



Planning & Development Advisory Committee
December 4, 2018
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- November 13, 2018

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

4(a) Minor Variance Application D13/DAV – Tim and Laura Davis – Property described as Part Lot 6, Concession 4767 Wellington Rd 32, Township of Puslinch.

- (i) Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a 0.55 metre relief for proposed accessory structure height, for a total accessory structure height of 5.55m.

NOTE: The Applicant is requesting that PDAC to waive the fee because he did not indicate the proper height on the first Minor Variance Application D13/DAV.

5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. OPENING REMARKS

7. DISCLOSURE OF PECUNIARY INTEREST

8. APPROVAL OF MINUTES

- November 13, 2018

9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION

11(a) Lot Line Adjustment Application B108/18 (D10/HIL) – Elaine Hill, Part Lot 21, Concession 10, municipally known as 4459 Watson Road South.

Proposed severance is a lot line adjustment of 3.3 hectares, 247m frontage, vacant agricultural land to be added to abutting rural residential parcel.

Retained residential and agricultural parcel is 2.3 hectares, 92 m frontage, existing dwelling, barn and shed.

11(b) Severance Application B105/18 (D10/VAN) – Ken & Lynda Van Leeuwen, part Lot 7, Concession 3, municipally known as 6644 Wellington Road 34, Cambridge.

Proposed severance is to sever a lot 29m frontage x 126m – 0.36 hectares, vacant land, proposed rural residential lot.

Retained lot is 32m frontage x 126m = 0.40 hectares, existing and proposed rural residential use.

11(c) Severance Application B 120/18 (D10/SAI) - Kamaljit & Tarlochan Saini c/o Gurinder Saini, Part Lot 11, Concession 10, 9 Hume Road, Puslinch.

Proposed severance is to sever a lot 0.4 hectare, 30m frontage on Hume Road and 77.9m frontage on Watson Road South, vacant land, proposed rural residential use.

Retained parcel is 63.8m frontage x 92.9m = 0.6 hectares, existing rural residential use.

12. OTHER MATTERS

- None

13. CLOSED MEETING

- no matters

14. NEXT MEETING Tuesday, January 8, 2019 @ 7:00 p.m.

15. ADJOURNMENT



MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

OTHERS IN ATTENDANCE:

Karen Landry, CAO/Clerk
Lynne Banks, Development and Legislative Coordinator
Sarah Wilhelm, County Planning
Jeff Buisman, Van Harten Surveying Inc.
Terry Grensewich
Mary Lake
John Stubbs

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 provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the minutes of the Committee of Adjustment meetings held Tuesday, July 10, 2018 and Tuesday, October 9, 2018 be adopted.

CARRIED

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

4(a) Minor Variance Application D13/OVE – Overseas Farms Ltd. – Property described as Part Lot 15, Concession 2, 6871 Wellington Rd 34, Township of Puslinch.

- (i) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage for the retained parcel to be 110m instead of 121.9m as required
- (ii) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS 1 setback from the storage shed on the retained parcel to the severed parcel to be 166m instead of 233m as required.

- (iii) Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS I setback from the barn at #6862 Wellington Road 34 to the severed parcel to be 143m instead of 162m as required.
- Karen Landry outlined the application and indicated that no objections were received from the circulated agencies or public.
- Jeff Buisman of Van Harten Surveying, agent, provided an overview of the application including the proposal to sever property.
- Terry Grensewich, abutting homeowner, asked if the severance has been approved.
- Councillor Sepulis advised that it has been approved.
- Terry Grensewich expressed concern about the proposed location of the house, he would like to have it moved further back and to the east on the property.
- Jeff Buisman advised that the location of the house has not been decided but they will comply with the zoning by-law requirements. Jeff Buisman further advised that he will take the feedback to the owner about locating the house further back and east on the property.
- Sarah Wilhelm clarified that the location of the home on the lot was not subject to the application being considered.
- There were no other comments from the public.
- Dianne Paron inquired if the retained parcel meets the minim lot frontage requirements.
- Jeff Buisman responded that yes it does.
- Deep Basi inquired if the barn is still capable of housing animals.
- Jeff Buisman advised that in terms of the MDS, yes it can.

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:

That Application D13/OVE requesting relief to:

- (i) Permit a reduced lot frontage for the retained parcel to be 110m instead of 121.9m as required
- (ii) Permit a reduced MDS 1 setback from the storage shed on the retained parcel to the severed parcel to be 166m instead of 233m as required.
- (iii) Permit a reduced MDS I setback from the barn at #6862 Wellington Road 34 to the severed parcel to be 143m instead of 162m as required

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

CARRIED

4(b) Minor Variance Application D13/STU – Stubbs, John and Lake, Mary – Property described as Part Lot 15, Concession 2, 4363 Wellington Road 35, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage of 9 metres instead of 24.3 metres as required.

- Karen Landry outlined the application and indicated that no objections were received from the circulated agencies or public.
- Jeff Buisman of Van Harten Surveying, agent, provided an overview of the application including the proposal to sever property. A 9 metre frontage is being requested on the severed parcel. A condition of the approved severance requires a minor variance to permit the 9 metre frontage on the severed parcel.
- There were no comments from the public.

- Dianne Paron asked if the current sightlines as it relates to a driveway entrance will be improved.
- Jeff Buisman advised that the trees will be trimmed and they have an approved entrance permit.
- There were no further questions.

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That Application D13/STU requesting relief to permit a reduced lot frontage of 9 metres instead of 24.3 metres as required.

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

CARRIED

5. ADJOURNMENT

Moved by Dennis O'Connor

Seconded by Dianne Paron

The Committee of Adjustment meeting adjourned at 7:19 p.m.

CARRIED



MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

OTHERS IN ATTENDANCE:

Karen Landry, CAO/Clerk
Lynne Banks, Development and Legislative Coordinator
Sarah Wilhelm, County Planning
Jeff Buisman, Van Harten Surveying Inc.

1 - 4. COMMITTEE OF ADJUSTMENT

- See November 13, 2018 Committee of Adjustment minutes.

5. OPENING REMARKS

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

6. DISCLOSURE OF PECUNIARY INTEREST

- None

7. APPROVAL OF MINUTES

Moved by Dennis O'Connor

Seconded by Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, October 9, 2018, be adopted.

CARRIED

8. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

9. ZONING BY-LAW AMENDMENT

D14/PIE – Pier Property Inc., Part Lots 26 & 27 Con 7, municipally known as 267 Brock Road South

The application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the severed lands from Agricultural (A) to Highway Commercial (C2) and to rezone the retained parcel from Agricultural (A) to Industrial (IND); related to County of Wellington severance B149/17.

- Sarah Wilhelm provided an overview of the proposed zoning by-law amendment and its relation to the County of Wellington severance file.
- John Sepulis asked if access would be retained to the storage pond and drain.
- Sarah Wilhelm advised that they would via the severance conditions.

- Jeff Buisman further advised an agreement will be registered on title.
- John Sepulis asked how the owner of the Industrial zoned property will access its property.
- Jeff Buisman advised that the lands proposed to be zoned industrial are merged with the lands to the north which are also currently zoned industrial even though both properties have separate PINs in the Land Registry office and they are owned by the same company.
- John Sepulis advised the committee supports the rezoning with confirmation that it is 1 large parcel.

10. LAND DIVISION

- None

11. OTHER MATTERS

- None

12. CLOSED MEETING

- None

13. NEXT MEETING

- Next Regular Meeting December 4, 2018 @ 7:00 p.m.

14. ADJOURNMENT

Moved by Dianne Paron

Seconded by Dan Kennedy

That the Planning & Development Advisory Committee adjourned at 7:32 p.m.

CARRIED



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): Tim Davis & Laura Davis

Address: 4267 Wellington Rd 32

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: tim@jssdautomation.com

Telephone Number: 519-994-1977

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.

Tim Davis 519-994-1977
Laura Davis 519-830-2550
4767 Wellington Rd 32, Puslinch, Ont N0B2J0

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

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

Municipal address: 4767 Wellington Rd 32

Concession: 5 Lot: PT 6

Registered Plan Number: _____

Area: 51.8 ha Depth: 72 m Frontage: 71.8 m
1.3 ac 236 ft 235.9 ft

Width of road allowance (if known): ?

Reason for Application:

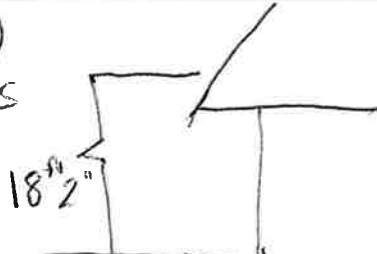
3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

☒ 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).

Height of Garage 3(1)(c)
no more than 5 metres
• 3 metre ~~160~~ relief



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

Too low of height for vehicle lift. my truck is
7' Tall

2786 - max allowed - want 2800 for ease of
design & install.

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

Official Plan Designation: Secondary Agricultural

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.

N/A

10. Indicate the applicable water supply and sewage disposal: N/A

11. How is storm drainage provided?

Other means: ☐ (explain below)

4

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)

Type of Building(s)/ structures	House		
Main Building height	4.88 m	16 ft.	5.48 m 18'2" ft.
*Percentage lot coverage	m	ft.	m ft.
*Number of parking spaces	≈ 12		≈ 16
*Number of loading spaces	N/A		N/A
Number of floors	1		1
Total floor area	178 m ²	1923 ft ²	258.84 m ² 2800 ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ² ft ²

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

Front Yard	47.5 m	155.8 ft.	57.75 m	189.47 ft.
Rear Yard	13.6 m	44.62 ft.	2 m	6'6" ft.
Side Yards	14.6 m	47.9 ft.	3.05 m	10 ft.
	40.9 m	134.19 ft.	45.5 m	149.28 ft.

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

Date of acquisition of subject property: Dec 16, 2015

Date of construction of buildings property: 0 Built in 1967

16. How long have the existing uses continued on the subject property? Since 1967 Present

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:

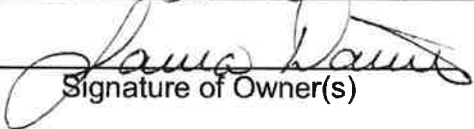
18. Has an application for any of the following on the subject lands?

lot was severed previously - B5/14

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"/>					


Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Laura Davis of the
Township of Ruslinch County/Region of
Wellington do hereby authorize
Tim Davis to act as my agent in this application.
 Signature of Owner(s) Nov. 16 / 18 Date

Affidavit:

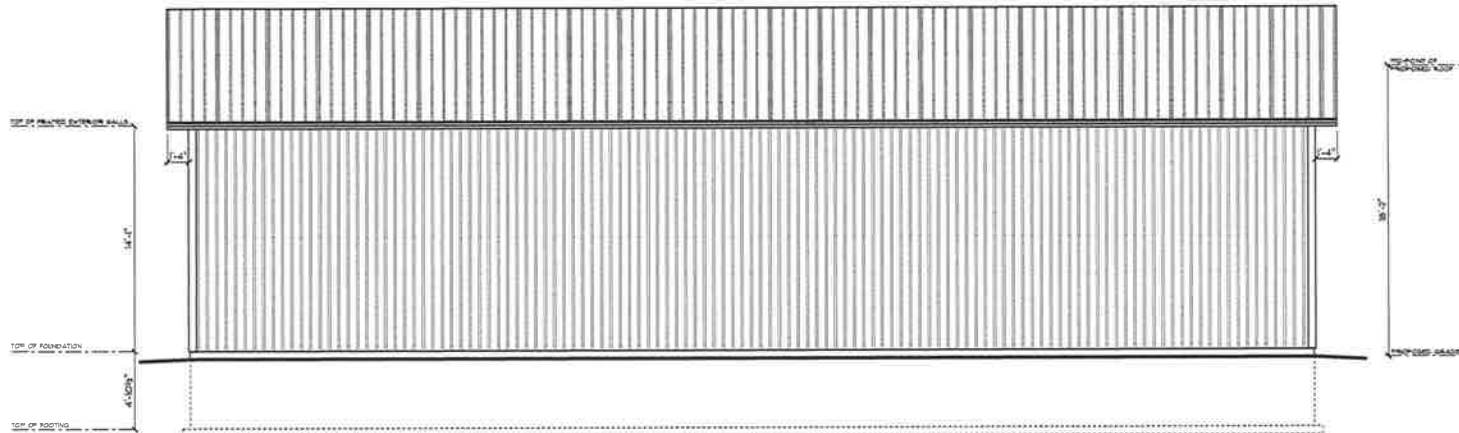
I (we) Tim Davis of the
Township of Ruslinch County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the Township of Ruslinch in the
County/Region of Wellington this 16 day of
November, 20 18.


Signature of Owner or authorized
solicitor or agent

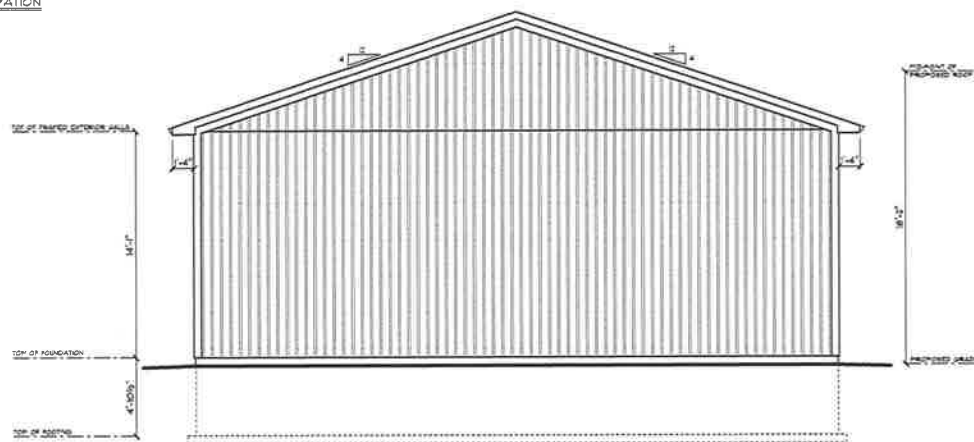
Nov. 16 / 18
Date

Signature of Commissioner

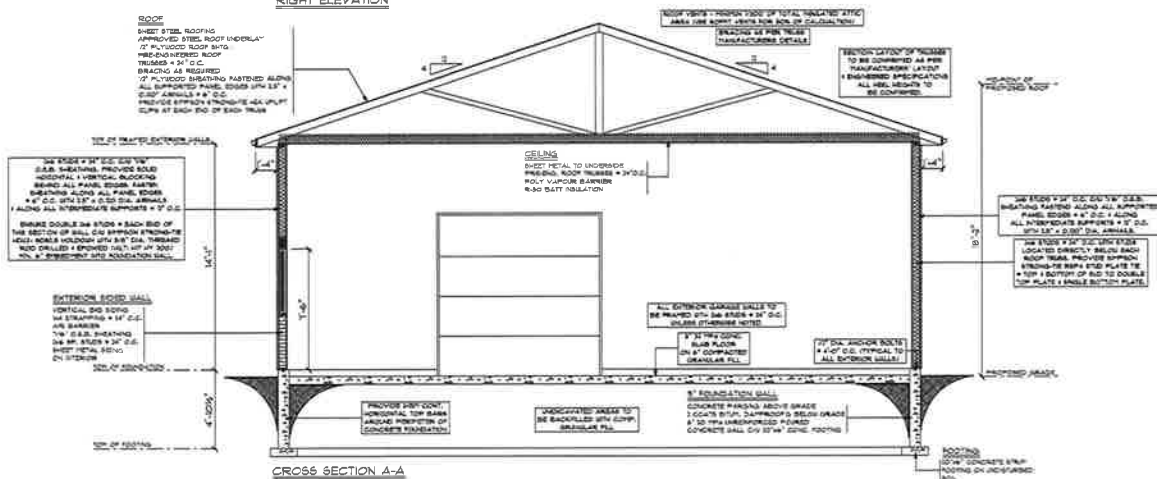
Date



REAR ELEVATION



RIGHT ELEVATION



CROSS SECTION A-A

CONCRETE NOTES
ALL FOUNDATION WALLS BELOW GRADE SHALL BE 6" POURED CONCRETE ON 6"X6" CONCRETE FOOTINGS.
BEARING NOTES
USE 2"X6" BEAMERS UNLESS OTHERWISE NOTED.
ROOF OVER FRAME RAFTERS TO BE 2"X6" @ 16" O.C. 2"X4" COLLAR TIES AS REQUIRED UNLESS OTHERWISE NOTED.
RIDGE AND VALLEY RAFTERS TO BE 2"X6" WITH SUPPORT AS REQUIRED UNLESS OTHERWISE NOTED.
GENERAL NOTES
ALL STEEL BEAMS & WELLS TO BE GRADE 3500.
ALL LUTHER TO BE 3/4" X 1/2" OR BETTER MINIMUM 3/4".
BEARING CAPACITY TO BE 3000#/SQ. FT.
PROVIDE SOLID BULKING & WALLS ADJACENT TO WATER.
SLOPES TO FACILITATE FUTURE WATER SLOPE GRAB BARS.



C. FREDE DESIGN INC.
(519) 665-4780
BLAIR, ONTARIO
CHAI FREDE & SYMPATICO CA
CONTRACTOR'S NOTE
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.
DIMENSIONS ARE NOT TO BE SCALE.
THE UNDERSIGNED HAS EXAMINED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
CHAI FREDE INC. MCM 1/2014
C. FREDE DESIGN INC. BLM 1/2014

DAVIS DETACHED BUILDING
PUSLINCH ONTARIO
DRAWING TITLE
REAR & RIGHT ELEVATIONS
CROSS SECTION A-A

DATE: OCT. 9, 2018
SCALE: 3/8"=1'-0"
DESIGNER: A-4

November 9, 2018

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: October 30, 2018

FILE NO. B108-18

APPLICANT

Elaine Hill
4459 Watson Road S
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 21
Concession 10

Proposed severance is a lot line adjustment of 3.3 ha, 247m frontage, vacant agricultural land to be added to abutting rural residential parcel – Sevug & Chantal Sarmazian.

Retained residential and agricultural parcel is 2.3 ha, 92m frontage, existing dwelling, barn and shed.

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

December 5, 2018

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch	County Planning	Conservation Authority - GRCA
County Engineering	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: \$1100.00
Fee Received: October 30/18

File No. B108/18
Accepted as Complete on: Oct 30/18

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) Elaine Patricia HILL

Address 4459 Watson Road South, Puslinch, ON, N0B 2J0

Phone No. 519-766-1280 Email: elaine.hill1234@gmail.com

(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 Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

[X] Conveyance to effect an addition to a lot

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

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

Part of Lot 21, Concession 10, Part 1, 61R-11302 (PIN 71190-0098)

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

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 21

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 4459 Watson Road South

(b) When was property acquired: April 2000

Registered Instrument No. LT29719

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 247 / 270 ±

AREA 3.3 ha ±

Depth 129 ±

Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): To be added to Part 1, 61R-11302 (PIN 71190-2298) as part of a rural residential parcel

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 Entrance exists on lands to be added to

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width 92 / 108 ±

AREA 2.3 ha ±

Depth 249 ±

Existing Use(s) Residential & Agricultural

Existing Buildings or structures: Dwelling, Barn, Shed

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

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

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

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

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

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

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

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

PIN 71190-0098 Created by Consent March 31, 2010 by Instrument No. WC273808 (File No. B116/09) for Rural Residential purposes. Transferred from Elaine Hill to Sevug & Chantal Sarmazian

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. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The application is consistent with the PPS. There are no MDS concerns as the structures already exist and a lot line adjustment is deemed not to create a new lot.

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The Natural Heritage System mapping indicates that there is a wetland area on the subject property, however no development is proposed within the wetland area and this application is for a boundary adjustment.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural and Core Greenlands in the Official Plan. This proposal follows the guidelines set out in Section 10.4.6 that states lot line adjustments are permitted for boundary adjustments as long as there is no adverse effect on agriculture will occur.

- b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (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): _____

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

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

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

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

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

Lands to be Added to: Mortgage as in Instrument No. WC457820 with The Bank of Montreal located at 865 Harrington Court, Burlington, ON, L7N 3P3

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: **Horses**

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

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

<u>Severed</u>	Width	Length	Area	Use	
	Width	Length	Area	Use	
<u>Retained</u>	Width 7±m	Length 11±m	Area 77±m²	Use	Barn
	Width 8±m	Length 6±m	Area 48±m²	Use	Shed

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

DRY		SEMI-SOLID		LIQUID	
Open Pile	[X] V3	Open Pile	[]	Covered Tank	[]
Covered Pile	[]	Storage with Buck Walls	[]	Aboveground Uncovered Tank	[]
				Belowground Uncovered Tank	[]
				Open Earth-sided Pit	[]

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

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

Proposal:

The proposal of this lot line adjustment is to sever a large portion of the vacant land from No. 4459 Watson Road South (PIN 71190-0099), owned by Elaine Hill and merge it with the parcel to the northwest known as No. 4467 Watson Road South (PIN 71190-0098), owned by Sevug and Chantal Sarmazian. The purpose of the lot line adjustment is to have a more logical property line and increase the living space around the house at No. 4467.

The Severed Parcel has an area of 3.3 ha and consists of vacant land. The Land to be Added to contains a dwelling with an area of 0.5 ha. Retained Parcel will have an area of 2.3 ha where the existing dwelling, barn and shed will remain.

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 the lands will continue to be used for agricultural purposes.

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 Sevug Sarmazian
cc Elaine Hill

B108/18

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.

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:

Michelle Innocente

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.**

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Elaine Patricia HILL the Registered Owners of
Part of Lot 21, Concession 10, as in ROS540979 the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____
Part of Lot 21, Concession 10, as in ROS540979 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City of

Guelph In the

County/-Region of Wellington

This 18th day of October 20 18

Commissioner of Oaths

County of Wellington

X Elaine Hill

(Owner or Applicant)

Jeffrey E. Buisman

(Owner or Applicant)

James Michael Laws

**James Michael Laws,
a Commissioner, etc.,**

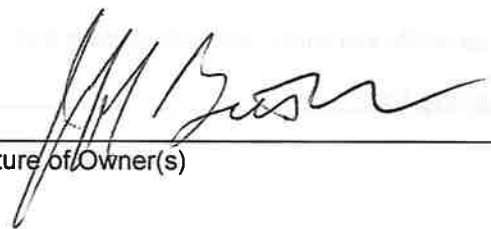
Province of Ontario,

Printed Commissioner's Name
for Van Harten Surveying Inc.

Expires May 11, 2021.

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner(s)

Oct-26, 2018

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

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: October 30/18

File No. B108/18

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

Accepted as Complete on: Oct 30/18

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) Sevug SARMAZIAN & Chantal SARMAZIAN

Address 4467 Watson Road South, Puslinch, N0B 2J0

Phone No. 519-824-6419

Email: sevug@sarmazian.com

(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 Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 21

Registered Plan No.

Lot No.

Reference Plan No. 61R-11302

Part No. Part 1

Civic Address 4467 Watson Road South

(b) When was property acquired: April 2010

Registered Instrument No. WC273808

Deborah Turchet

To: Source Water
Subject: RE: B108-18 - Hill & Sarmazian - Puslinch Township

-----Original Message-----

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, November 5, 2018 4:43 PM
To: Deborah Turchet <debt@wellington.ca>; Source Water <sourcewater@centrewellington.ca>
Subject: RE: B108-18 - Hill & Sarmazian - Puslinch Township

Hi Deborah,

Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

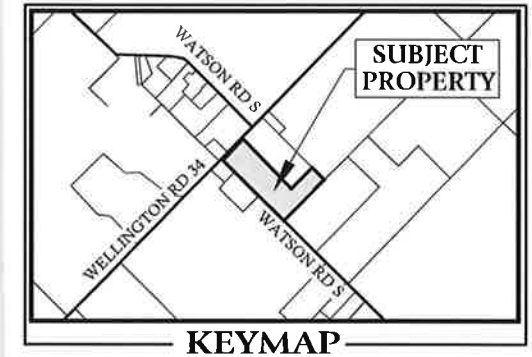
If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca Toll free: 1.844.383.9800

SEVERANCE SKETCH
PART OF LOT 21,
CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500
0 25 50 75 metres
VAN HARTEN SURVEYING INC.



SURVEYOR'S CERTIFICATE
THIS SKETCH WAS PREPARED
ON THE 16th DAY OF NOVEMBER 2018

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

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



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

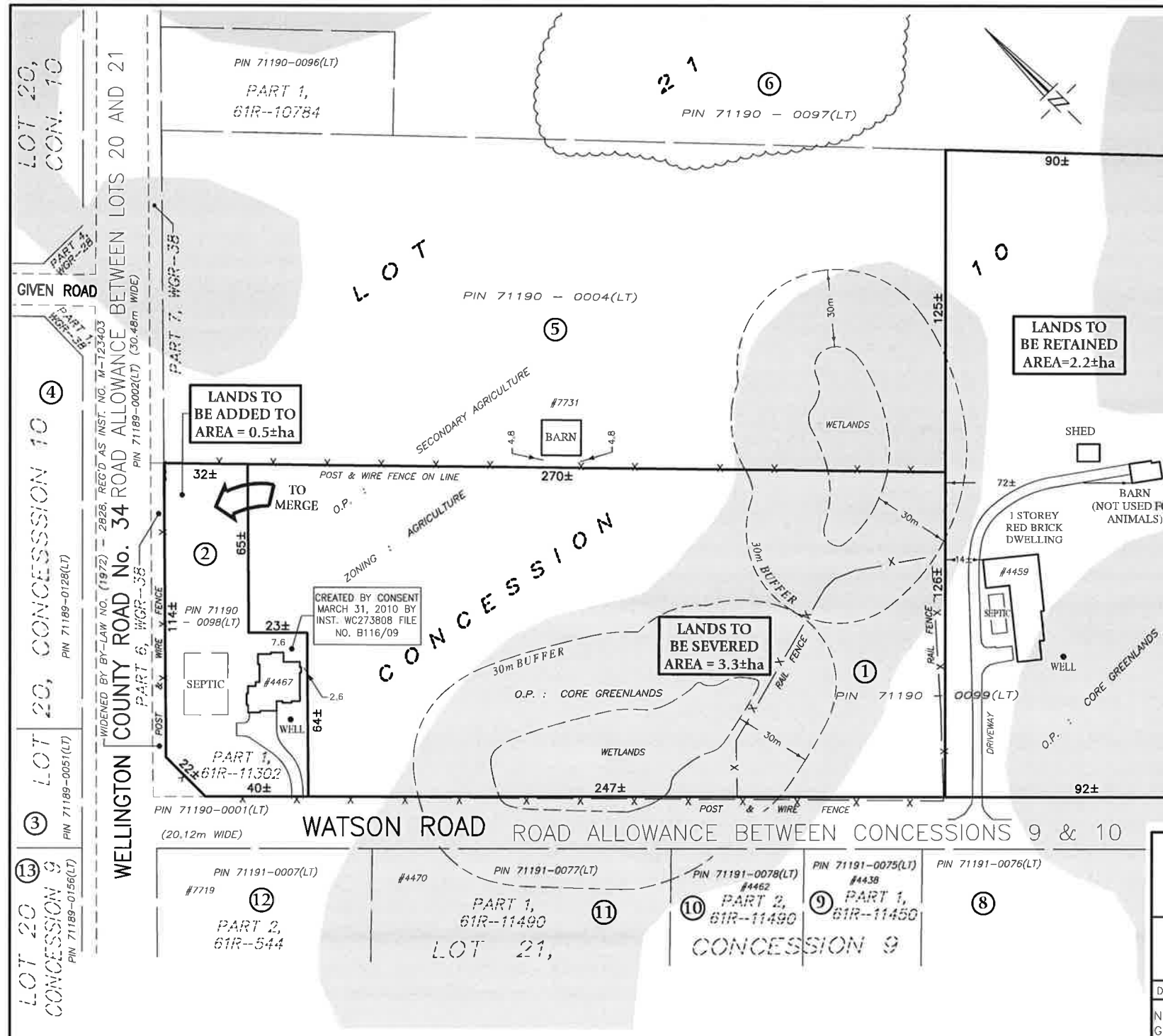
423 WOOLWICH STREET
GUELPH, ONTARIO N1H 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

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

DRAWN BY: N.C.H./A.R.N. CHECKED BY: J.E.B. PROJECT No. 18665-09

Nov 19, 2018-11:16am

G:\PUSLINCH\Con10\ACAD\SEVERANCES\SEVPTLOT21 (SARMAZIAN) B.dwg



November 9, 2018

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: October 26, 2018

FILE NO. B105-18

APPLICANT

Ken & Lynda Van Leeuwen
6644 Wellington Road 34
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 7
Concession 3

Proposed to sever a lot 29m fr x 126m = 0.36 ha, vacant land, proposed rural residential lot.

Retained lot is 32m fr x 126m = 0.40 ha, existing and proposed rural residential use.

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

December 5, 2018

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads/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: \$1100.00
 Fee Received: October 26/18

File No. B105/18

Accepted as Complete on: Nov 2/18

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

2. (a) Name of Registered Owner(s) Ken & Lynda VANLEEUEWEN

Address 6644 Wellington Road 34, Cambridge, ON, N3C 2V4

Phone No. 519-731-1516

Email: edilsteel@execulink.com

(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 Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 3

Registered Plan No. _____

Reference Plan No. 61R-4594

Civic Address 6644 Wellington Road 34

Lot No. Part of Lot 7

Lot No. _____

Part No. 1

(b) When was property acquired: September 2004

Registered Instrument No. WC75218

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 29 ±

AREA

0.36 ha ±

Depth 126 ±

Existing Use(s)

Vacant Yard – Rural Residential

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential – Proposed Dwelling

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[X] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[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 [X]

Imperial []

Frontage/Width

32 ±

AREA

0.40 ha ±

Depth

126 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

Dwelling, Shop, Pool, Pool Shed

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[X] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

7.

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

YES [X]

NO []

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

8.

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

YES []

NO [X]

9. a)

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

YES []

NO [X]

10.

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

YES []

NO [X]

11.

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

YES []

NO [X]

12.

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

YES []

NO [X]

13.

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

YES []

NO [X]

14.

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

YES [X]

NO []

15.

Is there a noxious industrial use within 500 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: _____

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised April 2018

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. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. The barn at the neighbouring parcel #6656 has been demolished.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The subject property is within the Candidate Area and not within the Greenbelt Plan. There are no Natural Heritage Features on property.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (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): _____

27. 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.

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

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

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

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

A minor variance for reduced lot area will be submitted after severance is approval

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. WC115786 with CIBC Mortgages Inc., Trading as Firstline Mortgages located at 33 Yonge Street, Suite 700, Toronto, ON, M5E 1G4
- Mortgage as in Instrument No. WC131648 with the Toronto-Dominion Bank located at 496 Edinburgh Road, Guelph, ON, N1G 4Z1

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

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

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

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

<u>Retained</u>	Width <u>12±m</u>	Length <u>15±m</u>	Area <u>180±m²</u>	Use <u>Shop</u>
	Width <u>4±m</u>	Length <u>3±m</u>	Area <u>12±m²</u>	Use <u>Pool Shed</u>



LAND SURVEYORS and ENGINEERS

October 31, 2018

24351-16

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
6644 Wellington Road No. 34
Part of Lot 7, Concession 3
Part 1, 61R-4594
PIN 71210-0041
Township of Puslinch**

RECEIVED

OCT 26 2018

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, addresses of neighbouring properties, a cheque to the GRCA for \$400 and a cheque to Wellington County for \$1,100.

Proposal:

The proposal is to sever the property at 6644 County Road 34 in order to create a new lot for rural residential purposes. A dwelling, shop, pool and pool shed exist on the retained parcel and a new dwelling is proposed for the severed parcel. The retained parcel will have a frontage of 32 m, depth of 126 m for an area of 0.40 ha. The severed, vacant parcel will have a frontage of 29 m, depth of 126 m for an area of 0.36 ha. A minor variance application is required for the reduced area of this parcel to be 0.36 ha instead of 0.40 ha.

The severed parcel is currently vacant side yard for the existing dwelling, consisting of cut grass and some trees. The severance is very logical and a natural fit given the placement of existing buildings and natural features on the subject property. The size and form of the new parcel conforms well to the character of the area. Both severed and retained parcels conform to the Agricultural Zoning By-law requirements other than the reduced area of the severed parcel.

71 Weber Street East
Kitchener, ON N2H 1C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.



LAND SURVEYORS and ENGINEERS

Capital Paving operates the gravel pit and extraction on the lands to the north and it is scheduled to be completed in 2021. The impact of the aggregate extraction on the proposed severance is no greater than on the two parcels to the west and the parcels to the east. Additionally, Parcel 5 on the sketch was created by consent at the Land Division Committee within the last year and there were no objections to this application and the proximity to the aggregate operation (Application B149/17).

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

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – an entrance already exists with safe sightlines.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- MDS requirements are met.
- No greater impact from the extraction activities relative to the other 7 homes on the north side of Wellington Road 34 in this area.
- In the Candidate Area for the GGHP.

The zoning requirements for the retained parcel have been met. However, the severed parcel will require a Minor Variance pending severance approval for the reduced lot area to be 0.36 ha instead of 0.40 ha as required in Section 5.3(iii) of the Zoning By-law.

In summary, this severance is a very practical and an efficient use of an open space.

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 Ken Vanleeuwen

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

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

33. Manure Storage Facilities on these lands: None

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

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:

- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.

OWNER'S AUTHORIZATION:


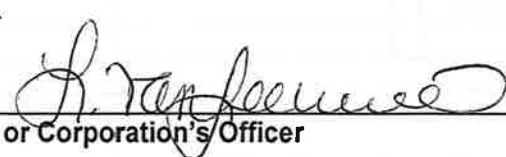
The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Ken VANLEEUEWEN & Lynda VANLEEUEWEN the Registered Owners of
Part of Lot 7, Concession 3, Part 1, 61R-4594 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

 
Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____

Part of Lot 7, Concession 3, Part 1, 61R-4594 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the


City Of
Guelph In the

County/Region of Wellington

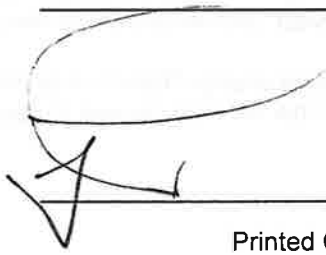
This 24 day of October 20 18

Commissioner of Oaths

County of Wellington



(Owner or Applicant)



(Owner or Applicant)
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

Printed Commissioner's Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

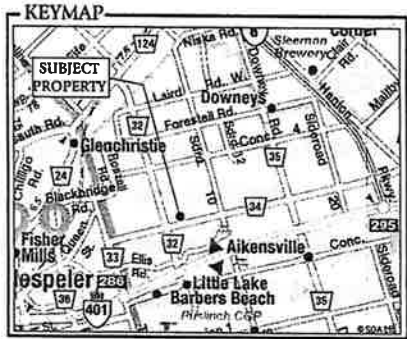
Signature of Owner(s)

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

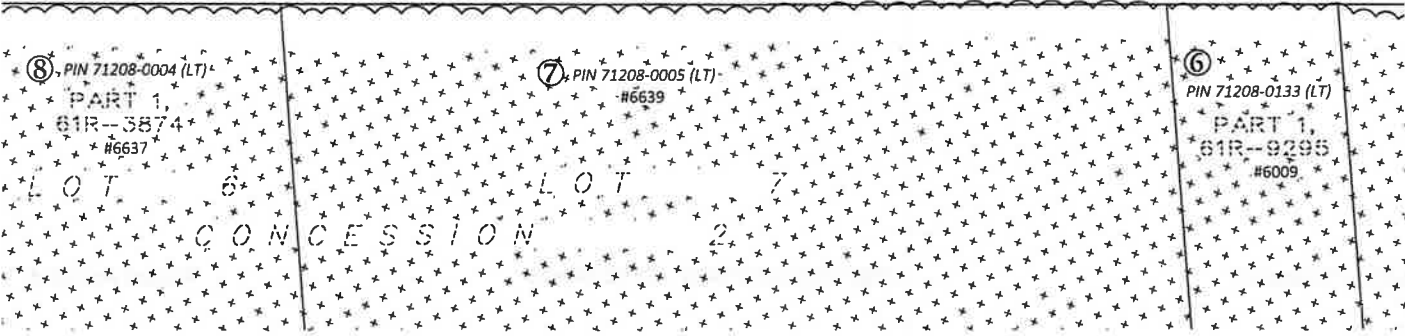
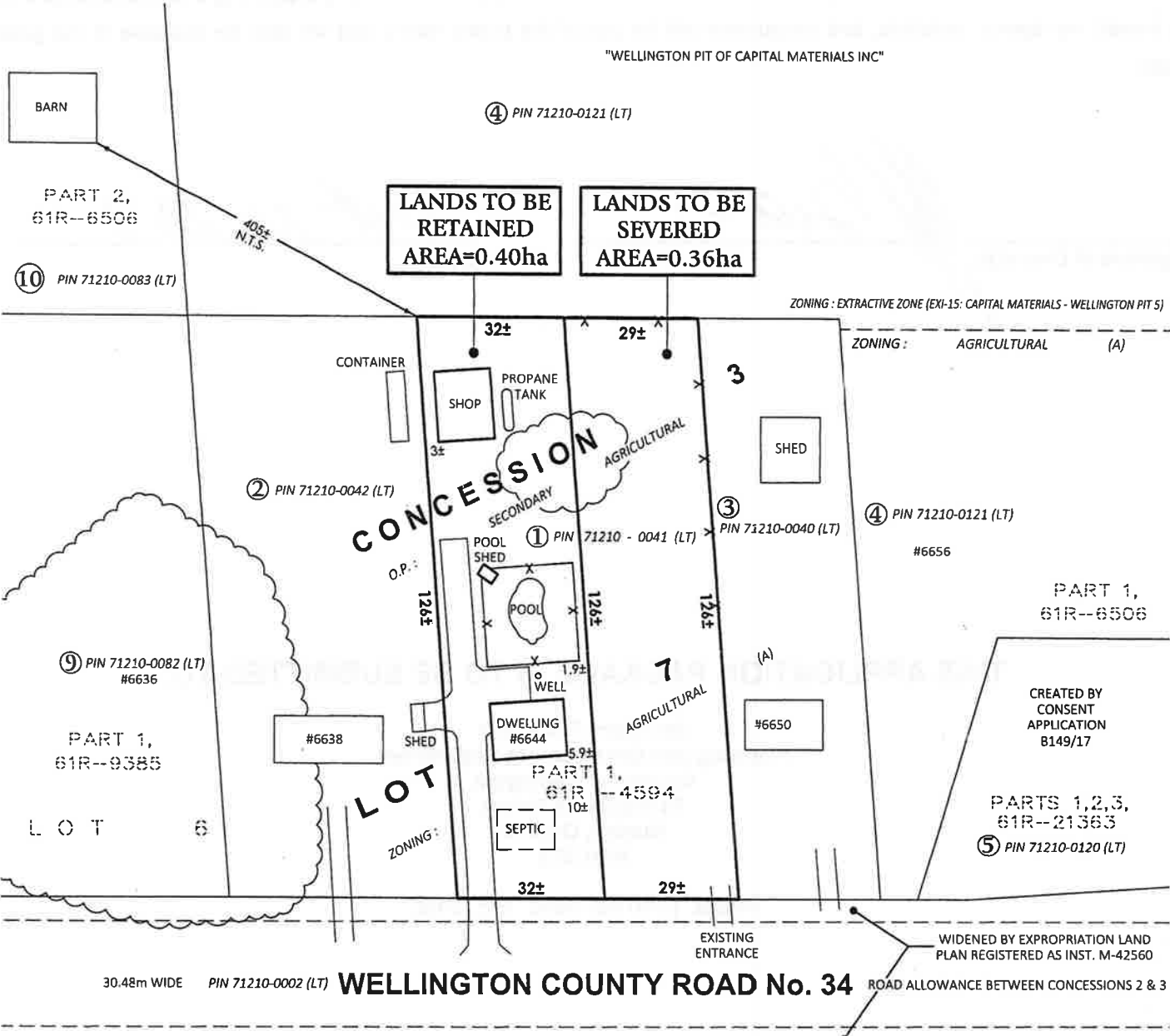
Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2160



SEVERANCE SKETCH
PART OF LOT 7, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000
0 10 20 40 60 meters
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 SECONDARY AGRICULTURAL.
 - 4. DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
 - 5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - 6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
 - 7. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - 8. N.T.S. DENOTES NOT TO SCALE

LEGEND:
O.P. : GREENLANDS
ZONING : APPLIANCES

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON THE
24th DAY OF OCTOBER, 2018.
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-569-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: A.R.N.	CHECKED BY: J.E.B.	PROJECT No. 24351-16
Oct 24, 2018-1:44:47 PM		
G:\PUSLINCH\Con3\ACAD\SEV PTLOT 7 (VAN LEEUWEN) UTM.dwg		

2019

November 9, 2018

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: November 01, 2018

FILE NO. B120-18

APPLICANT

Kamaljit & Tarlochan Saini
c/o Gurinder Saini
PO Box 25025
Guelph N1G 4T4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 11
Concession 10

Proposal is to sever a lot 0.4 ha, 30m frontage on Hume Road and 77.9m frontage on Watson Road South, vacant land, proposed rural residential dwelling.

Retained parcel is 63.8m fr x 92.9m = 0.6 ha, existing rural residential use.

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

December 5, 2018

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1,100Fee Received: November 1/18File No. B120/18

Accepted as Complete on: _____

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) Kamaljit Kaur SAINI & Tarlochan Singh SAINI c/o Gurinder SAINIAddress PO Box 25025, Guelph, ON, N1G 4T4Phone No. 519-766-5667Email: dominospizzaquelph@rogers.com

(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 Van Harten Surveying Inc.423 Woolwich Street, Guelph, ON, N1H 3X3Phone No. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for rural residential purposesOR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 11

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-9249

Part No. 3

Civic Address 9 Hume Road

(b) When was property acquired: June 2005

Registered Instrument No. WC102853

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 30 / 45 ±

AREA

0.4 ha ±

Depth 92.9 ±

Existing Use(s)

Vacant Land

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 [X]

Imperial []

Frontage/Width 63.8 ±

AREA 0.6 ha ±

Depth 92.9 ±

Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] 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 [X] Proposed [] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: Guelph Junction Railway

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The parcel is within the Candidate Area of the Provincial Growth Plan and it allows for a good intensification parcel.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

This parcel is not in the Greenbelt Plan. The possible impact on the wetlands to the south will be addressed through an Environmental Impact Assessment.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (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): _____

27. 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.

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

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. WC455755 with The Bank of Nova Scotia located at 10 Wright Blvd., Stratford, ON, N5A 7X9**

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

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

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

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

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

33. Manure Storage Facilities on these lands: None

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

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.

Proposal:

The proposal is to create a new rural residential parcel with frontage along Watson Road South and Hume Road. The frontage along Hume Road will be 30 m, depth of 92 m with an area of 0.4 ha. The severed parcel is vacant land and the northeast property line will follow a row of significant trees. The retained parcel will have an area of 0.5 ha where the existing dwelling will remain. The entrance for the new parcel will front on Watson Road because a safe entrance along Hume Road is not possible.

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

-
- The severed lands are designated Secondary Agricultural.
 - Ownership is longer than 5 years.
 - No severance since March 2005.
 - Safe entrance is available along Watson Road.
 - Adequate space for new dwelling and septic.
 - Zoning requirements are met.

There are two criteria of section 10.4.4 that require additional evaluation and steps to be addressed. These criteria include: MDS and possible Environmental Impact.

The MDS (Minimum Distance Separation) requirements have been reviewed for the barn at #4726 Watson Road. A farm data sheet was completed by the owner and we completed the MDS calculations. Guideline 34 of OMAFRA's Guidelines for MDS says that TYPE B Scenario must be used for a severance the *"creation of one or more lots for development, on land outside a settlement area that results in four or more lots for development, which are in immediate proximity to one another"*. Reviewing the properties in the area, there are at least four rural residential parcels in the area thus requiring a TYPE B evaluation that results in a minimum of 392 m. The actual distance is, however, 260± m. Whereas, if this was a TYPE A Scenario, where there are less than 4 rural residences in the area, the minimum distance would be 196 m. We intend to apply to a minor variance for the reduced setback as the TYPE A requirement seems to be more reasonable.

The Environmental consideration is associated with wetlands located on the lands to the south. There is a pond and wetland south of the driveway servicing the property to the south. The edge of the wetland is probably about 5 m south of the common property line. An enquiry has been made with the GRCA on this matter and they recommend an EIS and that the Terms of Reference for this EIS be approved by GRCA. The owner has received a proposal for this work and we hope to have the Terms of Reference submitted to the GRCA in about 3 weeks for approval. The EIS will require a botanical assessment in the spring of 2019.

This severance is a very practical and efficient use of an existing open space that is not really used for anything. This is a great "in-fill" type lot that meets the Official Plan and Provincial Planning objective of intensification.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Kamaljit Kaur SAINI & Tarlochan Singh SAINI the Registered Owners of
Part of Lot 11, Concession 10 Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

X  
Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____

Part of Lot 11, Concession 10 Of the Township of Puslinch

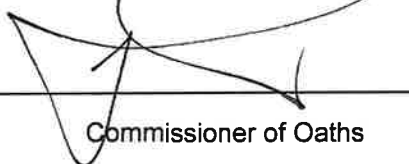
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.


DECLARED before me at the

City Of
Guelph In the

County/-Region of Wellington

This 31 day of October 2018


Commissioner of Oaths


(Owner or Applicant)

James Michael Laws, (Owner or Applicant)
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.
Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner(s)



Date

Oct 31, 2018

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2160



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 John Sloat

Contact Information

Email _____ Telephone 519-836-6142
Civic Address 4726 Watson Road Municipality Puslinch
Lot 11 Concession 9 Division _____
Lot Size (where livestock facility is located) 39.6ha hectares _____ acres

Signature of Livestock Facility Owner _____ Date Aug 22, 2018

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	50	V3
	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)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layerbarn)		
	Broiler breeder layers (males/females transferred in from growerbarn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkeybarn)		
	Turkey breeder layers (males/females transferred in from growerbarn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg istypical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg istypical)		
	Turkeys at any other weights, or if unknown (by floorarea)		
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

Deborah Turchet

To: Source Water
Subject: RE: B120/18 - Kamaljit & Tarlochan Saini - Puslinch Township

-----Original Message-----

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, November 5, 2018 4:39 PM
To: Deborah Turchet <debt@wellington.ca>; Source Water <sourcewater@centrewellington.ca>
Subject: RE: B120/18 - Kamaljit & Tarlochan Saini - Puslinch Township

Hi Deborah,

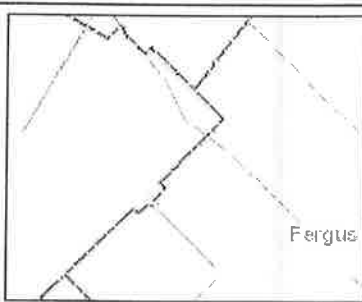
Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca Toll free: 1.844.383.9800



Legend

Parcels

Roads

Local Road

County Road

Highway

Waterbodies

Watercourses

Well Locations

Wellhead Protection Area Boundaries

A

B

C

D

Vulnerability Score

10

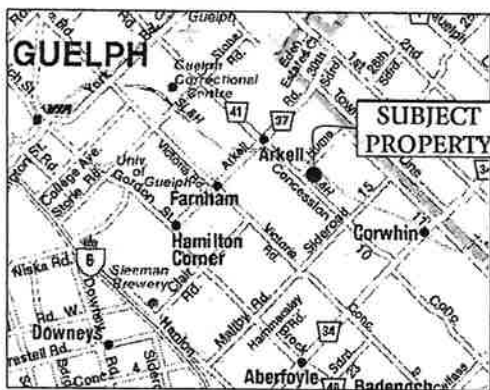
8

2, 4, 6 (A, B or C)

2, 4, 6 (D)

RoadsLookup

KEYMAP



SEVERANCE SKETCH PART OF LOT 11, CONCESSION 10 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 1000

0 10 20 40 60 meters

VAN HARTEN SURVEYING INC.

LOT 10

CON 9

⑤ PIN 71187 - 0072

NOT TRAVELLED

PIN 71187 - 0004

④ PIN 71187 - 0065

EXISTING DWELLING #4726

EXISTING DRIVEWAY

(A-36)

AGRICULTURAL

ZONING:

11,

LOT

25.29m WIDE

ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10

WATSON ROAD SOUTH

PIN 71188 - 0001

PART 2,
61R-9249

20.12m WIDE

ROAD ALLOWANCE BETWEEN LOTS 10 & 11

HUME ROAD

PIN 71188 - 0100

30.0

LANDS TO BE
SEVERED
AREA=0.4ha±

LOT

PROPOSED DRIVEWAY

PART 1
PIN 71188 - 0157 (LT)

PROPOSED BUILDING ENVELOPE

O.P.: CORE GREENLANDS

ZONING: NATURAL ENVIRONMENT

CUT GRASS 45.0

EXISTING DRIVEWAY

BARN

260± N.T.S.

AGRICULTURAL

SEPTIC

WELL

SECONDARY

92.9

11

EXISTING DWELLING #17

PART 4, 61R-9249

② PIN 71188 - 0158 (LT)

10

LANDS TO BE RETAINED AREA=0.6ha±

③ PIN 71188 - 0045

#4725

PART 1, 61R-5307

ZONING: NATURAL ENVIRONMENT

O.P.: CORE GREENLANDS

ZONING: NATURAL ENVIRONMENT

ZONING: NATURAL ENVIRONMENT

ZONING: NATURAL ENVIRONMENT

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ZONING: NATURAL ENVIRONMENT

ZONING: NATURAL ENVIRONMENT

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL.
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- DISTANCE TO BARN TAKEN FROM GRCA MAPPING WEBSITE.
- NTS DENOTES NOT TO SCALE.

SURVEYORS CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 31st DAY OF OCTOBER 2018.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com

info@vanharten.com

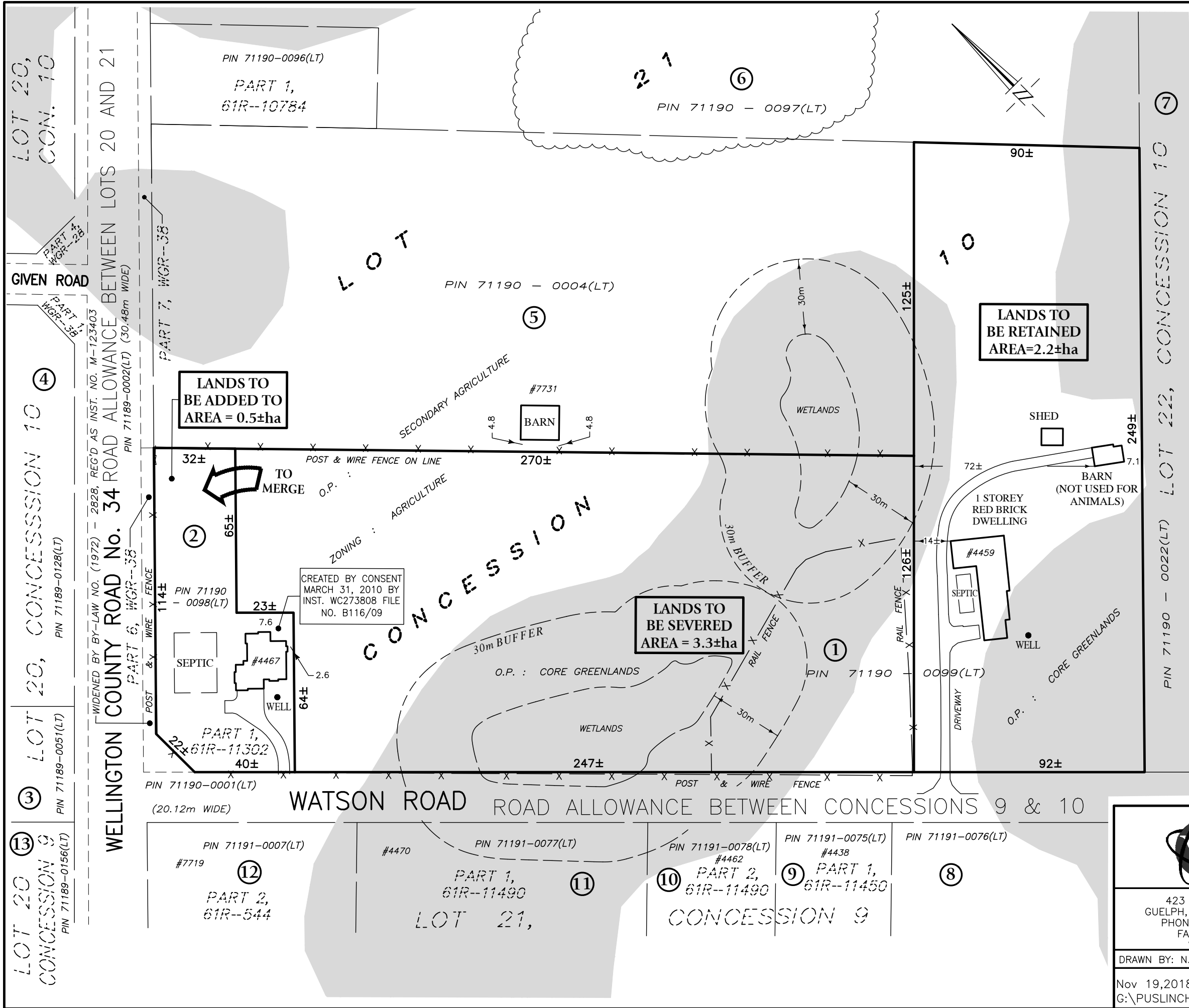
DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 26248-18

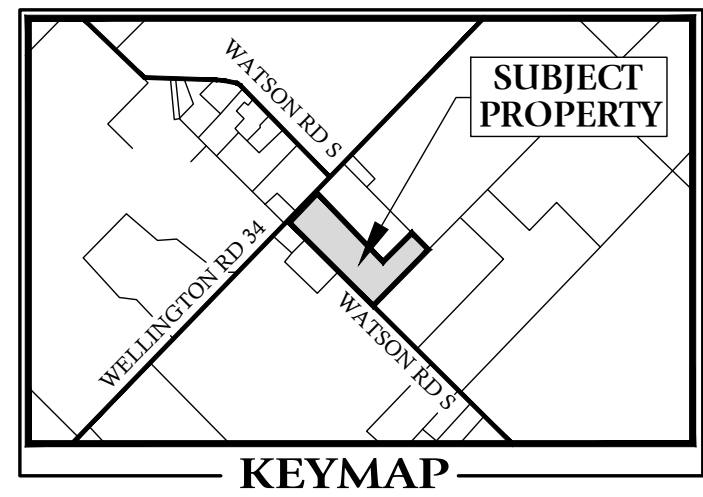
Oct 31, 2018 - 3:18pm

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SEVERANCE SKETCH
PART OF LOT 21,
CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500
0 25 50 75 metres
VAN HARTEN SURVEYING INC.



SURVEYOR'S CERTIFICATE
THIS SKETCH WAS PREPARED
ON THE 16th DAY OF NOVEMBER 2018

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

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

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

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

DRAWN BY: N.C.H./A.R.N. CHECKED BY: J.E.B. PROJECT No. 18665-09

Nov 19, 2018-11:16am
G:\PUSLINCH\Con10\ACAD\SEVERANCES\SEVPTLOT21 (SARMAZIAN) B.dwg