
15. Is there a noxious industrial use within 500 metres [1640']? YES  NO

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

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

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Simultaneous application being made for Lot Line Adjustment Severance #1**

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

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



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

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

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

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

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

\_\_\_\_\_

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

**Secondary Agricultural & Core Greenlands**

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

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

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

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

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

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

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

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

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

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

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

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

<b>Severed</b>	Width	<b>16.5±m</b>	Length	<b>19±m</b>	Area	<b>314±m<sup>2</sup></b>	Use	<b>Shop</b>
	Width		Length		Area		Use	
<b>Retained</b>	Width		Length		Area		Use	
	Width		Length		Area		Use	

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

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

**Re: Lot Line Adjustment & Severance Applications and Sketch  
4570 & 4574 Wellington Road No. 35  
Part of Lot 15, Concession 3, Part 1, 61R-1054  
PIN 71209-0060  
4578 Wellington Road 35  
Part of Lot 15, Concession 3, Part 1, 61R-7321  
PIN 71209-0059  
Township of Puslinch  
County of Wellington**

Please find enclosed an application for a lot line adjustment and an application for a severance on the above-mentioned properties. Included with this submission are copies of the severance sketch, completed application forms, the required deeds, PIN reports and map, addresses of neighbouring properties, Farm Data Sheet and MDS Calculation, Source Water Protection Form, two cheques to Wellington County for \$1,050 each and a cheque to the GRCA for \$390.

**Proposal:**

**Lot Line Adjustment Severance #1**

The proposal of the lot line adjustment is to sever a small, 7±m wide and 249±m deep strip of vacant land from #4574 & #4570 Wellington Road 35 (PIN 71209-0060) and merge it with the rural residential parcel to the north at #4578 Wellington Road 35 (PIN 71209-0059). The lands to be added to currently has a frontage of 24.5±m, depth of 249±m and area of 0.6±ha where a dwelling exists. This minor boundary adjustment will create more residential yard space for the existing dwelling. The retained parcel has an area of 3.4±ha where the existing dwelling (#4570) will remain.

This lot line adjustment application is being submitted simultaneously with the severance application for #4574 & #4570 Wellington Road 35.

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

Section 10.4.1 of the County Official Plan presents a list (shown below) of the types of severances permitted in Secondary Agricultural Areas such as this one. Residential Uses (c) and Lot Line Adjustments (e) apply to these applications.

**10.4.1 Lot Creation**

*Lot creation in secondary agricultural areas may be allowed for:*

- a) *agricultural uses*
- b) *agricultural-related uses*
- c) residential uses**
- d) *commercial, industrial or institutional uses*
- e) lot line adjustments**

**Severance #2**

Two dwellings exist on one property and the intention is to sever the lot in order to create a separate parcel for each dwelling. The lands to be severed (known as #4574) will have a width 43±m, depth of 125±m and an area of 0.4±ha where the existing dwelling and shop will remain. The lands to be retained (known as #4570) will have a width of 47.4±m, depth of 405±m and an area of 3.4±ha where the existing dwelling, pool and forested land will remain.

The severed lands are designated Secondary Agricultural in the 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 already exists for the severed and retained parcel. The driveway is to be 3m on either side of the new limit and expanded in order to accommodate a separate entrance for each parcel and a right-of-way will not be required. The location of the driveway is ideal as it already exists for both dwellings and it also provides access to the shop located to the rear of the dwelling on the severed parcel (#4574).
- Adequate space for the existing dwelling and septic
- No impacts on environmentally sensitive lands or woodlot
- MDS requirements are met

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

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

**35. Source Water Protection Plan**

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

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

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

YES  NO

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

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

**Please see covering letter.**

**NOTES:**

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


**Description:** 4574 Wellington Rd 35  
**Application Date:** Wednesday, June 21, 2017  
**Municipal File Number:**  
**Proposed Application:** Lot creation for a maximum of three non-agricultural use lots  
 Type A Land Use

**Applicant Contact Information**

Jackie Wesseling  
 4574 Wellington Road 35  
 Puslinch, ON, Canada N0B 2K0

**Location of Subject Lands**

County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 15

Roll Number: 2301 


**Calculation Name:** *Morris Barn*  
**Description:** 4584 Wellington Road 35

**Farm Contact Information**

Judi Morris  
 4584 Wellington Road 35  
 Puslinch, ON, Canada  
 Phone #1: 519-836-9300  
 Email: jmorris@primus.ca

**Location of existing livestock facility or anaerobic digester**

County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 3, Lot: 15

Roll Number: 2301 

Total Lot Size: 23 ha

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

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	1	1.4	30 m <sup>2</sup>
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	3	4.3	91 m <sup>2</sup>
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), floor run	3	0.0	0 m <sup>2</sup>

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

**Design Capacity (NU):** 5.7

**Potential Design Capacity (NU):** 11.5

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X 171.56	X 0.7	X 1.1	=	92 m (303 ft)	TBD

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
92 m (303 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: \_\_\_\_\_ Date: \_\_\_\_\_  
 Hailey Keast

**NOTE TO THE USER:**

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



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

**NOTE TO FARM OWNER(S)**

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

Owner(s) of Livestock Facility Judi Morris

**Contact Information**

Telephone [REDACTED]  
 Civic Address [REDACTED] Municipality PORSHINGH  
 Lot NY2 15 Concession 3 Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) \_\_\_\_\_ hectares 50 acres

Signature of Livestock Facility Owner Judi Morris Date June 6, 2017

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 900 ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
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 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	1	V3
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)	4	V3

**FARM DATA SHEET (continued)**  
**Minimum Distance Separation I (MDSI)**

County of Wellington

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)	3	13
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

**QUESTIONS?**

**PLEASE CONTACT**

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

**Linda Redmond, Senior Planner**

E lindar@wellington.ca  
 T 519.837.2600 x2380  
 1.800.663.0750 x2380

**Sarah Wilhelm, Senior Planner**

E sarahw@wellington.ca  
 T 519.837.2600 x2130  
 1.800.663.0750 x2130

NOTES:

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

BEFORE

AFTER

LOT LINE ADJUSTMENT & SEVERANCE SKETCH

PART OF LOT 15, CONCESSION 3

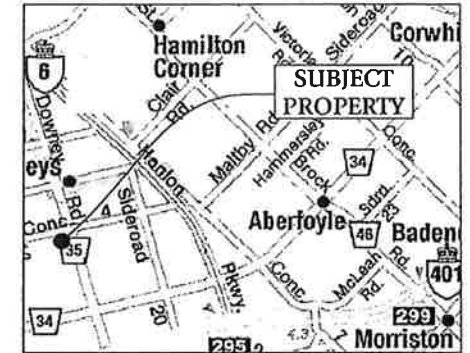
TOWNSHIP OF PUSLINCH

COUNTY OF WELLINGTON

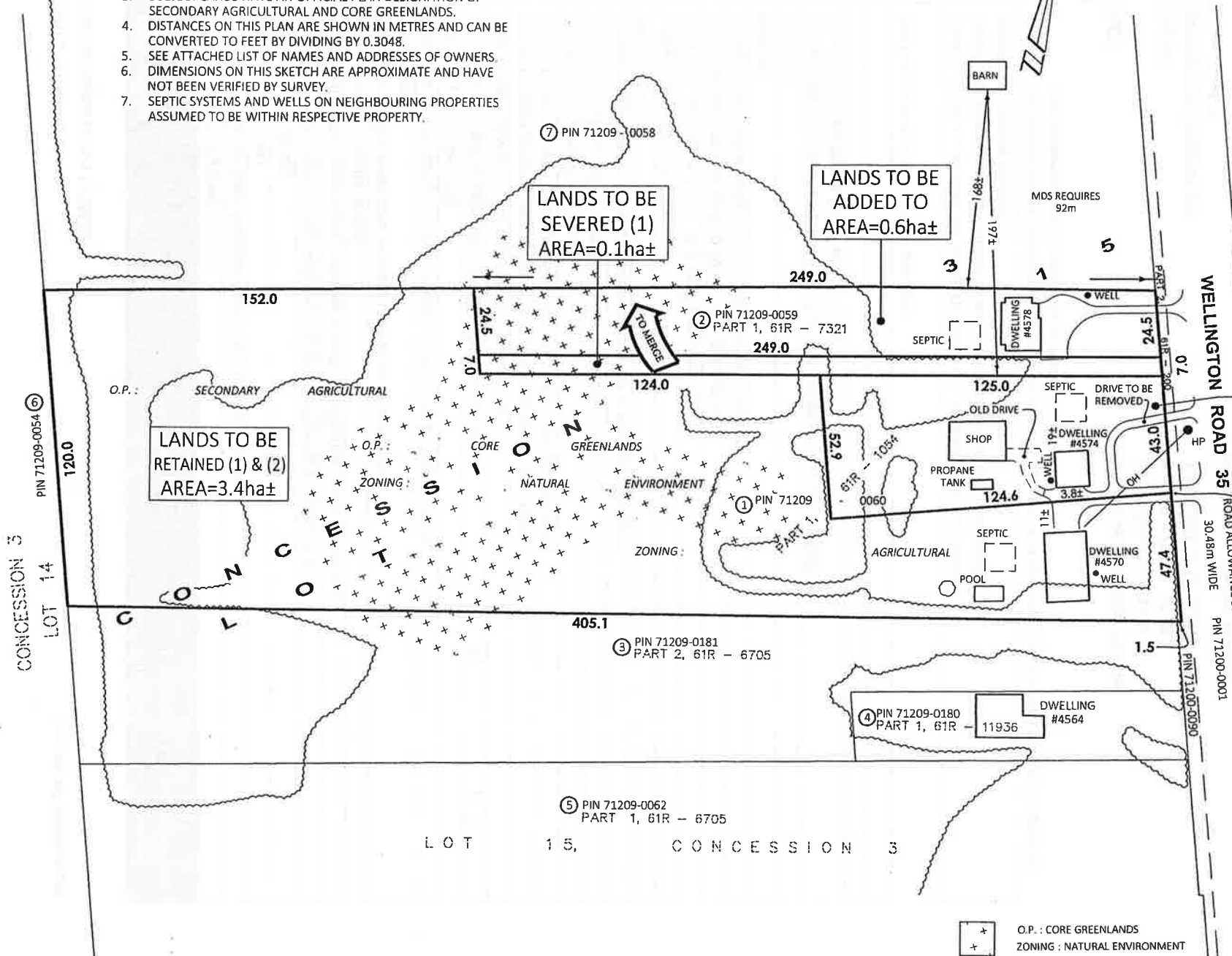
SCALE 1 : 1500



VAN HARTEN SURVEYING INC.



KEYMAP



LANDS TO BE SEVERED (1)  
AREA=0.1ha±

LANDS TO BE ADDED TO  
AREA=0.6ha±

LANDS TO BE RETAINED (1) & (2)  
AREA=3.4ha±

LANDS TO BE SEVERED (2)  
AREA=0.4ha±

SURVEYOR'S CERTIFICATE:  
THIS SKETCH WAS PREPARED  
ON THE 30th DAY OF JUNE 2017.

*Jeffrey E. Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



# Van Harten

SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 24833-17
Jun 30, 2017-11:36am G:\PUSLINCH\Con3\ACAD\SEV PTLOT15 (WESSELING) UTM.dwg		

O.P.: CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

July 14, 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: July 10, 2017**

**FILE NO. B95/17**

**APPLICANT**

Allan McFee  
13071 4<sup>th</sup> Line  
Acton ON L7J 2M1

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 13  
Concession 10

Proposed severance is 0.7 hectares with 80m frontage, vacant land for proposed rural residential use.

Retained parcel is 10.9 hectares with 172m frontage, existing and proposed rural residential and agricultural use with existing dwelling, garage, barn & sheds.

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

**August 23, 2017**

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

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

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

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

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

**MAILED TO:**

Local Municipality - Puslinch    County Planning    Conservation Authority - GRCA

Source Water Protection

Bell Canada    County Clerk    Roads/Solid Waste    Civic Addressing

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



1. Approval Authority:

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

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

Required Fee: \$ 1050  
Fee Received: July 10/17  
File No. 395/17  
Accepted as Complete on: July 10/17

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

2. (a) Name of Registered Owner(s) Allan Reid MCFEE

Address 13071 4<sup>th</sup> Line, Acton, ON, L7J 2M1



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

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

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

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

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



(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

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

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

To create a new lot for residential purposes

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 13

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

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

Reference Plan No. 61R-502

Part No. 2

Civic Address 4677 Watson Road South

(b) When was property acquired: May 2003

Registered Instrument No. WC25359

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial [ ]

Frontage/Width 80 / 51 ±

AREA

0.7 ha ±

Depth 100 ±

Existing Use(s)

Vacant field

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[X] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[ ] Easement

[ ] Other

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other \_\_\_\_\_

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

[ ] Municipally owned and operated sanitary sewers

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

[ ] Pit Privy

[ ] Other (Specify): \_\_\_\_\_

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

Frontage/Width 172 / 262 ± AREA 10.9 ha ±

Depth 443 ± Existing Use(s) Rural residential & agricultural

Existing Buildings or structures: Dwelling, garage, barn and sheds

Proposed Uses (s): No Change

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES  NO   
 \*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES  NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES  NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES  NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES  NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES  NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES  NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES  NO
15. Is there a noxious industrial use within 500 meters [1640']? YES  NO

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

Name of Rail Line Company: Guelph Junction Railway

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

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

**Secondary Agricultural and Core Greenlands**

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

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

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

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

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

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

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

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

**Mortgage as in Instrument No. WC236350 with The Toronto-Dominion Bank located at 4720 Tahoe Blvd, Building 1, Mississauga, ON, L4W 5P2**

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

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

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

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

<u>Severed</u>	Width	Length	Area	Use
<u>Retained</u>	Width <b><u>24±m</u></b>	Length <b><u>24±m</u></b>	Area <b><u>430±m<sup>2</sup></u></b>	Use <b><u>Barn</u></b>
	Width <b><u>6±m</u></b>	Length <b><u>23±m</u></b>	Area <b><u>138±m<sup>2</sup></u></b>	Use <b><u>Shed</u></b>
	Width <b><u>6±m</u></b>	Length <b><u>6±m</u></b>	Area <b><u>36±m<sup>2</sup></u></b>	Use <b><u>Shed</u></b>

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

<b>DRY</b>		<b>SEMI-SOLID</b>		<b>LIQUID</b>	
Open Pile	[X] V3	Open Pile	[ ]	Covered Tank	[ ]
Covered Pile	[ ]	Storage with Buck Walls	[ ]	Aboveground Uncovered Tank	[ ]
				Belowground Uncovered Tank	[ ]
				Open Earth-sided Pit	[ ]



LAND SURVEYORS and ENGINEERS

July 10, 2017  
24757-17

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  
4677 Watson Road South  
Part of Lots 13, Concession 10  
Part 2, 61R-502  
PIN 71188-0053  
Township of Puslinch  
County of Wellington**

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

**Proposal:**

The proposal is to create a new rural residential parcel along Watson Road South with a frontage of 80±m and depth of 100±m and an area of 0.7±ha. The proposed severed land is vacant field. The retained parcel will have an area of approximately 10.9±ha where the existing dwelling, garage, horse barn, and sheds will remain. The MDS requirement for the barn on the retained parcel to the proposed severed parcel has been met.

The parcel has a designation of Secondary Agricultural in the Wellington County Official Plan. We reviewed Section 10.4.4 of the Official Plan which outlines criteria for Secondary Agricultural severances. 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.

We have made numerous attempts to contact the owner of the neighbouring property to the east at #4659 Watson Road South to determine whether the accessory building on the property is a shed or if it houses livestock. We have entered data through the MDS software based on an estimated 4 horses and V3 manure in order to get an approximate MDS calculation. Based on this estimate, the required distance from the building to the proposed severed parcel would be 81m. We measured an approximate distance of 132±m. We have included the MDS calculation with this submission but it has not been verified by the property owner.

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

Van Harten Surveying Inc.

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

cc Al McFee

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

YES [ ] NO [X]

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

**35. Source Water Protection Plan**

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

YES [X] NO [ ]

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

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

YES [X] NO [ ]

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

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

**Please see covering letter.**

**NOTES:**

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


**Description:** 4677 Watson Road  
**Application Date:** Tuesday, May 30, 2017  
**Municipal File Number:**  
**Proposed Application:** Lot creation for a maximum of three non-agricultural use lots  
 Type A Land Use

**Applicant Contact Information**

Allan McFee  
 13071 4th Line  
 Acton, ON, Canada L7J 2M1

**Location of Subject Lands**

County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 10, Lot: 13

Roll Number: 2301 


**Calculation Name:** *Doney Barn*  
**Description:** 4659 Watson Road South

**Farm Contact Information**

Lorna Doney  
 4659  
 Puslinch, ON, Canada

**Location of existing livestock facility or anaerobic digester**

County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 10, Lot: 13

Roll Number: 2301 

Total Lot Size: 8.8 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)	4	4.0	93 m <sup>2</sup>

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

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

**Design Capacity (NU):** 4.0

**Potential Design Capacity (NU):** 4.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X 150	X 0.7	X 1.1	=	81 m (265 ft)	TBD

	=	Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
	=	81 m (265 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: \_\_\_\_\_ Date: \_\_\_\_\_  
 Hailey Keast

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





# Minimum Distance Separation I

McFee Barn  
Prepared By: Hailey Keast, Van Harten Surveying Inc.

**Description:** 4677 Watson Road  
**Application Date:** Tuesday, May 30, 2017  
**Municipal File Number:**  
**Proposed Application:** Lot creation for a maximum of three non-agricultural use lots  
Type A Land Use

### Applicant Contact Information

Allan McFee  
13071 4th Line  
Acton, ON, Canada L7J 2M1

### Location of Subject Lands

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 10, Lot: 13

Roll Number: 2301

**Calculation Name:** *McFee Barn*  
**Description:** 4677 Watson Road South

### Farm Contact Information

Al McFee  
13071 4th Line  
Acton, ON, Canada L7J 2M1

### Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 10, Lot: 13

Roll Number: 2301

Total Lot Size: 11.7 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)	11	11.0	255 m <sup>2</sup>

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

Design Capacity (NU): 11.0

Potential Design Capacity (NU): 22.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	204	X	0.7	X
				1.1	=
				110 m (361 ft)	TBD
Storage Base Distance 'S'					
(minimum distance from manure storage) (actual distance from manure storage)					
				110 m (361 ft)	TBD

### Preparer Information

Hailey Keast  
Van Harten Surveying Inc.  
423 Woolwich Street  
Guelph, ON, Canada N1H 3X3

Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
Hailey Keast

### NOTE TO THE USER:

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



# FARM DATA SHEET

## Minimum Distance Separation I (MDSI)

County of Wellington

### NOTE TO FARM OWNER(S)

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

Owner(s) of Livestock Facility Allen McFee

### Contact Information

Email [REDACTED]

Civic Address 4107 + 1/2 Wilson Road Municipality Porirua

Lot 13 Concession 10 Division \_\_\_\_\_

Lot Size (where livestock facility is located) 12 hectares \_\_\_\_\_ acres

Signature of Livestock Facility Owner A. R. McFee Date June 28, 17

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

**Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
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 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	1	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

**FARM DATA SHEET (continued)**  
**Minimum Distance Separation I (MDSI)**

County of Wellington

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

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

**QUESTIONS?**

**PLEASE CONTACT**

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

**Linda Redmond, Senior Planner**  
 E lindar@wellington.ca  
 T 519.837.2600 x2380  
 1.800.663.0750 x2380

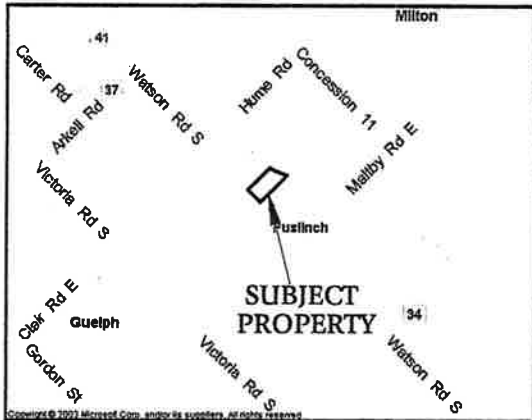
**Sarah Wilhelm, Senior Planner**  
 E sarahw@wellington.ca  
 T 519.837.2600 x2130  
 1.800.663.0750 x2130

**SEVERANCE SKETCH**  
 PART OF LOT 13, CONCESSION 10  
 TOWNSHIP OF PUSLINCH  
 COUNTY OF WELLINGTON

SCALE 1 : 2000



VAN HARTEN SURVEYING INC.



ADDITIONAL LANDS OWNED BY APPLICANT  
 AREA = 20.6±ha

**KEYMAP**

LOT 12,  
 CON. 10  
 PART 2, 61R-1974 (7)  
 PIN 71188 - 0052 (LT)

LOT 13,  
 PART 1, 61R - 502 (8)  
 PIN 71188 - 0054 (LT)

GUELPH JUNCTION RAILWAY  
 ARC=143±

AGRICULTURAL  
 12,  
 PART 3, 61R - 502 (6)  
 PIN 71188 - 0055 (LT)

SECONDARY

LOT

LANDS TO BE  
 RETAINED  
 AREA=10.9±ha

PART 2, 61R - 502 (5)  
 PIN 71188 - 0053 (LT)

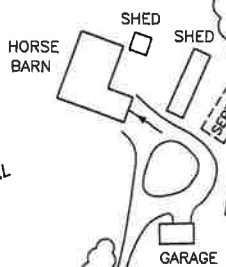
**NOTES:**

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

ZONING: NATURAL ENVIRONMENT  
 OFFICIAL PLAN: CORE GREENLANDS

CONCESSION

O.P. : CORE GREENLANDS  
 ZONING : NATURAL ENVIRONMENT



LANDS TO BE  
 SEVERED  
 AREA=0.7±ha

PROPOSED SAFE ENTRANCE  
 FIELD ENTRANCE

(20.12m WIDE) **WATSON ROAD SOUTH ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10** PIN 71188 - 0001 (LT)

PIN 71187 - 0097 (LT)  
 PART 2, 61R-10645 (3)  
 LOT 12,  
 CON. 9

PART 2, 61R-9894 (2)  
 PIN 71187 - 0078 (LT)

#4674 (10) PIN 71187 - 0067 (LT)

LOT 13, CONCESSION

PART 1, 61R-8084 (9)  
 PIN 71187 - 0066 (LT)

ZONING : AGRICULTURAL  
 O.P. : SECONDARY AGRICULTURAL

**SURVEYOR'S CERTIFICATE:**

THIS SKETCH WAS PREPARED  
 ON THE 10th DAY OF JULY, 2017.

*Jeffrey E. Buisman*  
**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR

Jul 10, 2017-8:44:06 AM



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

Elmira  
 Ph: 519-669-5070

Guelph  
 Ph: 519-821-2763

Orangeville  
 Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

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

July 14, 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: July 10, 2017**

**FILE NO. B96/17**

**APPLICANT**

**LOCATION OF SUBJECT LANDS:**

Michele & David Somerville  
4512 Wellington Rd 35  
Puslinch ON N1H 6J3

TOWNSHIP OF PUSLINCH  
Part Lot 15  
Concession 3

Proposed lot line adjustment is 0.1134 hectares with no frontage (Parcel 2 on sketch), rural residential use with part of pool and pool related equipment to be added to abutting rural residential lot – Isabelle Aubert. (Parcel 1 on sketch)

Retained parcel is 3.0758 hectares with 37.6m frontage, existing and proposed rural residential use with existing house (Parcel 3 on sketch).

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

**August 23, 2017**

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

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

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

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

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

**MAILED TO:**

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1050  
Fee Received: July 10/17

File No. 396/17

Accepted as Complete on: July 10/17

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) MICHELE & DAVID SOMERVILLE  
Address 4512 WELLINGTON ROAD 35, PUSLINCH, ONT N1H6J3



(b) Name and Address of Applicant (as authorized by Owner) BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD. (ATTENTION: IAN ROBINSON) - 351 SPEEDVALE AVE. WEST, GUELPH, ONT. N1H1C6

Phone No. [Redacted]

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

Phone No. [Redacted] Email: [Redacted]

(d) All Communication to be directed to:

REGISTERED OWNER [ ] APPLICANT [X] AGENT [ ]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] APPLICANT [X] AGENT [ ]

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

[X] Conveyance to effect an addition to a lot

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

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

PART OF S. 1/2 LOT 15, CON. 3, PUSLINCH TWP (PART 2, PLAN 61R-9715)

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

Local Municipality: PUSLINCH TWP.  
Concession 3 Lot No. PART OF 5 1/2 LOT 15  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. 61R-9715 Part No. 3  
Civic Address 4512 WELLINGTON ROAD 35

(b) When was property acquired: AUG. 20, 2013 Registered Instrument No. WC382028 (COPY ATTACHED)

5. Description of Land intended to be SEVERED: Metric  Imperial [ ]

Frontage/Width 5.5-12.9 (VARIABLE) AREA 0.1134 ha

Depth 116.8 m Existing Use(s) RESIDENTIAL } PARTLY OCCUPIED BY POOL & POOL RELATED EQUIPMENT

Existing Buildings or structures: POOL DECK, POOL PUMP/HEATER, PROPRANE TANK & FENCE

Proposed Uses (s): SAME AS EXISTING

SEE SKETCH }

Type of access (Check appropriate space) Existing  Proposed [ ]

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

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

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

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

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

6. Description of Land intended to be RETAINED: Metric  Imperial [ ]

Frontage/Width 37.6-122.0 (VARIABLE) AREA 3.0758 ha

Depth 401.0 Existing Use(s) RESIDENTIAL

Existing Buildings or structures: HOUSE (SEE SKETCH)

Proposed Uses (s): SAME AS EXISTING

Type of access (Check appropriate space)

Existing [ ]

Proposed [ ]

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

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [ ] NO   
 \*If yes, see sketch requirements and the application must be accompanied by a:  
 MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES [ ] NO
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [ ] NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? *SMALL AREA @ REAR OF RETAINED & @ FRONT CORNER AS SHOWN ON SKETCH* YES  NO [ ]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [ ] NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [ ] NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [ ] NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [ ] NO
15. Is there a noxious industrial use within 500 meters [1640']? YES [ ] NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [ ] NO   
 Name of Rail Line Company: \_\_\_\_\_
17. Is there an airport or aircraft landing strip nearby? YES [ ] NO
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [ ] NO



19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

If YES, specify the use and type of fuel(s) EXCEPT FOR SMALL PRIVATE USE PROPANE TANK AS SHOWN ON SKETCH

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

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

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

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

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

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

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

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

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

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

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

SECONDARY AGRICULTURAL

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

N/A

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

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

27. What is the zoning of the subject lands? AGRICULTURAL

28. Does the proposal for the subject lands conform to the existing zoning? YES  NO

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

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

29. Are the lands subject to any mortgages, easements, rights-of-ways or other charges? YES  NO

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

MORTGAGE (RETAINED PARCEL) TO MERIDIAN CREDIT UNION LIMITED - 75 CORPORATE PARK DRIVE, ST. CATHERINES, ONT L2S 3W3

MORTGAGE (PARCEL TO BE ADDED TO) TO MCAP SERVICE CORPORATION, PO BOX 351, STATION C, KITCHENER ONT. N2G 3Y9

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

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

Type: Dairy  Beef Cattle  Swine  Poultry  Other

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

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

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

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

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

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

34. Source Water Protection Plan

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

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

July 6, 2017

**Hand Delivered**

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

Dear Members of the Committee

**Re: Application for Consent Lot-Line Adjustment  
Somerville and Aubert**

---

We are the lawyers for Isabelle Aubert, one of the applicants with respect to this matter. We are writing this letter with the consent of Evan Campbell, the lawyer for the other applicants, Michelle and David Somerville.

We enclose a lot line adjustment application for consideration by the Land Division Committee, prepared by the surveyor retained by the parties, Ian Robinson of BSR&D Limited.

We write to advise that the proposed adjustment to the lot line is the result of very protracted litigation and a settlement that took years to negotiate, and represents an adjustment that all parties have ultimately agreed to.

We ask that you please consider this context when assessing the application.

We would be pleased to discuss any questions or concerns with you, and note that Mr. Robinson is also available to discuss the details of the application if necessary.

Thank you in advance for your consideration.

Yours very truly,  
SMITHVALERIOTE LAW FIRM LLP

[Redacted Signature]

Danielle Marks, B.A., J.D.

direct line: 519-837-6927  
email: dmarks@smithvaleriotelaw.com  
assistant: mfrancis@smithvaleriotelaw.com

Reply to:

MAILING ADDRESS

P.O. Box 1240, Guelph, ON N1H 6N6

ADDRESS

105 Silvercreek Pkwy N., Suite 100, Guelph, ON N1H 6S4

TF 800 746 0685 F 519 837 1617

Reply to:

MAILING ADDRESS

P.O. Box 128, Fergus, ON N1M 2W7

ADDRESS

265 Bridge St., Fergus, ON N1M 1T7

T 519 843 1960 F 519 843 6888

smithvaleriotelaw.com

Project 16-14-057-00

July 7, 2017

Corporation of the County of Wellington  
Planning and Development Department  
74 Woolwich Street  
GUELPH, Ontario  
N1H 3T9

ATTENTION: Deborah Turchet, Secretary-Treasurer, Land Division Committee

Dear Deborah:

**Re: Somerville - Aubert Lot Line Adjustment Application,  
4512 & 4514 Wellington County Road 35**

---

I am acting on behalf of the applicants for both parties in this matter (Michelle & David Somerville – Severed and Retained Parcels, and Isabelle Aubert – Parcel to be added to). As noted in the attached justification letter from Smith Valeriote Law Office, this lot line adjustment is intended to resolve a long standing occupation/encroachment issue that resulted in extensive litigation and a settlement agreement that took several years to negotiate. The proposed lot line adjustment is the end result that both parties have finally agreed to.

Originally the Somerville's owned both properties involved in this matter. In 2012, the Somerville's sold #4514 Wellington County Road 35 to Isabelle Aubert and built a new house for themselves at #4512 Wellington County Road 35. Shortly afterwards, it was realized that significant portions of the improvements associated with #4514 were constructed beyond the common property line and were in fact, located on a portion of the property at #4512. These improvements consist of lawn area, part of the concrete swimming pool deck, a pool pump and heater, propane tank and fencing which encloses a significant portion of the proposed lot line adjustment. The proposed lot line adjustment is configured to substantially recognize the existing occupied area and the existing site conditions that would naturally be associated with #4514. Sometime ago, Isabelle Aubert had preliminary discussions with Sarah Wilhelm (County Planner) about this matter. At Sarah's suggestion, the lawyer for Ms. Aubert has prepared a "Justification Letter", a copy of which is attached as supporting information.

**Surveying | Mapping | GIS**  
351 Speedvale Avenue West | Guelph | Ontario | N1H 1C6  
T: [519] 822-4031 | F: [519] 822-1220  
www.jdbarnes.com

In support of this Lot Line Adjustment Application, we enclosed the following items:

1. A completed Lot Line Adjustment Application form.
2. I reduced copy and 9 full sized copies of our Lot Line Adjustment Sketch.
3. A cheque payable to the Treasurer of Wellington County in the amount of \$1,050.00 to cover the Lot Line Adjustment Application fee.
4. A cheque in the amount of \$390.00 payable to the Grand River Conservation Authority to cover the Conservation Review fee.
5. A letter dated July 6, 2017 prepared by Smith Valeriote Law Office to explain/justify the reasoning for the subject Lot Line Adjustment Application.
6. Copies of the current deeds for both properties involved in this matter.
7. The mailing notice list for surrounding neighbors within 60 meters of the subject land is not enclosed but has been requested from the Township of Puslinch and will be delivered directly to you by the Township.

It is my understanding that this application will be heard at the Land Division Committee meeting scheduled for September 14. If you have any questions or require additional information, please do not hesitate to contact me directly.

Sincerely,

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

*A wholly owned subsidiary of J. D. Barnes Ltd.*



**Ian D. Robinson, B.Sc., O.L.S., O.L.I.P**

cc: Isabelle Aubert  
Danielle Marks, Smith Valeriote (Solicitor for Aubert)  
Evan Campbell, Miller Thompson (Solicitor for Sommerville)

**Surveying | Mapping | GIS**  
351 Speedvale Avenue West | Guelph | Ontario | N1H 1C6  
T: [519] 822-4031 | F: [519] 822-1220  
[www.jdbarnes.com](http://www.jdbarnes.com)

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

YES  NO

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

SARAH WILHELM (WITH ISABELLE HUBERT)

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

N/A

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.

SEE COVER LETTER & ALSO JUSTIFICATION  
LETTER FROM "SMITH VALE RICHIE" LAW OFFICE

**NOTES:**

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: July 10/17

File No. B96/17

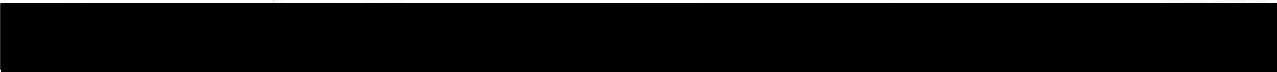
Accepted as Complete on: July 10/17

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner  ISABELLE AUBERT

Address 4514 WELLINGTON ROAD 35, PUSLINCH, ONT N1H 6J3



(b) Name and Address of Applicant (as authorized by Owner) BLACK SHOEMAKER, ROBINSON & DONALDSON LTD. (ATTENTION: IAN ROBINSON) - 351 SPEEDVALE AVE. WEST, GUELPH, ONT. N1H 1C6

Phone No.

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

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

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

(d) All Communication to be directed to:

REGISTERED OWNER [ ] APPLICANT  AGENT [ ]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] APPLICANT  AGENT [ ]

3. Location of Land in the County of Wellington:

Local Municipality: PUSLINCH TOWNSHIP

Concession 3 Lot No. PART OF SOUTH 1/2 LOT 15

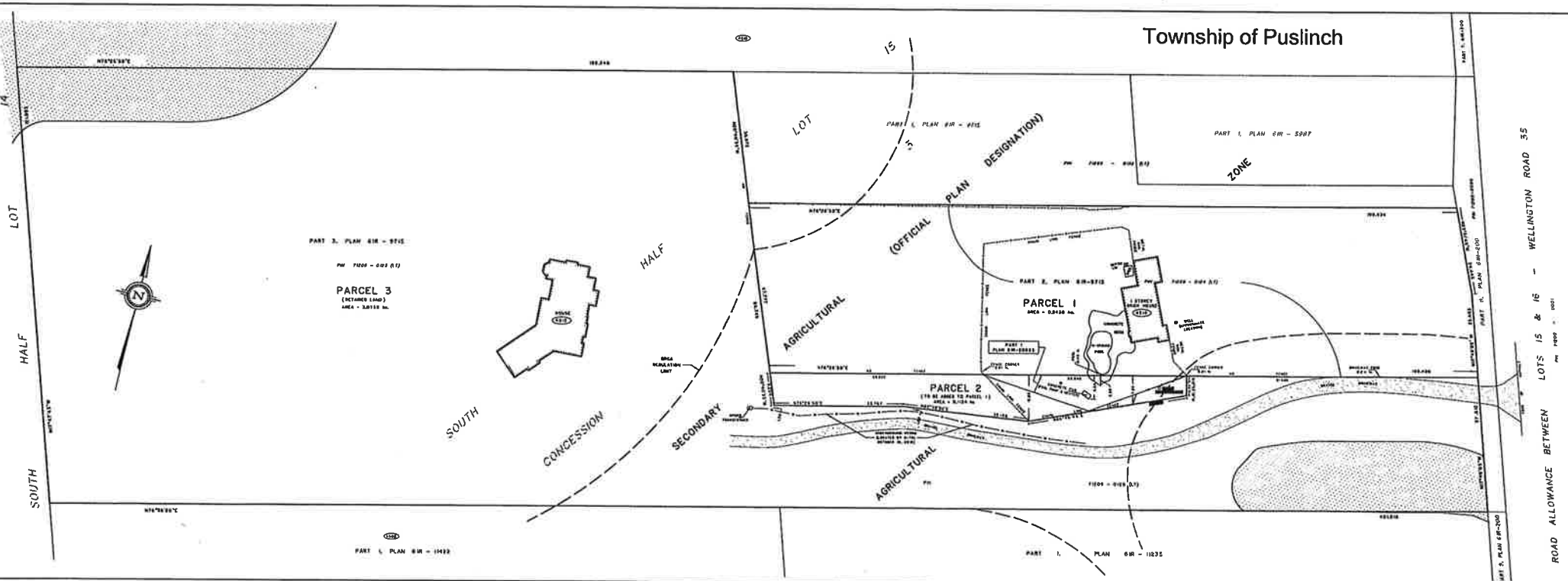
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Reference Plan No. 61R-9715 Part No. 2

Civic Address 4514 WELLINGTON ROAD 35

(b) When was property acquired: JUNE 29, 2012 Registered Instrument No. WC347425 (COPY ATTACHED)

# Township of Puslinch



**SKETCH**  
 PREPARED FOR LOT LINE ADJUSTMENT APPLICATION  
 SCALE 1 : 500

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
 CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
 NOTES:  
 1. THE FIELD WORK PORTION OF THIS PLAN WAS COMPLETED ON FEBRUARY 16, 2017 & REVISOR'S PLAN.  
 2. THIS PLAN IS COMPILED FROM A COMBINATION OF FIELD WORK AND LAND RECORDS OFFICE RECORDS.

DENOTES WETLAND (ERCA), GREENLANDS-OFFICIAL PLAN DESIGNATION  
 DENOTES REGULATION LIMIT (ERCA)

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

*I.S.B.*  
 I.S.B. ROBINSON & DONALDSON  
 CHARTERED LAND SURVEYORS

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**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**  
**BS&D** Ontario Land Surveyors  
 Urban and Rural Planners  
 a wholly owned subsidiary of J2 Bureau Ltd.  
 351 Sandhurst Avenue West  
 Guelph, Ontario, N1H 4G4  
 TEL: (519) 822-1230  
 FAX: (519) 822-1230  
 DATE: JUNE 27, 2017 43 PROJECT: 18-0108

ROAD ALLOWANCE BETWEEN LOTS 15 & 16 WELLINGTON ROAD 35