



Planning & Development Advisory Committee
Tuesday November 10, 2017
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

COMMITTEE OF ADJUSTMENT:

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

Committee of Adjustment minutes held October 10, 2017 be adopted.

- 4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
 - None
- 5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

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

Planning & Development Advisory Committee meeting minutes held Tuesday October 10, 2017 be adopted.

- 9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW**
 - None

- 10. ZONING BY-LAW AMENDMENT**
 - None

- 11. LAND DIVISION (See Attachment C)**

- 11(a) Severance Application B126/17 (D10/FIE) – Susan & Hugh Fielding, Part Lot 37, Concession Gore, municipally known as 7458 Fielding Lane**

Proposed lot line adjustment is 0.809 hecatres with no frontage, existing agricultural land to be added to abutting commercial lot – 1720191 Ontario Ltd.

Retained parcel is 10.2 ha, existing and proposed residential and agricultural use with existing house barn and shop.

11(b) Severance Application B130/12 (D10/ST) – St. Mary's Cement, Part Lots 11 & 12, Concession 4, Forestell Road and Sideroad 10.

Proposal is to sever a 0.77 ha lot with 88m frontage on Forestell Rpad and 78m frontage on Sideroad 12, former gravel pit for proposed rural residential use.

Retained parcel is 22.3 ha with 283m frontage on Sideroad 10, 717m frontage on Forestell Rd and 207m frontage on Sideroad 12, existing gravel pit.

12. OTHER MATTERS

- a) December meeting proposed date change to Tuesday December 5th at 7 p.m. to accommodate the County of Wellington Land Division comment deadline of December 6th
- b) Approval of 2018 Schedule (See Attachment D)

13. CLOSED MEETING

- no matters

14. NEXT MEETING Tuesday December 5th @ 7:00 p.m.

15. ADJOURNMENT



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Michelle Innocente – County of Wellington
Afshin Maknoni
William N. Cloutis
Al Krist
Jeff Buisman

1. OPENING REMARKS

- The Chair called to order at 7:00 pm and welcomed the gallery to the Committee of Adjustment meeting. The Chair informed the gallery Township Staff would present the application, and 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 Deep Basi and Seconded by Dennis O'Connor,

That the minutes of the Committee of Adjustment meeting held Tuesday September 12, 2017 be adopted.

CARRIED

4(a) **Minor Variance Application D13/MAK – Afshin Maknoni** – Property described as Concession 8 Part Lot 20, Brock Rd N., Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit an existing temporary lockable accessory building for the storage of construction materials and equipment to build a house on a vacant property.

- Kelly Patzer outlined the application and noted no objections were received to date from the circulated agencies or public. The County of Wellington Planning opinion considers the application desirable, the GRCA suggested a review of the grading and water management be completed around the building location and the Building Department stated the building requires a building permit.
- Afshin Maknoni, owner, remarked the application is to permit an existing 20x40x15 feet tall fiberglass modular building that holds equipment to construct the future dwelling. The building does not have a foundation and he did not realize the temporary structure did require a building permit. When the lot was purchased, approval had been received from the GRCA for a dwelling and septic. The septic is proposed to be located where the temporary shed currently is located.

- Afshin Maknani noted the temporary structure is secured as equipment has been stolen from the property, and when the house is built the structure will be removed
- Afshin Maknani indicated the GRCA told him the property was below level and the driveway was to be raised and that there is a steel post on Wellington Road 34 where level coordinates could be obtained. A 3 to 1 slope was needed for the driveway and some trees needed to be cut to but 1000 trees have been obtained from Green Legacy and an additional 500 red maples have been ordered for planting next year.
- Al Krist remarked he used to own the property that took 5 years to sever due to natural environment approvals and only one section of the driveway required leveling that was below the floodplain and noted the survey marker is in front of the old school house on Brock Road.
- Al Krist requested the application be deferred as he was in attendance to represent the neighbour of the subject property who is ill.
- Al Krist presented some photographs of the driveway fill and remarked that Mr. Maknani should have created a swale along the driveway, as required by the GRCA to prevent water from draining on the neighbour's property. It was also noted that approximately 800 trucks of fill have been brought onto the property mostly on Saturday's and Sunday's and questioned the quality of the fill. The driveway is so high and compact that the wetland water table is very high and not draining. All privacy trees have been cut down between Mr. Maknani's property and the property to the south, and those that are on the unstable slope, with no silt control, will soon die.
- Dan Kennedy asked which direction the photos were taken and if a soil sample has been done.
- Al Krist indicated they were taken pointed towards Brock Road
- Afshin Maknani indicated soil sampling had been completed and a reputable company brought in the fill, as he did not want contaminated soil on his property.
- Dan Kennedy questioned if the site alteration works received approval
- Afshin Maknani state that approval was granted by the GRCA for all the works and culverts were not a requirement but he has installed two under the driveway for the benefit of water flow.
- Dianne Paron asked Mr. Maknani, when putting up the building was he aware how close to the property line it was being placed and if any consideration was given to the neighbours property.
- Afshin Maknani stated the building is setback 10 to 15 feet from the property line and the land has been sloped toward the wetland for drainage, away from the neighbour's property.
- Dennis O'Connor inquired if the plan is to take down the building when the house is partially built and if fill is needed for the septic system.
- Afshin Maknani noted some fill will be removed for the installation of the septic system and the building will need to be removed when the septic is installed.
- Deep Basi questioned why there is such a drastic slope created down to the neighbour's property.
- Afshin noted that he sloped his land so that it does not drain down to the neighbour's to the south property and that there is 8 feet of his land sloping down with a swale between the properties.
- John Sepulis inquired when application for building permit would be submitted for the new house.
- Afshin Maknani indicated a building permit would be applied for by early next year.
- John Sepulis remarked that when he completed a site visit there was a trailer on the property as well as numerous construction vehicles.

- Afshin Maknoni stated that the trailer had broken down on the road and he offered help to get it to his property and it has now been removed.
- Afshin Maknoni remarked the property contains a packer, bulldozer, garden tractor with trailer and a street sweeper to keep the highway clean during construction.
- John Sepulis asked if Mr. Maknoni is aware that a building permit is required for the existing structure on the property.
- Afshin Maknoni noted he is in the process of obtaining one and GRCA approval is required.
- Dianne Paron clarified that the GRCA Permit for the dwelling was expired.
- John Sepulis questioned if Township approval was given for the GRCA Permit.
- Kelly Patzer remarked that the Township would have not given any approvals for the GRCA regulated property and when the building permit is submitted the Township can request a grading plan.
- Neil Cloutis noted he is the son of the direct neighbour to the south who is ill and unable to attend this evening. He indicated there are some small areas with swales but there is a six-foot wall of dirt that is being held with cedar planks and all the dirt will run down onto his father's property unless a retaining wall is constructed.
- Neil Cloutis read a letter on behalf of his father that indicated a concern was raised with the GRCA about the grading being done on the lands and noted his house is in the floodplain and there had never been any ponding or water issues on his land until Mr. Maknoni had done all the grading. A skid steer machine had sunk in the wet grounds where there had never been any water before. Any significant rainfall will cause major flooding on his property as minor rains are now creating significant ponding. The silt from the extreme slope directly adjacent to his property line is coming onto his lands and killing off the trees.
- Dianne Paron noted the grading issues are outside of the variance request and if the building came down there would still be the grading dispute.
- John Sepulis noted variance approval would trigger required building permits and grading can be reviewed with a building permit when deemed necessary.
- Dianne Paron agreed and the Township can request a drainage plan for review and approval.
- 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 allow:

An existing temporary lockable accessory building for the storage of construction materials and equipment to build a house on a vacant property, whereas; Zoning By-law 19/85 Section 3.1(a) requires an accessory building to be accessory to a main building or structure permitted in a zone.

The Committee voted in favour and the request is hereby **Approved with the following Conditions:**

1. The existing temporary accessory structure shall be removed/demolished within 6 months of Minor Variance No Appeal date in the event that a building permit for a new single detached dwelling has not been issued.
2. The existing temporary accessory structure is permitted to remain only for so long as such building or structure is necessary for the work in progress and until the work is completed or abandoned, and only while a valid building permit for the said construction remains in force.

3. The owner shall enter into an Agreement with the Township of Puslinch and submit the required securities to permit the accessory building on the property without a main use.
4. A building permit shall be obtained for the temporary accessory structure.
5. The accessory structure cannot be used for human habitation.
6. A GRCA Development Permit will be required prior to the issuance of a Building Permit for the accessory structure.
7. Any grading shall conform to the requirements of the Township of Puslinch's Property Standards By-law.

CARRIED

4(b) Minor Variance Application D13/AUD-1 – Audrey Meadows Ltd. c/o George Good – Property described as Plan 61M-153 Lot 29, 14 Elizabeth Place, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot area of 0.3645 ha.

- Kelly Patzer outlined the application and noted no objections were received from the circulated agencies or public. One neighbour wrote a letter that requested privacy trees be planted on the subdivision property as some newly constructed houses can now look down directly into their house across Victoria Road. The County of Wellington Planning opinion considers the application to be minor.
- Jeff Buisman, agent, indicated the lot line adjustment is to create more privacy on Mr. Good's (owner) property. There are existing trees on a hill that are being incorporated with the lot line adjustment to become part of Mr. Good's property.
- Jeff Buisman noted George Good is sensitive to the request of his neighbours across the road and he thinks the best approach is to work with the Cox's and an arbourist in the spring regarding the best placement of the trees.
- Jeff Buisman remarked that the tree planting request is not directly related to the Lot Line Adjustment application.
- John Sepulis asked if the Township could get a commitment for tree planting in writing.
- Jeff Buisman noted he could try to arrange that with George Good.
- 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 allow a lot area of 0.3645 ha; whereas, Zoning By-law 19-85, Section 9.3(a) requires a minimum lot area of 0.4 ha.

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

CARRIED

4(c) Minor Variance Application D13/AUD-2 – Audrey Meadows Ltd. c/o George Good – Property described as Plan 61M-153 Lot 28, 18 Elizabeth Place, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a lot area of 0.3645 ha.

- Kelly Patzer outlined the application and noted no objections were received from the circulated agencies or public. One neighbour wrote a letter that requested privacy trees be planted on the subdivision property as some newly constructed houses can now look down directly into their house across Victoria Road. The County of Wellington Planning opinion considers the application minor.

- Jeff Buisman, agent, indicated the lot line adjustment is a mirror image of the previous lot line adjustment application where the lands will be added to George Good's property
- 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 allow a lot area of 0.3645 ha; whereas, Zoning By-law 19-85, Section 9.3(a) requires a minimum lot area of 0.4 ha.

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

CARRIED

5. ADJOURNMENT

Moved by Dianne Paron and Seconded by Dan Kennedy,

The Committee of Adjustment meeting adjourned at 8:14 p.m.

CARRIED



MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Michelle Innocente – County of Wellington
Afshin Maknoni
William N. Cloutis
Al Krist
Jeff Buisman

1 - 5. COMMITTEE OF ADJUSTMENT

- See October 10, 2017 Committee of Adjustment Minutes.

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

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

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

Moved by Dan Kennedy, Seconded by Dianne Paron

- That the minutes of the September 12th, 2017 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

- None

12. OTHER MATTERS

- None

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting November 14, 2017, 2017 @ 7:00 p.m.

15. ADJOURNMENT

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

- That the Planning & Development Advisory Committee adjourns at 8:15 p.m.

CARRIED

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

October 13, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: October 4, 2017

FILE NO. B126/17

APPLICANT

Susan & Hugh Fielding
7458 Fielding Lane
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 37
Concession Gore

Proposed lot line adjustment is 0.809 hectares with no frontage, existing agricultural land to be added to abutting commercial lot – 1720191 Ontario Ltd.

Retained parcel is 10.2 hectares, existing and proposed residential and agricultural use with existing house, barn and shop.

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

November 15, 2017

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority – Hamilton Conservation

MTO – London MTO – Owen Sound Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1050
Fee Received: Oct 4/17

File No. B126/17

Accepted as Complete on: Oct 4/17

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) SUSAN FIELDING / HUGH FIELDING

Address 7458 ~~FIELDING~~ FIELDING LANE
PUSLINCH, ON N0B 2J0

Phone No. [REDACTED]

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

1720191 ONTARIO LTD.

2020 WINSTON PARK DR #100 OAKVILLE ON L6M6X7

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

AS ABOVE.

Phone No. _____

Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER ☒APPLICANT ☒AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☒APPLICANT ☒AGENT ☒

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

☒ Conveyance to effect an addition to a lot☐ Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

NEIGHBOUR TO PURCHASE 2 ACRES TO ADD TO THEIR LOT

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

ZONED COMMERCIAL HAMLET.

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

Local Municipality: TOWNSHIP OF PUSLINCH
 Concession GORE Lot No. PART³ LOT 37
 Registered Plan No. _____ Lot No. ~~LOT 37~~
 Reference Plan No. _____ Part No. _____
 Civic Address 7458 FIELDING LANE PUSLINCH ON

(b) When was property acquired: _____ Registered Instrument No. _____

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☒
 Frontage/Width _____ AREA 2 ACRES. (.809 H)
 Depth _____ Existing Use(s) AGRICULTURAL
 Existing Buildings or structures: NONE
 Proposed Uses (s): HAMLET COMMERCIAL (COMMERCIAL)

Type of access (Check appropriate space) Existing ☒ Proposed ☐

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

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

- ☐ Municipally owned and operated piped water system
☐ Well ☐ individual ☐ communal
☐ Lake
☐ Other (specify): N/A

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

- ☐ Municipally owned and operated sanitary sewers
☐ Septic Tank ☐ individual ☐ communal
☐ Pit Privy
☐ Other (specify): N/A

6. Description of Land intended to be RETAINED:

Metric ☒ Imperial ☐
 Frontage/Width _____ AREA ~~11.1~~ 10.2 H
 Depth _____ Existing Use(s) RESIDENTIAL AGRICULTURAL
 Existing Buildings or structures: HOUSE / BARN / SHOP.
 Proposed Uses (s): _____

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site?

YES [] NO [✓] UNKNOWN []

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

b) Has there been a commercial use(s) on the site?

YES [] NO [✓] UNKNOWN []

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

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

YES [] NO [✓] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [✓] UNKNOWN []

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

20. Is this a resubmission of a previous application?

YES [] NO [✓]

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [✓] NO [✓]

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

MTO

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

YES [] NO [✓] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [] NO [✓]

24. Is the application consistent with the Provincial Policy Statement?

YES [✓] NO []

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

Greenbelt Plan [✓]

Places to Grow [✓]

Other []

If YES, does the application conform with the applicable Provincial Plan(s)

YES [] NO [✓]

26. a) What is the existing County Official Plan designation of the subject land? (severed and retained)

SECONDARY AGRICULTURAL - GREENLANDS
- CORE GREENLANDS.

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

N/A

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

Amendment Number(s):

N/A

File Number(s):

N/A

27. What is the zoning of the subject lands? AGRICULTURAL/NATURAL ENVIRONMENT

28. 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 _____

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

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

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: NOT APPLICABLE
Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

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

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

32. Manure Storage Facilities on these lands:

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

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

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

34. Source Water Protection Plan

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

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: SARAH WILHELM

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

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

NOTES:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Oct 4/17File No. 3126/17Accepted as Complete on: Oct 4/17A 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) 1720191 ONTARIO LTDAddress 2020 WINSTON PARK DRIVE SUITE 100
OAKVILLE, ON L6H 6X7Phone No. [REDACTED]

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

AS ABOVE

Phone No. _____

Email: _____

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

AS ABOVE

Phone No. _____

Email: _____

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

(e) Notice Cards Posted by:

REGISTERED OWNER ☐APPLICANT ☐AGENT ☐

3. Location of Land in the County of Wellington:

Local Municipality: 4028 HWY 6 PUSLINCH ONConcession GORE REAR.Lot No. PT LOT 37 RP

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. 3+4 61R3528Civic Address 4028 HIGHWAY 6 PUSLINCH ON(b) When was property acquired: NOV 2011

Registered Instrument No. _____

THE KING'S HIGHWAY No. 6

PROPOSED PART 2
(PART 1 TO BE MERGED WITH THIS PARCEL)
AREA = 0.345±ha (0.85 acres)

PROPOSED PART I
(LANDS TO BE SEVERED & MERGED WITH PART 2)
AREA = 0.809±ha (2.00 acres)

GORE LOT

CONCESSION

LANDS TO BE RETAINED

Other labels include: WIDENED BY PLAN Na 125 (P-1645), WIDENED BY PLAN Na 281 (P-1643-24), WIDENED BY PLAN Na M-47230 (P-1643-50), PART 1, PART 2, PART 3, PART 4, PART 5, PART 6, PART 7, PART 8, PART 9, PART 10, PART 11, PART 12, PART 13, PART 14, PART 15, PART 16, PART 17, PART 18, PART 19, PART 20, PART 21, PART 22, PART 23, PART 24, PART 25, PART 26, PART 27, PART 28, PART 29, PART 30, PART 31, PART 32, PART 33, PART 34, PART 35, PART 36, PART 37, PART 38, PART 39, PART 40, PART 41, PART 42, PART 43, PART 44, PART 45, PART 46, PART 47, PART 48, PART 49, PART 50, PART 51, PART 52, PART 53, PART 54, PART 55, PART 56, PART 57, PART 58, PART 59, PART 60, PART 61, PART 62, PART 63, PART 64, PART 65, PART 66, PART 67, PART 68, PART 69, PART 70, PART 71, PART 72, PART 73, PART 74, PART 75, PART 76, PART 77, PART 78, PART 79, PART 80, PART 81, PART 82, PART 83, PART 84, PART 85, PART 86, PART 87, PART 88, PART 89, PART 90, PART 91, PART 92, PART 93, PART 94, PART 95, PART 96, PART 97, PART 98, PART 99, PART 100.



SCALE 1:1000



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

4290 - MUNICIPAL ADDRESS

THIS SKETCH WAS PREPARED FOR 1720191 ONTARIO LIMITED
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

SEPTEMBER 28, 2017

DATE _____

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

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

BSRD Ontario Land Surveyors
Urban and Rural Planners

257 Woodlawn Road West, Unit 101 FAX: (519) 822-1220
Guelph, Ontario N1H 8J1 TEL: (519) 822-4031

DATE: SEPTEMBER 28, 2017	MLH	PROJECT 17-14-539-00
--------------------------	-----	----------------------

Jana Poechman

From: Emily Vandermeulen <[REDACTED]>
Sent: Tuesday, October 10, 2017 8:19 AM
To: Jana Poechman
Subject: RE: Screening Form - B126/17
Attachments: WHPA Map - 7458 Fielding Lane.pdf

Hi Jana

Thank you for your email. I have reviewed the above referenced 7458 Fielding Lane application. This property is located in WHPA C and Vulnerability score of 6 in the Halton-Hamilton Source Protection Plans, however, based on the activities proposed (ie no new or replacement septic, no fuel, chemical, waste handling, no agricultural activities) it is subject to a residential exemption and does not require a Section 59 notice under the *Clean Water Act*.

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: Thursday, October 5, 2017 10:19 AM
To: Kyle Davis [REDACTED] Emily Vandermeulen [REDACTED]
Cc: SourceWater [REDACTED]; [REDACTED] a [REDACTED]
Subject: Screening Form - B126/17

Good Afternoon.

Please see the attached screening form for a severance that falls within WHPA C.

Thanks a lot.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
[REDACTED]
W www.wellington.ca

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

December 14, 2012

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 20, 2012

FILE NO. B130/12

APPLICANT

St. Mary's Cement Inc. (Canada)
55 Industrial St.
Toronto ON M4G 3W9

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 4

Proposal is to sever a lot 0.77 hectares with 88m frontage on Forestell Rd and 78m frontage on SR 12, former gravel pit for proposed rural residential use.

Retained parcel is 22.3 hectares with 283m frontage on SR 10, 717m frontage on Forestell Rd and 207m frontage on SR 12, existing gravel pit. Portion to be rehabilitated, portion to remain operational.

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

January 23, 2013

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 County Treasury Department

Conservation Authority - GRCA Neighbouring Municipality - City of Guelph

Bell Canada County Clerk Roads

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. 2160 or 2170 Fax: 519-837-3875

Required Fee: \$ 925
Fee Received: Nov 20/12

File No. B130/12

Accepted as Complete on: Nov 20/12

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

2. Name of Registered Owner(s) St. Mary's Cement Inc. (Canada)

Address 55 Industrial Street, Toronto, ON, M4G 3W9

Phone No. Home: [REDACTED] Business: [REDACTED]

Name and Address of Applicant (as authorized by Owner) [REDACTED]

Name and Address of Owner's Authorized Agent (or authorized solicitor):

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

[REDACTED]

Please specify the person who is to be contacted if more information is needed and who is responsible for posting the "Notice Cards"

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

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

☒ **Conveyance** (Specify type and use of new lot, e.g. residential, agricultural, commercial):

New lot for residential purposes.

OR

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

(b) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged:

FUTURE OWNER IS COX CONSTRUCTION

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

Local Municipality: Geographic Township of Puslinch

Concession 4

Lot No. 11 & 12

Registered Plan No. [REDACTED]

Lot No. [REDACTED]

Reference Plan No. 61R-7993

Part No. 2

Civic Address Forestell Road

(b) When was property acquired: July 19, 2006

Registered Instrument No. WC144695

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

Frontage/Width 88 ± AREA 0.77 ha±
Depth 88 ± Existing Use(s) Former Gravel Pit

Existing Buildings or structures: NONE

Proposed Uses (s): A new home to be constructed on severed parcel

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

- ☐ Provincial Highway
☐ County Road
☒ Municipal road, maintained year round
☐ Municipal road, seasonally maintained
☐ Easement
☐ Right-of-way
☐ Private road
☐ Crown access road
☐ Water access (specify what boat docking and parking facilities are available on the mainland):

Type of water supply - Existing [] Proposed [X] (check appropriate space & specify where indicated):

- ☐ Municipally owned and operated piped water system
☒ Well (specify whether individual or communal): INDIVIDUAL WELL
☐ Lake
☐ Other (Specify):

Type of sewage disposal - Existing [] Proposed [X] (check appropriate space & specify where indicated):

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

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

Frontage/Width 283 ± AREA 22 ha±
Depth 604 ± Existing Use(s) GRAVEL PIT

Existing Buildings or structures: NONE

Proposed Uses (s): PORTION OF PIT TO BE REHABILITATED; PORTION OF PIT TO REMAIN OPERATIONAL.

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 (specify what boat docking and parking facilities are available on the mainland):

Type of water supply - Existing [] Proposed [] (check appropriate space & specify where indicated):

- ☐ Municipally owned and operated piped water system
☐ Well (specify whether individual or communal): NO WELL PROPOSED OR REQUIRED
☐ Lake
☐ Other (Specify):

Type of sewage disposal - Existing [] Proposed [] (check appropriate space & specify where indicated):

- ☐ Municipally owned and operated sanitary sewers
☐ Septic Tank (specify whether individual or communal): NO SEPTIC PROPOSED OR REQUIRED
☐ Pit Privy
☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐
8. Is there a landfill within 500 metres [1640 feet]? YES ☐ NO ☒
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒
- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel? YES ☐ NO ☒ If answer to 9 b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☐ NO ☒
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☐ NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☒ NO ☐
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☒ NO ☐
15. Is there a noxious industrial use within 500 metres [1640']? YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☐ NO ☒

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

21. a) Has any Owner previously severed any land from the holding which existed as of June 25, 1970 and as registered in the Land Registry/Land Titles Office? YES ☒ NO ☐
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and supply the following information for each parcel severed: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred; And attach the information to this application.**

SUBJECT PARCEL WAS CREATED BY CONSENT JUNE 1999 BY INSTRUMENT LT16584

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES ☐ NO ☒ UNKNOWN ☐
23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES ☐ NO ☒

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

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

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

If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES [X] NO []

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

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

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

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

SECONDARY AGRICULTURAL IN A MINERAL AGGREGATE AREA

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

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

28. Is the land covered by a zoning by-law? YES [X] NO []

If YES, what is the zoning of the subject lands? EX-1 (EXTRACTION)

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

ZONE CHANGE TO BE APPLIED FOR AFTER THE SEVERANCE IS APPROVED

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

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

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

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

For mortgages just provide complete name and address of Mortgagee.

Questions 29 – 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. a) **PRESENT LAND USES-Severed & Retained Lands**

PROPOSED LAND USES

<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	[]	[]
Idle Agricultural Land	<u>0.8</u>	<u>6</u>	Surplus Farm House	[]	[]
Woodlot/Bushland	_____	_____	Retirement Lot	[]	[]
Pasture	_____	_____	Farm-help Lot	[]	[]
Number of Buildings	_____	_____	Non-Farm Residence	[X]	[]
Area of Residence	_____	_____	Comm./Ind./Instit.	[]	[X]
Other Uses (e.g. business)	_____	<u>16</u>	Addition to a Lot	[]	[]

b) Existing Crops:

Severed NONE Retained NONE

c) Proposed Crops:

Severed NONE Retained NONE

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

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []
Units Number _____



Van Harten
SURVEYING & ENGINEERING

November 19, 2012

21088-12

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: **Severance Sketch and Application
"Nigro" Pit
Part of Lots 11 & 12, Concession 4
PIN 71209-0094
Township of Puslinch**

RECEIVED

NOV 20 2012

**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, required deeds, a cheque to Wellington County for \$ 925 and a cheque to GRCA for \$380.

Proposal

Extraction activity on the westerly portion of the subject gravel pit is finished and currently under rehabilitation. The owner would like to apply for a severance at the northwest corner of the property. The proposed severance would be about 88m wide and 88 m deep for an area of 0.77 ha. The retained parcel would have an area of 22.3 ha.

Consideration was made to have a severance at the southeast corner of the property. The Minimum Distance Separation (MDS) requirement for the small chicken barn to the south ended up being quite large (about 240 metres) and therefore did not allow for a severance in this corner.

The property is currently zoned EX-I which allows for extraction activity. The proposed severance would have to be rezoned to Agricultural to allow for a rural residence.

We found the proposed severance to meet the key criteria for a new severance including:

- Designated as Secondary Agricultural in the County Official Plan
- Safe entrance along either Forestell Road or Sideroad No. 12
- Adequate MDS clearance
- No environmental concerns
- No severance since May 1999
- Ownership for more than 5 years

Ownership Information

The ownership information was gathered from Registry Office records and request for ownership confirmation has been given to the Township of Puslinch. We will forward to you the confirmation from Puslinch once it has been received.

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

JEB:lb

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use <u>NONE</u>
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____

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

Type:	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 []

35. Are there any barns within 500 metres [1640'] of the severed lot? **YES [X] NO []**

If the answer is yes, these barns **must be shown on the application sketch with approximate measurements to proposed lot lines of the parcel to be severed and retained.**

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

System Type:	Municipal Drain []	Name of Drain _____
	Field Drain []	Area of land tiled _____ (Acres)
Drain Outlet Location:	Owner's Lands []	Neighbour's Lands [] River/Stream []

37. 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:

38. 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 review attached covering letter. A zone change is expected. A change in the extraction license is expected. New berms to be constructed around severed parcel.

NOTES:

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



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:

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

Owner of Livestock Facility Doreen Nigro

Civic Address 4656 Sideroad No. 12

Municipality Rustich

Lot 11212

Concession 4

DIV 90

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

36 hectares 90 acres 90%

Closest distance from the livestock facility to the new lot and/or land use

 metres feet

Closest distance from the manure storage system to the new lot and/or land use

 metres feet

Signature of Livestock Facility Owner

Date

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more

Liquid Manure: Less than 18% dry matter

Digestate: Less than 18% dry matter

- | | |
|----|---|
| 0 | No storage required (manure/material stored for less than 14 days) |
| V1 | Solid, inside, bedded pack |
| V2 | Solid, outside, covered |
| V3 | Solid, outside, no cover, greater than or equal 30% dry matter |
| V4 | Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage |
| L1 | Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage |
| V5 | Liquid, inside, underneath slatted floor |
| V6 | Liquid, outside, with a permanent, tight fitting cover |
| V7 | Liquid, (digestate), outside, no cover |
| L2 | Liquid, outside, with a permanent floating cover |
| M1 | Liquid, outside, no cover, straight-walled storage |
| M2 | Liquid, outside, roof, but with open sides |
| H1 | Liquid, outside, no cover, sloped-sided storage |

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

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)	90	spread on field
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
Turkeys	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
Veal	Turkeys at any other weights, or unknown		
	Milk-fed		
Other	Grain-fed		
	(2) Implement shed storage tractors	6 tractors	
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		

*see terms defined on reverse side of page

Minimum Distance Separation I (MDS I) Report

File: CBM Nigro.mds

Application Date: 16-Nov-2012
File Number: 21088-12

Preparer Information
Jeff Buisman
Vanharten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
Phone #1: 519-821-2763 x225
Email: jeb@vanhartensurveying.com

Applicant Information
Unspecified
County of Wellington

Calculation #1

Adjacent Farm Contact Information
Nigro Property

Farm Location
County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 4
Lot: 12

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Chickens; Broiler breeder layers (males/females transferred in from grower barn); Cages	90	0.9	11 m²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 36 ha

Manure/Material Storage Type: No storage required (manure/material is stored for less than 14 days)

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 447
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 1

Distance from nearest livestock building 'F' (A x B x D x E):	Required Setback 241 m (790 ft)	Actual Setback
Distance from nearest permanent manure/material storage 'S':	No existing storage	

Signature of Preparer: _____
Jeff Buisman, Vanharten Surveying Inc.

Date: _____

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



SEVERANCE SKETCH
PART OF LOTS 11 AND 12,
CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000

0 50 100 150 200metres

VAN HARTEN SURVEYING INC.

PIN 71209 - 0003 (LT)

SUBJECT
PROPERTY

LOT 12,
CON. 4



LOT 11, CONCESSION 4

PART

PART 1, 61R-276
EASEMENT IN FAVOUR
OF UNION GAS

3,

61R

PIN 71209 - 0003 (LT)

PIN 71209 - 0003 (LT)

LOT 13, CONCESSION 4

2872

PIN 71209-0158 (LT)

PIN 71209-0003 (LT)

PIN 71209 - 0004 (LT)

(12.12m WIDE) TRAVELLED ROAD, KNOWN AS FORESTELL ROAD

APPROXIMATE LIMIT BETWEEN NORTH AND SOUTH HALVES OF LOTS

PIN 71209 - 0158 (LT)

ON GOING EXTRACTION

LANDS TO BE
SEVERED
AREA=0.77±ha

PART 1, 61R -- 7993

PIN 71209 - 0094 (LT)

PART 2, 61R -- 7993

EXTRACTION
COMPLETED

CREATED BY CONSENT, JUNE 1999
BY INSTRUMENT LT16584

LANDS TO BE
RETAINED
AREA=22.3±ha

O.P. : SECONDARY AGRICULTURE

PART 1,
61R-11599
PIN 71209-0176(LT)

ZONING : EXI

PART 3,
61R -- 7993
PIN 71209-0090(LT)

PART 1,
61R-10692
PIN 71209-0156(LT)

PART 1,
61R - 1575
PIN 71209-0158(LT)

Nov 19, 2012-9:20am
G:\PUSLINCH\CON4\ACAD\SEVERANCES\SEVPTLOTS11,12 (CBM).dwg

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 EXTRACTIVE INDUSTRIAL ZONE.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & MINERAL AGGREGATE AREA.
4. DISTANCES TO BARNS ARE TAKEN FROM GRCA GIS MAPPING WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
ON THE 16th DAY OF NOVEMBER, 2012

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

CHECKED BY: J.E.B.

PROJECT No. 21088-12

B130/12
St. Mary's
Forestell
Rd/5R12
P4L511/12
Conc 4



*County is not
in support & asking
for deferral*

Application	B130/12
Location	Part Lot 11 & 12, Concession 12 TOWNSHIP OF PUSLINCH
Applicant/Owner	St. Mary's Cement Inc. (Canada)

PLANNING OPINION: This proposal would sever a 0.77ha (1.9 ac) vacant rural residential lot. The retained parcel is 22.3ha (55.1 ac) and is currently functioning as a gravel pit.

We have concerns with this application regarding compatibility with surrounding aggregate operations, particularly with respect to noise. We would recommend deferral subject to receipt of a noise impact assessment prepared by a qualified acoustical engineer, addressing compliance with the applicable Ministry of the Environment (MOE) noise criteria relative to the extractive uses in the area.

If approved, we would request that the following matters be addressed as conditions of approval:

1. MDS 1 compliance to the satisfaction of the County of Wellington;
2. That servicing can be provided to the satisfaction of the local municipality, including provision of a soils report from a professional engineer to ensure that the size of the severed and retained parcels are appropriate for well and septic systems;
3. That safe driveway access can be provided to the satisfaction of the local municipality;
4. That the owner provide confirmation from the Ministry of Natural Resources that confirms that the aggregate license for the property has been surrendered;
5. That the owner provides a noise impact assessment addressing Ministry of the Environment (MOE) noise criteria relative to the extractive uses in the area satisfactory to the Township of Puslinch; and
6. That the owner prepare and execute a consent agreement with the Township of Puslinch which will address implementation of any required noise mitigation measures and include a warning clause with respect to the noise which may be experienced at the property from the ongoing gravel extraction in the area; which agreement will be prepared and registered on title, at the applicants' sole expense; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

PROVINCIAL POLICY STATEMENT (PPS): According to Section 2.5.2.4 of the PPS "Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact."

According to Section 2.5.2.5 of the PPS "In areas adjacent to or in known deposits of mineral aggregate resources, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed."

We are satisfied that the small size of the subject property would make it unfeasible to remove mineral aggregate material (if present) from the property.

With respect to Minimum Distance Separation 1 (MDS1) we have been provided with a farm data form for the barn to the south (4656 Sideroad 12 North). Guideline 19 states "MDS calculations shall be based on the maximum livestock housing capacity for all livestock facilities on a lot, even if the building is not currently used, but is structurally sound and reasonably capable of housing livestock. There appears to be three livestock facilities at the above location, we require clarification as to the use of all the barns in order to determine MDS 1 compliance.

GREENBELT PLAN: Not in Greenbelt area.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated SECONDARY AGRICULTURAL and falls within the Mineral Aggregate Area overlay.



B130/12.....Continued

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on the date of provincial approval of the County Plan, subject to the following criteria:

- a) Individual services can be accommodated;
- b) The lot is not normally larger than 0.8 hectares (2 acres) unless existing natural features or development patterns make a larger lot more practical;
- c) The lot has access to an open and maintained public road;
- d) The residential use will not hinder or preclude potential agricultural or mineral aggregate operations;
- e) The residential use is compatible;
- f) The use is well removed from any settlement boundary;
- g) The applicant has owned the property for at least five years.

The matters under Section 10.1.3 were also considered, including g) that lots are not to be created in areas which would pose a threat to public health or safety.

According to Schedule B7 of the Plan, the subject property is identified within a Wellhead Protection Area 3 (WHPA 3). According to Section 4.9.5.5 of the Plan an enhanced level of sewage treatment is not required within a WHPA3 for small-scale residential development. As a result, we have no further concerns.

The matters under Section 10.1.3 were also considered, including b) "that all lots can be adequately serviced with...sewage disposal..." and i) "that natural resources such as....mineral aggregates would not be affected adversely".

LOCAL ZONING BY-LAW: The subject lands are zoned EX1 zone (Extractive Zone). The proposed residential lot will require a zone amendment.

ADDITIONAL INFORMATION:

There are two licenced and zoned aggregate operations in the immediate area: Nigro Pit (to the west and southeast), Cox Construction Pit (to the north and northwest) and Mast-Snyder Pit (to the northeast).

Nigro Pit (west of Sideroad 12) – Lands subject to the application

While MNR advises that extraction is nearing completion, potential impacts from this operation should still be considered. Access to the pit is from Sideroad 12, to the south of the proposed lot. The dwelling on the adjacent parcel (east) was one of the noise receptors included in the Noise Study submitted in support of the planning and licensing applications. A new dwelling on the proposed lot would be closer to the existing pit and as a result, it is unclear whether the existing noise control measures (berms, etc.) would keep the noise impact for the new dwelling within acceptable MOE limits.

Cox Construction Pit

The Cox Pit is a long-term extractive use which was expanded in the spring. Primary access to the pit is from Laird Road, however, the berms along Forestell Road are interrupted by what appears to be a service entrance at the dividing line between Lots 12 and 13. Similar to the Nigro Pit, it is unclear whether the existing noise control measures (berms, etc.) would keep the maximum noise impact for the new dwelling within acceptable MOE limits.

Mast-Snyder Pit

A licence was issued this spring for the Mast-Snyder pit and extraction will be a long-term use on this property. Primary access to the pit will be from Downey Road. Noise impacts are to be mitigated in compliance with the MOE limits and the existing dwelling on the retained lands was one of the residences evaluated in the Noise Assessment for the gravel pit. The existing dwelling is closer to the pit than the new lot, which would be over 300 m from the pit.

SITE VISIT INFORMATION: The subject property was visited and photographed on January 23, 2013. Notice Cards were **not** posted and the survey sketch appears to meet the application requirements.


Linda Redmond, Planner
January 24 2012



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

**PLAN REVIEW REPORT: County of Wellington Planning & Land Division Committee
Deborah Turchet, Secretary-Treasurer**

DATE: January 2nd, 2013

GRCA FILE: Wellington/Puslinch/2012/Sev/

RE: Application for Consent B130/12
Part Lots 11 and 12, Concession 4, Township of Puslinch
St. Mary's Cement Inc. (Canada)

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposed severance to create a new 0.77 hectare lot for rural residential use.

BACKGROUND:

1. Resource Issues:

No features of interest were identified on the subject lands.


2. Legislative/Policy Requirements and Implications:

None.

3. Additional Information/Suggestions provided in an advisory capacity:

We wish to acknowledge receipt of the applicant's cheque in the amount of \$380.00 for the review of this application.

Yours truly,


Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority
FN/ng

* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

cc: **Township of Puslinch**
St. Mary's Cement Inc. (Canada), 55 Industrial Street, Toronto, ON M4G 3W9
Jeff Buisman, 423 Woolwich Street, Guelph, ON N1H 3X3



Grand River Conservation Authority

Map created: December 28, 2012

Prepared by: NRG

B130-12

LEGEND

- DYKE (GRCA)
- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- LAKE SHORELINE REACHES (GRCA)
- LAKE FLOOD (GRCA)
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- LOTS (NRVIS)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- LAKE EROSION (GRCA)
- LAKE DYNAMIC BEACH (GRCA)
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TDE
- WETLAND (NRVIS)
- PROVINCIALLY SIGNIFICANT
- OTHER
- UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<http://grims.grandriver.ca/docs/SourcesCitations1.htm>

0 45 90 135 180 m.

NAD 1983, UTM Zone 17

Scale 1:3,948



Kelly Patzer

From: Jeff Buisman <[REDACTED]>
Sent: October-31-17 10:48 AM
To: Kelly Patzer; Karen Landry
Cc: [REDACTED]
Subject: FW: Surrender of Licence 20749
Attachments: 20749_InspectionRpt_2017_10_27_1.pdf; ATT0000[REDACTED].htm; Surrender Inspection October 2017 Photos.pdf; ATT00002.htm; Signed surrender letter October 2017.pdf; ATT00003.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly and Karen, please find attached information about surrendering the license at the Nigro pit. We would like to move forward with severance application B130/12 that was put on hold (deferred) at the request of the Township. Now that the license is surrendered, can the Township Planning Committee review this application to confirm that their concerns have been addressed.

Thanks,

Jeff Buisman, B.Sc., B.E.S., OLS, OLIP
Ontario Land Surveyor



www.vanharten.com



423 Woolwich Street, Guelph, Ontario N1H 3X3
T 519-821-2763 x225 **F** 519-821-2770
[REDACTED]

[REDACTED] the party to whom it is addressed and may contain information which is privileged and/or confidential. Any other delivery, distribution, copying or disclosure is strictly prohibited and is not a waiver of privilege or confidentiality. If you receive this telecommunication in error, please notify the sender immediately by return electronic mail and destroy the message.



Please consider the environment before printing this email.

From: Regan Cox [REDACTED]
Sent: Tuesday, October 31, 2017 7:16 AM
To: Jeff Buisman
Subject: Fwd: Surrender of Licence 20749

See Seana Richardson surrender letter enclosed. Would the Clerk be the contact at the Township and County?

Regards,

Regan A. Cox
(519) 824-6570, 222 office
[REDACTED]

Sent from my iPhone on the TELUS network

Begin forwarded message:

From: "Richardson, Seana (MNR)" [REDACTED]
Date: October 31, 2017 at 7:06:16 AM EDT
To: [REDACTED]
Subject: Surrender of Licence 20749

Hi Regan,

See attached surrender letter and notice of inspection for our site visit on Friday. I will be sending copies via mail to the municipalities, but I recommend if you have a contact you send them the digital copy of the letter. Please forward site photos as vegetation continues to grow.

Thank you,

Seana

Seana Richardson
Aggregate Technical Specialist
Ministry of Natural Resources and Forestry, Guelph District
1 Stone Road West
Guelph ON, N1G 4Y2
(P) 519-826-4927
(E) Seana.Richardson@ontario.ca



Ontario Inspection Report under the Aggregate Resource Act

Site Description

Date of Inspection:	October 27, 2017	Licence/Permit Number:	20749
Licensee/Permittee Name:	Cox Construction Limited		
Site Name:	Nigro Pit		
Address:	687 Eramosa Road P.O. Box 427, GUELPH	E-Mail Address:	
Lot(s):	Part Lots 11-12	Conc.(s):	Concession 4
Local Municipality:	PUSLINCH TP	Township:	PUSLINCH
County/Region:	WELLINGTON CO	Mining Claim #:	
Licence/Permit Area (ha):	23.03	UTM# (NAD 83):	
Inspection Category:	Surrender	Extraction Area (ha):	17.82
Operation Type:	Pit	Authority Type:	Class A Licence
Above Water:	No	Operating Status:	Dormant

Critical Inspection Items

Inspection Results: ✓ Compliance X Non Compliance n/a Not applicable n/i Not Inspected

A. General

1. n/i Identification Sign 2. ✓ Gates 3. ✓ Entrance/Exit:

B. Operational

1. n/a Berms	2. n/a Setbacks	3. n/a Stockpile Location
4. n/a Face Heights	5. n/a Trees within 5m	6. ✓ Extraction Depth
7. n/a Buildings	8. n/a Stripping	9. ✓ Progressive Rehab
10. ✓ Inert Fill	11. n/a Undercutting	12. n/a GPS Corners
13. ✓ Boundary Demarcation		

C. Equipment

1. n/a Asphalt Plant	2. n/a Concrete Plant	3. n/a Portable Crusher
4. n/a Permanent Crusher	5. n/a Wash Plant	6. n/a Screening Plant

D. Environmental

1. n/a Pumping	2. n/a Discharging (ECA)	3. n/a Ditching
4. n/a Permit to take Water	5. n/a ECA 2	6. n/a Scrap
7. n/a Dust	8. n/a Fuel Storage	9. n/a ESA
10. n/a PSW	11. n/a Woodlands	12. n/a ANSI

E. Recycling

1. n/a Asphalt (RAP)	2. n/a Concrete	3. n/a Glass
4. n/a Bricks	5. n/a Slag	6. n/a Asphalt Shingles

F. Monitoring Reports

1. n/i Water Monitoring	2. n/i Noise Monitoring	3. n/i Blast Monitoring
4. n/i AMP		

G. Other / Notes

See attached inspection photos. Site has been rehabilitated as per the site plan. (Agricultural and wetland areas). Hydroseed has been laid down and the licensee has committed to restoring any areas that do not take. Severence application requires surrender of licence before it can proceed and licensee was given deadline of October 31st. The entrance area still requires a small amount of topsoil to be brought in and vegetation

Inspection Results

Satisfactory (Site in Compliance): Yes
Remedial Action Required by Licensee/Permittee: No

Delivery/Attachments/Referral

Delivered By: Mail: ☒ EMail: ☒ Personal: ☐
Discussed/Accompanied by:
Referred To: Ministry of the Environment and Climate Change: ☐
 Ministry of Labour: ☐
 Fisheries and Oceans Canada: ☐
 Ministry of Northern Development and Mines: ☐
 Other:
Reason for referral:

Aggregate Inspector Information

Badge #: 095 Name: Seana Richardson Phone: 519-826-4927 Fax: 519-826-4929
Address: 1 Stone Rd. W
E-Mail: seana.richardson@ontario.ca MNR District: Guelph, Midhurst

**Ministry of Natural
Resources and Forestry**

Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

**Ministère des Richesses
naturelles et des Forêts**

Telephone: (519) 826-4955
Facsimile: (519) 826-4929



October 30, 2017

Cox Construction Limited
687 Eramosa Road
P.O. Box 427
Guelph, ON
N1H 6K5

Attention: Regan Cox

SUBJECT: Surrender of Licence under the Aggregate Resources Act
St. Marys Cement Inc. (Canada)- Licence #20749
Part Lots 11-12, Concession 4
Township of Puslinch, County of Wellington

Dear Mr. Cox;

Further to your letter of October 17, 2017 in which you request that Licence #20749 be surrendered, please be advised that this Ministry completed an inspection of your pit property on October 27, 2017 and determined that the site has been rehabilitated as per the site plan and to the satisfaction of this Ministry.

In addition, the Ontario Aggregate Resources Corporation has advised this Ministry that all outstanding fees and reporting for Licence #20749 have been received. As a result, Licence #20749 is now surrendered and you are no longer under any obligations outlined under the Aggregate Resources Act.

Should you require any further information regarding this matter, please contact the undersigned at this office.

Yours truly,


Seana Richardson
Aggregate Technical Specialist
MNRF Guelph District
P: 519-826-4927

cc: Clerk, Township of Puslinch
Clerk, County of Wellington
Ministry of Labour- London
The Ontario Aggregate Resources Corporation

To meet with our staff please be sure to call ahead and make an appointment.
For general information visit: www.mnr.gov.on.ca or www.ontario.ca







**APPLICATION for MINOR VARIANCE
SUBMISSION DEADLINE****2018 PDAC and CofA MEETING DATE**

Friday December 16 th , 2017	Tuesday January 9 th , 2018 @ 7 p.m.
Friday January 12 th , 2018	Tuesday February 13 th , 2018 @ 7 p.m.
Friday February 16 th , 2018	Tuesday March 13 th , 2018 @ 7 p.m.
Friday March 9 th , 2018	Tuesday April 10 th , 2018 @ 7 p.m.
Friday April 13 th , 2018	Tuesday May 8 th , 2018 @ 7 p.m.
Friday May 11 th , 2018	Tuesday June 12 th , 2018 @ 7 p.m.
Friday June 15 th , 2018	Tuesday July 10 th , 2018 @ 7 p.m.
Friday July 13 th , 2018	Tuesday August 14 th , 2018 @ 7 p.m.
Friday August 10 th , 2018	Tuesday September 11 th , 2018 @ 7 p.m.
Friday September 14 th , 2018	Tuesday October 9 th , 2018 @ 7 p.m.
Friday October 12 th , 2018	Tuesday November 13 th , 2018 @ 7 p.m.
Friday November 16 th , 2018	Tuesday December 11 th , 2018 @ 7 p.m.
Friday December 14 th , 2018	Tuesday January 8 th , 2019 @ 7 p.m.