

AGENDA

COMMITTEE OF ADJUSTMENT:

- 1. OPENING REMARKS
- 2. APPOINTMENT of CHAIR, VICE-CHAIR term February 2015 February 2017
- 3. APPOINTMENT OF SECRETARY-TREASURER
- 4. DISCLOSURE OF PECUNIARY INTEREST
- 5. APPROVAL OF MINUTES

Regular Committee of Adjustment Meeting held Tuesday November 10, 2014

- 6. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION (under section 45 of the Planning Act) to be heard by the Committee this date:
- 6(a) Minor Variance Application D13/HAY Chad Hayden Property described as Part Lot 24, Concession 9, 0 Victoria Street S, Township of Pulsinch

Requesting Relief from provisions of Zoning By-Law #19/85, as amended, to permit two (2) existing accessory buildings to remain on the subject property without a dwelling for an additional 6 months.

DEVELOPMENT APPLICATIONS:

7. APPROVAL OF MINUTES

Regular Planning Advisory Committee Meeting held Monday November 24, 2014

8. Zoning By-law Amendments

- 8(a) D14/J2K 227 Brock Road Zoning Amendment from Agricultural to Commercial to permit a proposed car wash and retail strip mall use.
- 9. Land Division
- 9(a) Severance (Easement) Application D10/SAL John&Hanan Saliba (County file B1/15) Property described as Part Lot 11, Concession Gore, Municipally known as 6774 Gore Road

Proposed easement is 0.1 acres with 20' frontage for access in favour of the retained parcel. Application to provide a registered easement to provide access across proposed severed parcel (B2/15) to the hayfield on the retained off Sideroad 10 South

9(b) Severance Application D10/SAL – John&Hanan Saliba (County file B2/15) Property described as Part Lot 11, Concession Gore, Municipally known as 6774 Gore Road

Proposed severance is 2.1 acres with 500' frontage, existing hayfield for proposed rural residential use.

Retained parcel is 26.1 acres with 370.2' frontage on Sideroad 10 S and 1134.7 frontage on Gore Rad, existing and proposed rural residential and agricultural use with existing house and garage

9(c) Severance Application D10/LOR – Edward&Heather Lorenowicz (County file B6/15) Property described as Part Lot 10, Concession 3, Municipally known as 6746 Wellington Road 34

Proposed severance is 86m frontage x 60 metres = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.7 hectares with 138m frontage on Wellington Rd 34 and 69 m frontage on Sideroad 10 N, existing and proposed rural residential use with existing dwelling and shop.

9(d) Severance Application D10/WIL – Leonard Williams (County file B7/15) Property described as Part Lot 22, Concession 11, Municipally known as 4439 Concession 11

Proposed severance is 56m x80m = 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 66 m frontage, existing and proposed rural residential use with existing dwelling.

9(e) Severance Application D10/COX - (County File B14/15) Property described as Part Lot 19, Concession 9, Municipally known as 4501 Victoria Road S

Proposed severance 1.65 hectares with 6.1m frontage, vacant land for proposed rural residential use.

Retained parcel is 38.8 hectares with 337 m frontage, existing and proposed rural residential use with existing dwelling, shop and storage building.

10. COMMITTEE ORIENTATION

Presentations by Karen Landry and Sarah Wilhelm

- 11. CLOSED MEETING no matters
- 12. NEXT MEETING Tuesday March 10, 2015 @ 7 p.m.
- 13. ADJOURNMENT

COMMITTEE OF ADJUSTMENT



TOWNSHIP OF PUSLINCH

Date: February 10, 2015

To: Committee of Adjustment

From: Kelly Patzer, Development Coordinator

Re: Planning Recommendation for Application D13/HAY – Chad Hayden Property described as Part Lot 24, Concession 9 Municipally known as 0 Victoria Road South Township of Puslinch

Application:

Requesting relief from Zoning By-law 19/85, as amended, to:

1. Permit two (2) existing accessory buildings to remain on the subject property without a dwelling for an additional 6 months.

History:

The Township of Puslinch entered into an Agreement that was registered on title with Linda Hayden to fulfill conditions of Minor Variance A10/13, which requested permission to allow two sheds to exist on the property that did not have a single family dwelling. The minor variance was applied for to satisfy a condition of County of Wellington Severance Application B41/12 that resulted in the two accessory buildings being severed from the single family dwelling located at 4399 Victoria Road South.

On July 9th, 2013, the Committee of Adjustment approved Minor Variance A10/13 to permit the two sheds on the property without a dwelling subject to the following conditions:

- an occupancy permit being issued by January 9, 2015 for a new single detached dwelling; and
- submit a \$20,000 security deposit in a form satisfactory by Friday September 30, 2013 to the Township to ensure demolition of the accessory buildings; and
- to enter into an agreement with the Township by September 30, 2013 regarding the terms to the security deposit and the demolition of the accessory buildings; and

• the applicant be responsible for all costs incurred by the Township related to the agreement preparation and registration.

No appeals were received and the decision was final and binding on July 31, 2013.

The Agreement between Linda Hayden and the Corporation of the Township of Puslinch was executed September 26, 2013. Since that time the property has been severed and Chad Hayden has become the current owner. Due to extenuating circumstances, the applicant is requesting an extension of 6 months to remove the two accessory buildings from the property.

County of Wellington Official Plan:

The property is designated as Secondary Agricultural in the County of Wellington Official Plan. Single detached homes and accessory residential uses are permitted within this designation.

Township of Puslinch Zoning By-law:

The subject property is zoned Agricultural (A) under By-law 19/85. A single detached dwelling is a permitted use within this zone. The by-law requires a main building or structure on a property to permit an accessory building or structure.

Circulation Comments:

This application was circulated for review and comment to Township Departments, external agencies and the general public. No objections were received.

The County of Wellington commented that the Committee should apply a condition which specifies that the minor variance applies for a period of up to and not exceeding six months from the date of approval.

Recommendation:

Staff have no objections to this application being approved subject to the following condition:

1. The two sheds shall be demolished by the date of July 9, 2015 in the event that an occupancy permit for a new single detached dwelling is not obtained on, or before, July 9, 2015.

Note:

The approval of this Minor Variance Application does not alter any items in the existing Agreement other than the date of the removal of the sheds and/or the issuance of an occupancy permit for a new residential dwelling.

ZONING BY-LAW AMENDMENTS

Application for Amendment to the Zoning By-law

under The Planning Act, R.S.O. 1990 c.P.13, as amended



Township of Puslinch

7404 Wellington Road 34 R.R. #3 Guelph, ON N1H 6H9 Tel: (519) 763-1226 Fax: (519) 763-5846

File No.

The Amendment

✤ 1. Type of Amendment

Site specific

□ Other (please specify):

* 2. Purpose of and reasons for the proposed amendment(s):

Re-zoning

Change the current zoning from Agricultural (A) to Highway Commercial (C2)

✤ Date Submitted: <u>14</u> / <u>11</u> / <u>20</u> dd mm yyyy

General Information

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3. Applicant Information

*	Registered Owners N	Name(s):J2K Capital Inc.,Dave Jassal
	Address	415 Woodlawn Road, Guelph ON, N1H 7M1
	E-mail address	hu0299@hotmail.com
	Tel. No. Home	519-760-4224 Work 519-780-1822 Fax 519-780-0605
	Applicant (Agent) Na	
	Address	322 Ontario Street, Stratford ON, N5A 3H8
	Tel. No. Home	ritz.darryl@bellnet.ca Work 519-271-4603 Fax 519-271-8043
*		phone number of all persons having any mortgages, charges or encumbrances on the property: Town Line, R.R.#1 Moffat, ON L0P 1J0
		n, 125 Palmer Street, Guelph, ON N1E 2R2
	HOWAIU RODINSOL	
	Send corresponden	ce to: Owner Agent Other
*	When did the currer	nt owner acquire the subject land? Date: <u>January 2013</u>
4.	What area does the	e amendment cover?
	the "entire" prop	
	□ a "portion" of th	
		ould be illustrated on the required drawing under item 24 of this application)
5.	Provide a descript	ion of the "entire" property:
	Municipal Address	227 Brock Road
	Concession	7 Lot 26 Registered Plan No. 61R-863
	Area 1,314	ha Depth 68.47 m Frontage 191.42 m
	3.248	$ac \frac{224.64}{224.64}$ ft 628.02 ft
6.		ion of the area to be amended if only a "portion" of the property:
	Area	_ ha Depth m Frontage m ac ft ft
	/	- ^{ac} / " / "
7.	Is the application t	o amend the zoning by-law consistent with the Provincial Policy Statement?
	■ Yes □	l No
8.	Is the subject land	within an area of land designated under any provincial plan or plans?
	Greenbelt Plan	
٠	If yes, does the app	lication conform to and not conflict with the applicable provincial plan or plans? \Box Yes \Box No

9. County Official Plan

What is the current County Official Plan designation of the subject property? Rural Industrial (County has amendment in place to change to Rural Employment Area with special policy PA7-1)

List land uses permitted by the current Official Plan designation

Rural Industrial - repair, servicing, distribution and storage of material, retail sale of products.

How does the application conform to the Official Plan?

Meets the requirements of the Rural Industrial zone and is a similar use to the surrounding sites.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the official plan or official plan amendment that deals with the matter.

*	If the application is to remove land from an area of employment, provide details of the official plan or official plan amendment that
	deals with the matter.

n/a

n/a

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions.

n/a

10. Zoning

What is the current zoning of the property? Agric

Agricultural (A)

What uses are permitted? agricultural, single dwelling, retail farm sales, church, school, open space, etc..

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions. n/a

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements, provide a statement of these requirements.

Neighboring site (ESSO) has already been zoned C2-4.

Existing and Proposed Land Uses and Buildings

* 11. What is the "existing" use(s) of the subject land?

Agricultural / Bush land

✤ 12. How long has the "existing" use(s) continued on the subject land?

25 + years

* 13. What is the "proposed" use(s) of the subject land?

Highway Commercial C2

- car wash establishment and future retail strip mall.

14. Provide the following details for all buildings or structures on the subject land:

(please use a separate page if necessary)

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< < < <	or structures Date of construct	(s) <u>no</u> i tion a uilding/struct	m sq. m sq. m		ft sq. ft. sq. ft. ft ft ft ft	Phase 2	- <u>C</u> arwash - <u>E</u> - <u>S</u> trip Ma <u>ll - I</u> m sq. m er to drawings m mm mm	DWG SP3 1	t sq. fl. sq. fl. t t t
Exi	isting and Pro	posed Sei	rvices						
	What is the acce			?					
	 Provincial Hig Other (please s 				ained municipal r ained municipal r		□ Right-of-v □ Water ac		
	3 4								
16.	What is the name Wellington Roa			-	cess to the sub	ject property	?		
17.	If access is by w distance of these item 24 of this applicate n/a	e facilities fi							
18.	Indicate the appl	icable wate	r supply and se	wage dispo	sal:				is
	a) Existing b) Proposed	Municipal Water □ □	Communal Water □ □	Private Well □	Other Water Supply □ □	Municipal Sewers □ □	Communal Sewers □ □	Private Septic □	Other Sewage Disposal
19.	If the application would more than □ Yes								
*	If yes, the followin	g reports are	e required:						
	A servicing ofA hydrogeolo		; and						
20.	How is storm dra	s 🗆	Ditches	■ Swa leted to allo			ans (explain below):	

Other Related Planning Applications

21. Has the current owner (or any previous owner) made application for any of the following, either on or within 120 metres of the subject lands?

				*	File No.	Date Filed	Approval Authority	Subject Lands	Purpose	✤ Status
	Official Plan Amendment	🗆 Yes	No No	-						
*	Zoning By-law Amendment	Yes	🗆 No	_				ESSO		complete
	Minor Variance	□ Yes	No No	4						
*	Plan of Subdivision	□ Yes	No	4						
*	Consent (Severance)	□ Yes	No	<u>_</u>						
	Site Plan Control	Yes	🗆 No	-				ESSO		complete

22. Has the subject land ever been the subject of a Minister's Zoning Order?

🗆 Yes 🔳 No

If yes, provide the Ontario Regulation number of that order, if known: <u>n/a</u>

Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Sewage System Consultation, Reclaim Water Carwash System, Geotechnical Investigation Report, Vegetation and Tree Inventory Plan Report, Environmental Site Assessment, Traffic Impact Study

* Application Drawing

- 24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases it may be more appropriate to submit additional drawings at varying scales to better illustrate the proposal. The drawing must include the following information:
 - owner's/applicant's name;
 - □ legal description of the property;
 - boundaries and dimension of the subject property and its current land use;
 - dimensions of area of amendment (if not, the entire property);
 - ✤ □ the size and use of all abutting land;
 - □ all existing and proposed parking and loading areas, driveways and lanes;
 - the location and nature of any easements or restrictive covenants on the property;
 - □ the location of any municipal drains or award drains;
 - Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
 - the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - In the name, location and width of each abutting public or private road, unopened road allowance or right-of-way;
 - * 🛛 if access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
 - other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits).

The drawing should also include the scale, north arrow and date when the drawing was prepared.

*

Authorization for Agent/Solicitor to act for Owner

Application fee of \$_2000.000 received by the municipality:

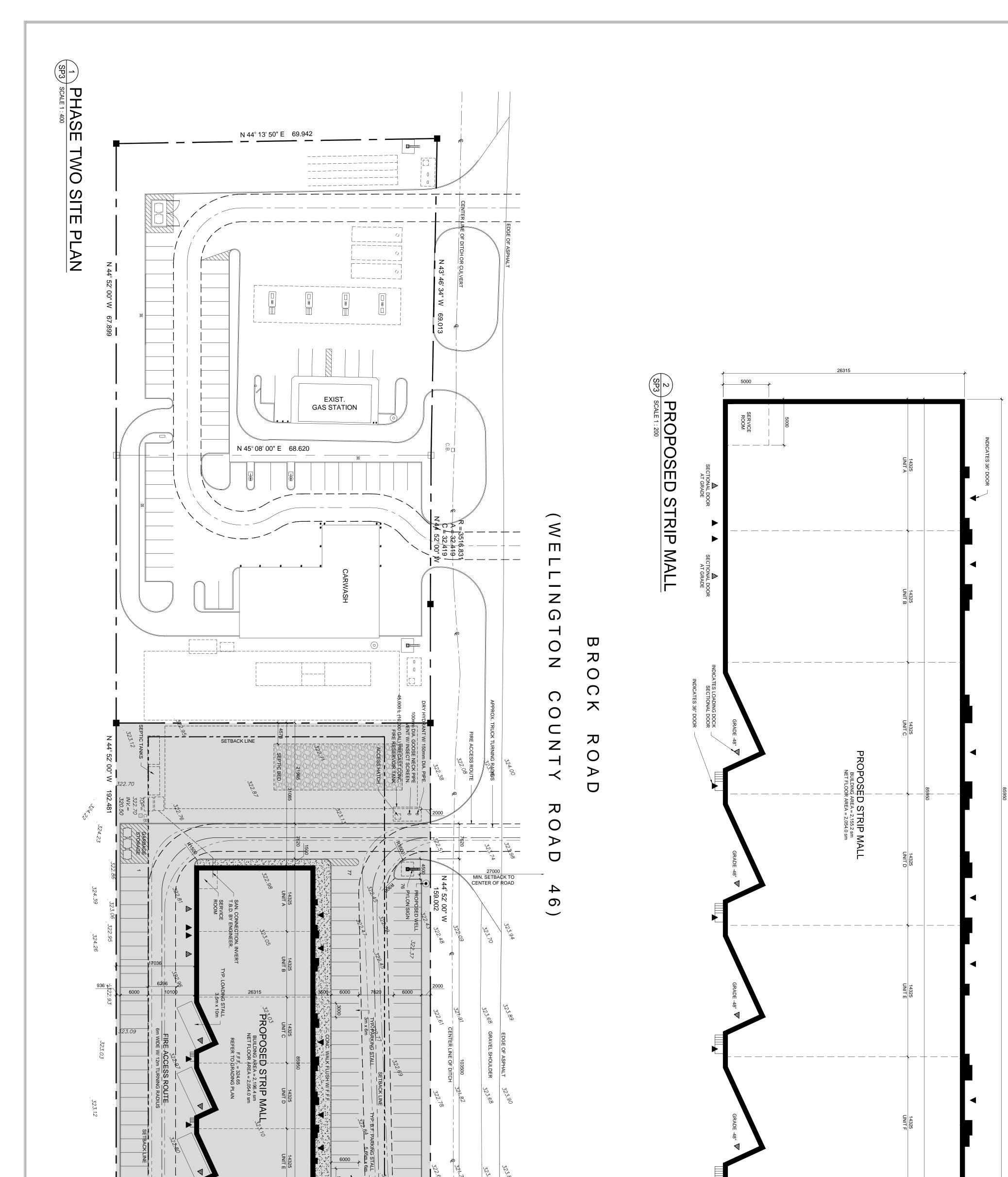
Signature of Municipal Employee

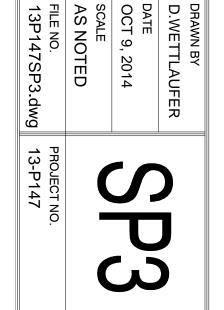
Nov 201 Date

Application deemed complete:

Signature of Municipal Employee

Date





DATE OCT 9, 2014 SCALE AS NOTED DRAWN BY D.WETTLAUFER PHASE TWO FUTURE STRIP MALL SITE PLAN

29

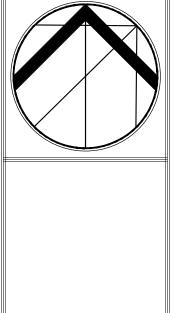
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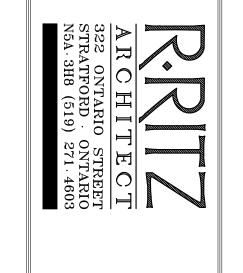
24.03

TITLE ABERFOYLE, ONTARIO

WELLINGTON COUNTY ROAD 46

MALL PROJECT PROPOSED STRIP





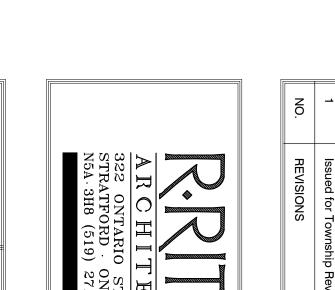
NO.	-	N	З	
REVISIONS	Issued for Township Review	Issued for Rezoning Application	•	
DATE	Sep 16/14	Nov 14/14	I	

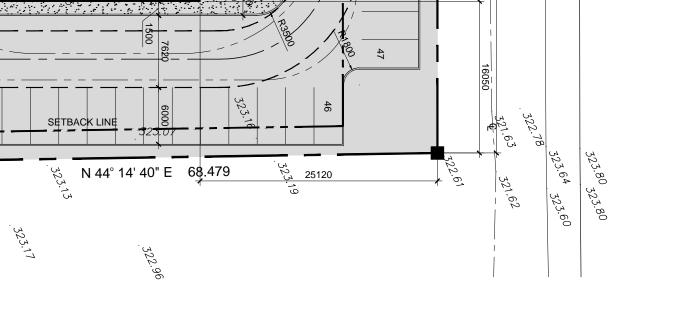
NO.	-	N	3
REVISIONS	Issued for Township Review	Issued for Rezoning Application	-
DATE	Sep 16/14	Nov 14/14	•

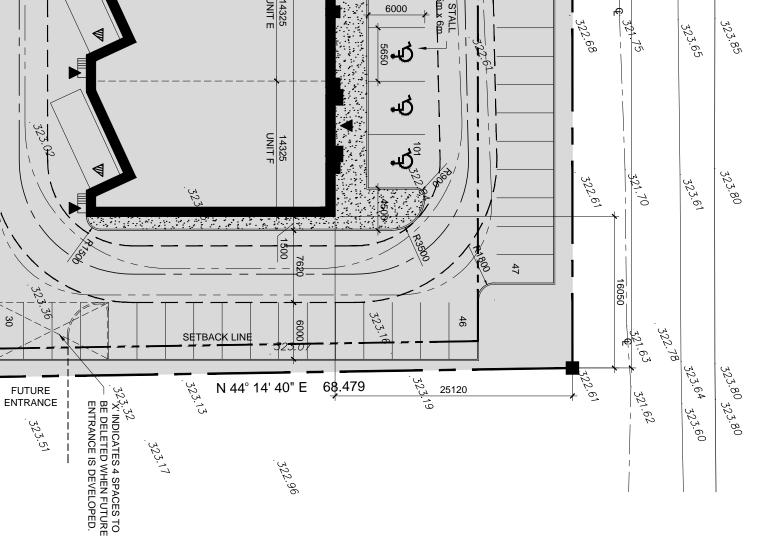
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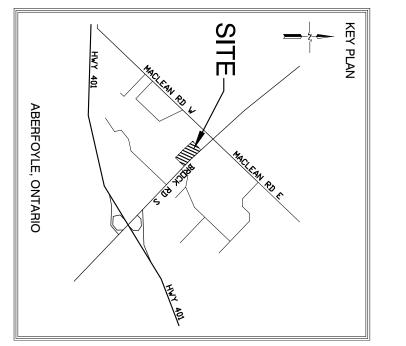
DATE	REVISIONS	NO.
Sep 16/14	Issued for Township Review	1
Nov 14/14	Issued for Rezoning Application	N
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	<u>20</u>	-	
ARCHITECT	REVISIONS	Issued for Township Review	Issued for nezofiling Application
	DATE	Sep 16,	NOV 14









GENERAL NOTES:

- All work to be carried out according to the Ontario Building Code, other applicable codes and standards, and any other authority having jurisdiction.
- 3. Check and verify all dimensions and report any discrepancies, contradictions, or ambiguities to the architect prior to issuance to contract.
- 2. Do not scale the drawings Seal & Signature are by the person that has reviewed and taken responsibility for design activities.

- 4

- ALL TREE PROTECTION FOR ADJACENT TREES IS TO REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.

- SITE SKETCH OF PART OF LOT 26, CONCESSION 7 PROPOSED ZONING C2 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON SCALE: 1: 400 BAR SCALE:
- ы 10 20

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SITE DATA SITE PLAN INFORMATION FOR PROPOSED STRIP MALL, WELLINGTON COUNTY ROAD 46, TOWNSHIP OF PUSLINCH, COUNTY OF WELLINGTON TAKEN FROM TOWNSHIP OF PUSLINCH ZONING BY-LAW 19/8 JULY 17, 1985 (JUNE 2011 CONSOLIDATION)

RIPTION	REQ'D	PROVIDED
ENT ZONING		A C2
DT AREA	. 1,000 sm	9,148.78 sm
ACKS ONT YARD	. 10 m	25.12 m
DE YARD 3 m	3 m	16.05 m
DE YARD	3 m 7 m	31.09 m 17.04 m
ANDSCAPE OPEN SPACE	25 %	26.6 %
OT COVERAGE	35 %	24.0 %

MIN LANDSCAPE OPEN SPACE 25 % 26.6 % MAX LOT COVERAGE

PARKING CALCULATION STRIP MALL (2,054.0 sm) - RETAIL USE 1 STALL FOR FIRST 200 sm + 1 STALL PER ADDITIONAL 20 sm = 1 STALL + (2,054.0 - 200 sm / 20 sm) = 94 STALLS REQUIRED

- ANY OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ABUTTING RESIDENCES.
- NOTES Ņ

SITE PLAN FILE No.

LAND DIVISION APPLICATIONS

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

January 16, 2015

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: January 8, 2015

FILE NO. B1/15

APPLICANT

LOCATION OF SUBJECT LANDS:

John & Hanan Saliba 6774 Gore Road RR#2 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 11 Concession Gore

Proposed easement is 0.1 acres with 20' frontage (Part 2 on sketch), for access in favour of the retained parcel.

Application to provide a registered easement to provide access across proposed severed parcel (B2/15) to the hayfield on the retained off Sideroad 10 South.

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

February 18, 2015

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

Neighbouring Municipality - North Dumfries

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

t.	Approval Authority:							one
	County of Wellington Planning and Land Division Col County of Wellington Administration Centre	mmittee			Requ Fee l	uired Fee Received	e: \$_ d:	Jan 81
	74 Woolwich Street, GUELPH, Ontario N1H 3T9				File I	No.	-	BI/IS
	Phone: 519-837-2600,Ext. 2160 or 2170 Fax: 519-8	337-3875	Accep	oted a	is Comp	olete on:	: 5	Jan 8/15
	*** A COPY OF YOUR CURRENT DEED MUST	BESUBMIT	TED W	ITH T	HIS AP	PLICATI	<u>ON</u> *	* *
	Name of Registered Owner(s)	IBA 2	HA	NAI	N SA	ALIB	A	
	Address 6774 GORE ROAD, Address G774 GORE ROAD, ADD	27#2	Pu.	561.	M CH	,		
	Phone No. Home: 519-624-4176	Busines		05.	- 850	-3929	96	(-2029)
	Name and Address of Applicant (as authorized by Owr Donaldson LTD. 351 Speeduale A	AVE. WE	ST,	Gu	ELPt	1 NI	HI	<u>Ровило</u> СС 822-41
	Απ: ΙΑΝ Δ. ΚοΒιΝσοΝ):		e no.—		
	Name and Address of Owner's Authorized Agent (or a	authorized s	solicitor		Phon Fax N	e No.—		
		authorized s	solicitor	d and	Phon Fax N	e No.—		
	Name and Address of Owner's Authorized Agent (or a Please specify the person who is to be contacted if more "Notice Cards" REGISTERED OWNER []	authorized s information is	solicitor is neede	d and	Phon Fax N who is	e No Io responsi	ible fo	or posting the
	Name and Address of Owner's Authorized Agent (or a Please specify the person who is to be contacted if more "Notice Cards"	authorized s information is r X eck off approp	solicitor s neede priate bo	d and AGEN	Phon Fax N who is IT [] provide s	e No.— Io. —— responsi	ible fo	or posting the
	Name and Address of Owner's Authorized Agent (or a Please specify the person who is to be contacted if more "Notice Cards" REGISTERED OWNER [] APPLICANT (a) Type and Purpose of Proposed Transaction: (Che [] Conveyance (Specify type and use of new lot, of the second seco	authorized s information is r X eck off approp e.g. residentia	solicitor s neede priate bo ial, agric	d and AGEN ox & p sultura	Phon Fax N who is IT [] provide s	e No lo responsi short exp nercial):	ible fo	or posting the
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De	scription of Land intended to be SEVERED: (R.O.W.) Metric [] Imperial M
	Frontage/Width 20' AREA OILACRES ±
	Depth (LENGTH) 245.8' Existing Use(s) HAY FIELD & A SMALL BIT OF BUSH
	Existing Buildings or structures: NONE
	Proposed Uses (S) "SIDEROAD 10 SOUTH" TO FIELD ON RETAINED LAND
уp	e of access (Check appropriate space) Existing? M Proposed?
_	Provincial Highway County Road
ζ	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):
уp	e of water supply - Existing [] Proposed [] (check appropriate space & specify where indicated):
	(N/A - APPLICATIONS IS FOR A RIGHT-OF- WAY) Municipally owned and operated piped water system
-	Well (specify whether individual or communal):
-	Other (Specify):
УP	e of sewage disposal - Existing [] Proposed [] (check appropriate space & specify where indicate
	(ALA - ARALICATION TO FOR A PICKE OF L.L.)
	(N/A - APPLICATION IS FOR A RIGHT - OF - WAY) Municipally owned and operated sanitary sewers
_	Municipally owned and operated sanitary sewers Septic Tank (specify whether individual or communal): Pit Privy
_	Municipally owned and operated sanitary sewers Septic Tank (specify whether individual or communal):
	Municipally owned and operated sanitary sewers Septic Tank (specify whether individual or communal): Pit Privy
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	Municipally owned and operated sanitary sewers Septic Tank (specify whether individual or communal): Pit Privy Other (Specify):
УР	Municipally owned and operated sanitary sewers Septic Tank (specify whether individual or communal): Pit Privy Other (Specify): Scription of Land intended to be <u>RETAINED</u> : Metric [] Imperial M Frontage/Width <u>1334.7'</u> Depth <u>870' + T. 97/.5' +</u> Existing Use(s) <u>Residential</u> , <u>Rented Har Freco</u> + Busty/WETLAND Existing Buildings or structures: <u>House & GARAGE</u> Proposed Uses (s): <u>SAME As E × isting?</u> M Proposed? M Provincial Highway County Road Municipal road, maintained year round (E×isting) (From Gorge Road)
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	Municipal Vound and operated sanitary severs Septic Tank (specify whether individual or communal): Pit Privy Other (Specify): Scription of Land intended to be <u>RETAINED</u> : Metric [] Imperial M Frontage/Width <u>1334.7'</u> Depth <u>870' t to 97/.5' t</u> Existing Use(s) <u>RESIDENTIAL</u> , <u>RENTED HAY FIELD</u> Existing Buildings or structures: <u>House's GARAGE</u> Existing Buildings or structures: <u>House's GARAGE</u> Proposed Uses (s): <u>SAME A's E-XISTING</u> e of access (Check appropriate space) Existing? M & Proposed? M Provincial Highway County Road Municipal road, maintained year round (EXISTING) (FROM GORE ROAD) Municipal road, seasonally maintained Easement Right-of-way (CONCURRENT APPLICATION FOR Access To FIELD FROM S.R. 10.5 Private road Crown access road
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 Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock metres of the Subject lands (severed and retained parcels)? 	area o	⁻ stocky	ard) wi	thin 500
and retained parceis)?	YES	\bowtie	NO	1
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		
b) Is there an individual well or septic system within 45.7 metres [150 feet] of the b severed parcel?	oundari	es of th	e propo	osed
YES [] NO 🔀 If answer to 9 b) is YES, these must be sho				
10. Is there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to within 120 metres [394 feet]?	be reta	ined or YES	to be s	evered or NO 🔀
11. Is there any portion of the land to be severed or to be retained located within a flood	lplain?	YES	\bowtie	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	e?	YES	[]	NO 🔀
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']	?	YES	[]	NO D
15. Is there a noxious industrial use within 500 meteres [1640']?		YES	[]	NO 🖂
16. Is there an active or abandoned principal or secondary railway within 500 metres [16	640']?	YES	X	NO []
Name of Rail Line Company: CANADIAN PACIFIC PAILWAY		-		
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 propa within 750 metres of the proposed subject lands?	ane outl		ainer re	· · · ·
19. PREVIOUS USE INFORMATION:				
Has there been an industrial use(s) on the site? YES [] NO 🔀	UNK	NOWN		
If YES, what was the nature and type of industrial use(s)?				
Has there been a commercial use(s) on the site? YES []. NO X If YES, what was the nature and type of the commercial use(s)	UNK	NOWN	[]	
Has fill been brought to and used on the site (other than fill to accommodate septic s				-
anascaping:)				_
YES [] NO Has there been commercial petroleum or other fuel storage on the site, underground been used for a gas station at any time, or railway siding? YES [] NO D	fuel sto	rage, oi	WN [r has th	e site
If YES, specify the use and type of fuel(s)	-		WN []
20. Is this a resubmission of a previous application? YES [] NO 🕨	4			
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 or registered in the Land Registry/Land Titles Office?	f June 2 L	25, 1970) and a	S
b) If the answer in (a) is YES, please indicate the previous severance(s) on the required following information for each parcel severed: Transferee's Name, Date of the Transferred; And attach the information to this application.	ired ske Transfe	etch and e r and I	ł supply Use of	y the Parcel
 22. Has the parcel intended to be severed ever been, or is it now, the subject of an application other Consent or approval under the Planning Act or its predecessors? YES [] NO X 				division or
23. Under a separate application, is the Owner, applicant, or agent applying for additional simultaneously with this application?	consen	ts on th	is holdi	ng
Land Division Form.030 (Word Edition)	I			
REVISED Sept 11, 2012				

24	Is the application consistent with t	he Provincia	Poliov State	mont?		0.1.1		
			-		~ ~	0[]		
25.	Is the subject land within an area				plan or plans?			
		aces to Grow		er []				
00	If YES , does the application confe			the applicable			NO[]	
26.	Is the subject land a proposed sur *If yes, an application to sever			nust be accorr	YES [] N panied by a FARM	O 🗙 I INFORMATI	ON FORM.	
27.	What is the existing Local Officia	I Plan desig	nation(s) of th	ne subject land	I? (subject land me	ans severed	and	
	SECONDARY	AGRICU	LTURAL	<u>* * * </u>	ORE GREE	NLANDS	L 4	
	b) What is the existing County C	fficial Plan	designation(s	s) of the subject	t land? [subject la	nd means set	vered and	
	retained] "SECONDART	AGRI	cultur	+ " = " (DRE GREE	NLANDS	*	
	c) If this consent relates directly to please indicate the Amendme	o an Official	Plan Amend	ment(s) currer	tly under review b			
	Amendment Number(s):			File N	lumber(s):			
28.	Is the land covered by a zoning by	-law?	YES]			
	If YES, what is the zoning of	the subject	lands?	GRICULTI	LRAL . "NA	TURAL EN	HRONMENT"	
29.	Does the proposal for the subject	lands confor	m to the exis	ting zoning?	YES	M NO []	
	If NO, a) has an application YES			g? File Number₋	····			
	b) has an application							
	YES			File Number				
30.	Are the lands subject to any morto If the answer is YES, please provi For mortgages just provide com	lages, easer de a copy of	nents, right-o the relevant	f-ways or othe instrument.	BANK OF	NO NO		
	For mortgages just provide con	plete name	and addres	s of Mortgage	WRIGHT B	2001, 500	2ATFORD 0	NGT.
	estions 31 – 37 must be answere his is not applicable to your appli					ral Area (Otherwise,	
31.	a) PRESENT LAND USES-Sev	ered & Reta	ined Lands		PROP	OSED LAND	USES	
	Answer in Acres Hectares	Severed	Retained	<u>Ans</u>	wer with X	Severed	Retained	
	Under Cultivation (Hay)	2.0	10.7±	Agri	cultural	[]	X (REN	Tão
	Idle Agricultural Land	Ø	ø	Surp	olus Farm House	[]	[] HÂ	*)
	Woodlot/Bushland	0.1	13.5±	Reti	rement Lot	[]	[]	
	Pasture	ø	Ø	Farr	n-help Lot	[]	[]	
	Number of Buildings	ø		Non	-Farm Residence	\Join	X	
	Area of Residence	ø	3000FT	2 Corr	nm./Ind./Instit.	[]	[]	
	Other Uses (e.g. business)	ø	ø	Add	ition to a Lot	[]	[]	
	b) Existing Crops:							
	Severed HAY			Retained	HAY			
	a) Branagad Crops							
	c) Proposed Crops:	None		Detained	HAY			
	Severed	NONE	······································	Retained	1144			
. .								
32.	Type of Farm Operation conduct		-					
	Type: Dairy [] Units Number	Beef Catt	ie []	Swine []	Poultry []	Other 🗙		
						RENTER	stor	

Land Division Form.030 (Word Edition) REVISED Sept 11, 2012 BLACK, SHOEMAKER, ROBINSON & DONALDSON



Guelph, Ontario N1H 1C6

FAX: 519-822-1220

January 7, 2014

Project 12-9313

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

ATTENTION: Deborah Turchet, Secretary-Treasurer

Dear Deborah:

Re: John and Hanan Saliba Applications for Severance and Right-of-Way 6774 Gore Road, Part of Lot 11, Gore Concession , TOWNSHIP OF PUSLINCH

I am acting on behalf of John and Hanan Saliba in their Application for a Proposed Severance, together with a right-of-way across the Severance. The Saliba's property is known as 6774 Gore Road and is located at the corner of Side Road #10 South and Gore Road. The proposed severance is approximately 2.1 acres fronting on Side Road #10 South and is shown as Parts 1, 2 and 3 on our Severance Sketch. The proposed right-of-way across the Severance is shown as Part 2 on our Severance Sketch and is for the purpose of providing access from Side Road #10 South to the cultivated fields behind the proposed severance.

The proposed severance and right-of-way location and configuration is the result of an extended pre-consultation process involving the Township of Puslinch (John Stubbs), the Grand River Conservation Authority, (Nathan Garland and Andrew Herreman) and the County Planning Department (Jameson Pickard). In addition, the Township (John Stubbs) and the GRCA (Nathan Garland) have also done Site Inspections.

The surrounding Topography dictated that we had to give the proposed severance a frontage of 500 feet and put the driveway right at the Southerly end of the Severance in order to meet the "minimum 500 foot site line" requirement. The driveway would enter the proposed severance at approximately point "A" on the Sketch, then swing North to where a future house would be built (somewhere around the middle of the Severance). This gives the Severance a "site line distance"

 I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P.
 K. F. HILLIS, B.Sc., O.L.S., O.L.I.P.
 N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.

 A. B. DONALDSON, O.L.S., O.L.I.P.
 ARIE LISE, O.L.S., O.L.I.P., Dipl.T.
 BRIAN BEATTY, B.A.A., M.U.R.PL
 C. V. YOUNG, C.S.T.

 S. W. BLACK, O.L.S. (1917 - 2007)
 R. L. SHOEMAKER, O.L.S. (1923-2008)
 W. F. ROBINSON, O.L.S. (1924-2010)

of 513 feet from point "A" to point "B" (at intersection of centerline of road and railway) as shown on the Severance Sketch. John Stubbs performed a site inspection and confirmed that the proposed driveway entrance meets the "minimum site line distance" requirement and would therefore be acceptable to the Township.

The "minimum site line distance" noted above dictated that the driveway entrance for the severance extended approximately 75' into a bush area located on the property. Nathan Garland inspected the site in July and indicated that the GRCA would have no objections to the driveway location, provided that it curved to the north as soon as possible (to minimize its impact on the bush) and also met some modest design requirements. At his suggestion, the severance limit closely follows the proposed driveway until it clears the bush and then swings east (parallel to the bush line) until it reaches the rear of the severance.

Due to the location of the floodplain in the easterly end of the retained lands, the GRCA (Nathan Garland and Andrew Harriman) preferred that the primary access to the cultivated hay field immediately to the rear of the proposed severance would be by means of a right-of-way, which is shown as Part 2 on the Severance Sketch. The proposed driveway for the severance and the right-of-way would be common through the bush area. Once clear of the bush area, the driveway would continue north to a future house location, while the right-of-way would swing east parallel to the south limit of the severance. This configuration minimizes any impact on the bush/natural environment area, while providing the retained lands with a suitable access to the cultivated hay fields. The south end of the severance and the right-of-way have been configured in accordance with the recommendations from the GRCA. They have reviewed the proposed severance and right-of-way and indicated their preliminary approval of same.

Once we had received preliminary approval from the Township and the GRCA, the proposed severance and right-of-way were submitted to the County Planning Department (Jamieson Picard) for his preliminary review. A "Farm Data Form" for the new barn under construction at 3916 Sideroad 10 South was also submitted to the County. At Jamieson's recommendation, the property area and depth were modified to their current form. On November 14th, he indicated that he was satisfied with the severance configuration and size. On December 4th, Jamieson confirmed that he had completed the MDS calculation and that the setback distance between the severance and the barn at 3916 Sideroad 10 South was satisfactory.

Based on our investigations and the preliminary review process that we have undergone with the Township, County and GRCA, we believe the proposed severance and right-of-way conform to the Township Zoning By-law, the Official Plan and Provincial Policy. Accordingly, we submit the following items in support of our Applications for Severance and Right-of-Way:



- 1. Two signed Consent Application Forms (one for a proposed severance and one for a proposed right-of-way).
- 2. 10 full size copies of the required Severance Sketch (our drawing 12-9313-5).
- 3. One 11" x 17" reduction of the required Severance Sketch.
- 4. A cheque in the amount of \$1,950.00, payable to the Treasurer of Wellington County to the cover the two Consent Application Fees.
- 5. A cheque payable to the GRCA in the amount of \$400.00 to cover their Conservation Review Fee.
- 6. A copy of current Saliba deed (Instrument #788918) and the current mortgage document (Instrument WC288112).
- 7. Three completed "Farm Data Forms" for the three barns that are within 500 m. of the proposed severance.
- 8. A copy of Plan 61R-6431, which shows the Saliba property as Part 2 thereon.
- 9. A list of names and addresses for all property owners within 60 m. of the subject property, which has been requested from the Township of Puslinch and the Township of North Dumfries, will be submitted as soon as we receive them.

We trust the enclosed items meet with your requirements. If you have any questions regarding the application, please do not hesitate to contact either myself or Brian Beatty of our office.

sincerely

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Ian D. Robinson, B.Sc., O.L.S.

IDR:kk Enclosures

c.c. John and Hanan Saliba 6774 Gore Road R.R. #2 PUSLINCH, Ontario N0B 2J0



Width	Length	Area _	Use	
Width	Length	Area	Use	
Width	Length	Area	Use	
Width	Length	Area _	Use	
e: D	PRY	SEMI-SOLID	LIQUID	
Open Pile	9 []	Open Pile []	Cove	ered Tank []
Covered Pile	e [] Storage wit	th Buck Walls []	Aboveground Uncov	ered Tank []
			Belowground Uncove	ered Tank []
			Open Earth	-sided Pit []
re any <u>barns v</u>	vithin 500 metres [16	40'] of the severed lot	? YES 📈	NO []
ILE IL FIEL	s)Field Drain 🕅	Area of land	tiled UNKNOWN	(Acres)
Please provide	e some details:	or new farm buildings	are being proposed for th	ne severed and/or retained
ing your applic	cation, please provid	e by a letter and attach	ist the Planning and Land it to this application.	
	Width Width e Storage Far oe: C Open Pile Covered Pil re any <u>barns v</u> e answer is ye roposed lot li re any <u>drainac</u> Type: N T <u>ie L, Fiel</u> outlet Location v farm operat Please provide (/A (A))	Width Length e Storage Facilities on these lar ne: DRY Open Pile] Covered Pile] Storage within 500 metres [16] e answer is yes, these barns must roposed lot lines of the parcel to re any drainage systems on the re Type: Municipal Drain Type: Municipal Drain Witlet Location: Owner's Land V farm operation, or new crops, or Please provide some details: Image: Image: Image: Image: Vish to provide some further info	Width Length Area e Storage Facilities on these lands: (Now E) Der DRY SEMI-SOLID Open Pile [] Open Pile [] Covered Pile [] Storage with Buck Walls [] re any barns within 500 metres [1640'] of the severed lot the answer is yes, these barns must be shown on the approposed lot lines of the parcel to be severed and reta re any drainage systems on the retained and severed land Type: Municipal Drain [] Name of Dr Municipal Drain [] Area of land Mutlet Location: Owner's Lands [] Neighbour's V farm operation, or new crops, or new farm buildings Please provide some details: Mid (Mice C) Wish to provide some further information that may ass State of provide some further information that may ass	Open Pile [] Open Pile [] Cover Covered Pile [] Storage with Buck Walls [] Aboveground Uncover Belowground Uncover Open Earth- open Earth- Open Earth- re any barns within 500 metres [1640'] of the severed lot? YES 📈 e answer is yes, these barns must be shown on the application sketch with approposed lot lines of the parcel to be severed and retained. (3 BARLS W re any drainage systems on the retained and severed lands? YES [] Type: Municipal Drain [] Name of Drain Type: Municipal Drain [] Area of land tiled UMKNOWN butlet Location: Owner's Lands [] Rive of farm operation, or new crops, or new farm buildings are being proposed for the Please provide some details: (10000)

- 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.

OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

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.

the Registered Owners of I, (WE), JOHN SALIBA HANAN SALIBA PART OF LOT 11, GORE CONCESSION Of the TWP. OF PUSLIMEN in the County/Region of WELLINGTON severally and jointly, solemnly declare that BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED Is authorized to submit an application for consent on my (our) behalf. Signature(s) of Registered Owner(Odiche Contratio

APPLICANT'S DECLARATION This must be completed by the Applicant for the proposed consent

1, (M LAN D. ROBINSON of the CITY OF GUELPH In the County/Regist of WELLINGTON Solemnly declare that all

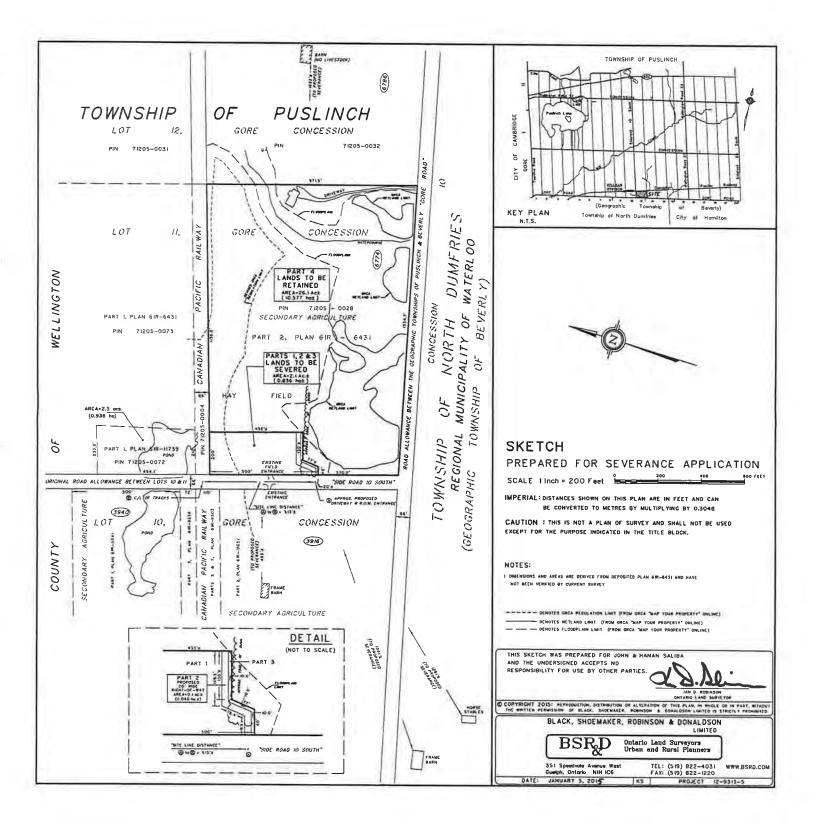
the statements contained in this application for consent for (property description) PART 2, PLAN 61R-6431 PART OF SOUTH 1/2 LOT 11, GORE CONCESSION. PUSLINCH IOWNSHIP

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 Of (Owner or Applicant) GUELPH In the County/Badios of WELLINGTON D. TOBINSON) (Minst of Applicant) day of JAN. 2015 Nancy Corinne Shoemaker, a Commissioner, etc., Province of Ontario, for Black, Shoemaker, Robinson & Donaldson Limited. Expires September 16, 2017. Printed Commissioner's, etc. Name

Commissioner of Oaths

Land Division Form.030 (Word Edition) REVISED Sept 11, 2012



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

January 16, 2015

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: January 8, 2015

FILE NO. B2/15

APPLICANT

LOCATION OF SUBJECT LANDS:

John & Hanan Saliba 6774 Gore Road RR#2 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 11 Concession Gore

Proposed severance is 2.1 acres with 500' frontage (Parts 1,2 & 3 on sketch); existing hay field for proposed rural residential use.

Retained parcel is 26.1 acres with 370.2' frontage on Sideroad 10S and 1134.7' frontage on Gore Road (Part 4 on sketch), existing and proposed rural residential and agricultural use with existing house and garage.

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

February 18, 2015

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.

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

Neighbouring Municipality - North Dumfries

Bell Canada County Clerk Roads

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

	APPLICATION FOR CO	NSENT	C	Ontario P	lanning Act
Approval Authority:			D 1		975
County of Wellingto	n Planning and Land Division Commit n Administration Centre	tee		ired Fee: leceived:	
	GUELPH, Ontario N1H 3T9		File N		Balls
Phone: 519-837-26	00,Ext. 2160 or 2170 Fax: 519-837-3	875 Acce	pted as Comp	lete on:	Jan 8/19
*** <u>A COPY OF</u>	YOUR CURRENT DEED MUST BE S	UBMITTED W	ITH THIS APP	LICATIO	<u>N</u> * * *
Name of Registered O	wner(s) JOHN SALIBA	A 2 HA	NAN SA	LIBA	
Address 6774	GORE ROAD, RR	#2 Pu	SLINCH	,	
ONTAI	210 NOB 250			·	
Phone No. Hor	ne: 519-624-4176	Business: /-:	905-850-	<u>-3</u> 929	(X-2029)
Name and Address of	Applicant (as authorized by Owner)	BLACK	SHOEMA	KER,	Robinso
	. 351 SPEEDUALE AVE	west,	GUELPH	NIH	/66
Am To D				No. 51	9-822-4
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	1.11
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Well (specify whether individual or commu	nal): INDIVIDUAL
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pe of sewage disposal - Existing [] I	Proposed 🗙 (check appropriate space & specify where indicated
_ Municipally owned and operated sanitary s	sewers
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7.	Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or metres of the Subject lands (severed and retained parcels)?	stocky	/ard)	within	500
	YES	M	N	10 []
8.	Is there a landfill within 500 metres [1640 feet]? YES	[]	N	10 D	×
9.	a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?	YES	; []	N	o 🖂
	b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries severed parcel?				
	YES [] NO 🔀 If answer to 9 b) is YES, these must be shown on				
10	Is there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to be retai within 120 metres [394 feet]?	ned or YES	to be		ered or
11.	Is there any portion of the land to be severed or to be retained located within a floodplain?	YES		N	0 []
12.	Is there a provincial park or are there Crown Lands within 500 metres [1640']?	YES	[]	N	• 🗙
13.	Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?	YES	[]	N	• 🛛
14.	Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?	YES	[]	N	o 🕅
15.	Is there a noxious industrial use within 500 meteres [1640']?	YES	[]	N	0 24
16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES	M	N	0 []
	Name of Rail Line Company: CANADIAN PACIFIC RAILWAY			•	
17.	Is there an airport or aircraft landing strip nearby?	- YES	[]	N	° 🗙
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outle within 750 metres of the proposed subject lands?	et/cont	ainer	refill	centre
19.	PREVIOUS USE INFORMATION:	TES	[]	N	οM
	Has there been an industrial use(s) on the site?	NOW	1 1	1	
	If YES, what was the nature and type of industrial use(s)?		•	-	
	Has there been a commercial use(s) on the site? YES []. NO 🔀 UNKI	NOWN	.[]		
	Has fill been brought to and used on the site (other than fill to accommodate septic systems	or resi	dentia		
	landscaping :)	NKNO			
	Has there been commercial petroleum or other fuel storage on the site, underground fuel stor		or has	the s	ite
	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 2 registered in the Land Registry/Land Titles Office? YES [] NO 🖂	5, 197	0 and	l as	
ł	b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske following information for each parcel severed: Transferee's Name, Date of the Transfe Transferred; And attach the information to this application.	tch an • r and	d sup Use (ply th of Paı	e r cel
22 . H	Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? YES [] NO K UNK				sion or
23 . l s	Inder a separate application, is the Owner, applicant, or agent applying for additional consent imultaneously with this application? (APPLICATION FOR A RIGHT-OF-WAY) YES M NO []	s on th	nis ho	lding	

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• -		no Drovingial Dellay C	Statement? YES 📈 N	o / 1	
	Is the application consistent with the			0[]	
25.	Is the subject land within an area o				
	Greenbelt Plan [] Pla	aces to Grow 🔀	Other []		
	If YES , does the application confo	orm to or not conflict v	with the applicable Provincial Plan(s)	YES 🔀	NO[]
26.	Is the subject land a proposed sur *If yes, an application to sever		YES [] N ing must be accompanied by a FARN	INFORMAT	ION FORM.
27.	What is the existing Local Official retained) 、 SECのいりイモンノ	Plan designation(s)	of the subject land? (subject land me AL" & "CORE GREE	eans severed	and ¥
	b) What is the existing County O	fficial Plan designati	ion(s) of the subject land? [subject la	and means se	vered and
		nt Number and the ap	endment(s) currently under review b pplicable file number(s).	y an approval	authority,
	Amendment Number(s): _		File Number(s):		
28.	. Is the land covered by a zoning by	r-law? YE			
	If YES, what is the zoning of	the subject lands?	"AGRICULTURAL" & "NA	TURAL EN	URON MENT
29.	. Does the proposal for the subject				
	If NO, a) has an applicatior	n been made for re-zo			
	YES	[] NO []	File Number		
		on been made for a m [] NO []	ninor variance? File Number		
30.	If the answer is YES, please provi	de a copy of the relev	ht-of-ways or other charges? YES	Noun Sco	[] TIA, 10
Qu	If the answer is YES, please provi For mortgages just provide con	de a copy of the relev nplete name and add d for Applications for	dress of Mortgagee BANK OF WRIGHT B WRIGHT B WSA7X9 or severance in the Rural/Agricultu	NOUA Sco LU'D., ST.	TIA, 10 RATFORD, ON
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Land Division Form.030 (Word Edition) REVISED Sept 11, 2012 BLACK, SHOEMAKER, ROBINSON & DONALDSON



351 Speedvale Avenue West Guelph, Ontario N1H 1C6 TEL: 519-822-4031 FAX: 519-822-1220

January 7, 2014

4.1

Project 12-9313

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

ATTENTION: Deborah Turchet, Secretary-Treasurer

Dear Deborah:

Re: John and Hanan Saliba Applications for Severance and Right-of-Way 6774 Gore Road, Part of Lot 11, Gore Concession, TOWNSHIP OF PUSLINCH

I am acting on behalf of John and Hanan Saliba in their Application for a Proposed Severance, together with a right-of-way across the Severance. The Saliba's property is known as 6774 Gore Road and is located at the corner of Side Road #10 South and Gore Road. The proposed severance is approximately 2.1 acres fronting on Side Road #10 South and is shown as Parts 1, 2 and 3 on our Severance Sketch. The proposed right-of-way across the Severance is shown as Part 2 on our Severance Sketch and is for the purpose of providing access from Side Road #10 South to the cultivated fields behind the proposed severance.

The proposed severance and right-of-way location and configuration is the result of an extended pre-consultation process involving the Township of Puslinch (John Stubbs), the Grand River Conservation Authority, (Nathan Garland and Andrew Herreman) and the County Planning Department (Jameson Pickard). In addition, the Township (John Stubbs) and the GRCA (Nathan Garland) have also done Site Inspections.

The surrounding Topography dictated that we had to give the proposed severance a frontage of 500 feet and put the driveway right at the Southerly end of the Severance in order to meet the "minimum 500 foot site line" requirement. The driveway would enter the proposed severance at approximately point "A" on the Sketch, then swing North to where a future house would be built (somewhere around the middle of the Severance). This gives the Severance a "site line distance"

I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P. A. B. DONALDSON, O.L.S., O.L.I.P. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.PL C. V. YOUNG, C.S.T. S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010)

- missing page, but see casement application as the letter is the same.

N/A	Width	Length	Area	Use	
				Use	
Retained				Use	
J/A				Use	
4. <u>Manu</u>		on these lands:			
	pe: DRY		I-SOLID	LIQUID	
	Open Pile []	Oper	Pile []	Covered Tank	[]
	Covered Pile []	Storage with Buck	Walls [] A	Aboveground Uncovered Tank	
				Belowground Uncovered Tank	
				Open Earth-sided Pit	[]
5. Are the	ere any <u>barns within t</u>	500 metres [1640'] of	the severed lot?	YES 📈 NO []	
		tems on the retained a			
Syster	n Type: Municip	oal Drain []	Name of Drain		
EPING	TILE IL FIELD) FI	eld Drain 🖌	Area of land tiled	UNKNOWN (A	(cres)
	•	Owner's Lands 📈		ls [] River/Stream	
	w farm operation, or Please provide some		arm buildings are b	eing proposed for the severed	d and/or retained
	V/A (NON				
			etter and attach it to t	Planning and Land Division (this application.	
8. lf you evalua	ting your application,		COMPANYIN	LA APPLICATION	5.
8. If you evalua	ting your application,		COMPANY	LE APPLICATION	5
8. If you evalua	ting your application,		COMPANTIN	LE APPLICATION	5
8. If you evalua S IOTES: Or Pla plu	ting your application, たここのででは e original complete anning and Land Div s one sketch reduced	ed application and tw vision office. If origin d to a size of 11" x 17"	o original sketches al sketch is larger the (or smaller) for office	must be filed with the Cour an <u>11" x 17"</u> , 8 additional cop e photocopying and circulation sity of good photocopying.	nty of Wellingtor
8. If you evalua S <u>IOTES:</u> Or Pla plu Fa	ting your application, EE Cover te original complete anning and Land Div is one sketch reduced csimile documents ar e location of the land	the application and two vision office. If origin d to a size of 11" x 17" re not acceptable for re	o original sketches <u>al sketch is larger tha</u> (or smaller) for office easons of the necess which are the subje	must be filed with the Cour an <u>11" x 17"</u> , 8 additional cop e photocopying and circulatior sity of good photocopying. ct of the application must also	hty of Wellingtor ies are required in to neighbours,
38. If you evalua S NOTES: 1. Or Pla plu	ting your application, たここのででは e original complete anning and Land Div s one sketch reduced	ed application and tw vision office. If origin d to a size of 11" x 17"	o original sketches al sketch is larger the (or smaller) for office	must be filed with the Cour an <u>11" x 17",</u> 8 additional cop e photocopying and circulatior	nt

- 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.

OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

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

I, (we), JOHN SALIBA HANAN SALIBA the Registered Owners of PART OF LUT 11, GORE CONCESSION Of the TWP. OF PUSLIMEN in the County/ Haven of WELLINGTON severally and jointly, solemnly declare that BLACK, SHORMAKER, ROBINSON & DONALDSON LIMITED Is authorized to submit an application for consent on my (our) behalf. Signature(s) of Registered Owner(s) toorations outicat APPLICANT'S DECLARATION This must be completed by the Applicant for the proposed consent 1. M IAN D. ROBINSON CITY OF GUELPH of the In the County/Figin of WELLINGTON Solemnly declare that all the statements contained in this application for consent for (property description) PA NT 2 PLAN GIR-6431, PART OF SOUTH 12 LOT 11, GORE CONCESSION, PUSLINGH TOWNSHIP 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

DECLARED before me at the

CITY Of GUELPH In the

County/ Proide of WELLINGTON This 5 TH day of JAN .

20 15

1 Shoena

Commissioner of

(Owner or Applicant) (IAN D. ROBINSON)

Nancy Corinne Shoemaker, a Commissioner, etc., Province of Ontario, for Black, Shoemaker, Robinson & Donaldson Limited. Expires September 16, 2017

Printed Commissioner's, etc. Name

*see terms defined on reverse side of page

Swine

Calves (0 - 5 months)

Small-framed; 125 kg - 384 kg (for example - Jerseys) Large-framed; 182 kg – 545 kg (for example - Holsteins) Medlum-framed; 148 kg – 455 kg (for example - Guemseys)

Sows with litter, dry sows/boars; Segregated Early Weaning (SEW) Sows with litter, dry sows or boars (non-SEW)

Medium-framed; 38 kg – 148 kg (for example - Guemseys) Small-framed; 30 kg – 125 kg (for example - Jerseys) Large-framed; 45 kg - 182 kg (for example - Hoisteins)

Breeder gilts (entire barn designed specifically for this purpose)

Weaners (7 kg - 27 kg)

²eeders (27 kg - 105 kg)

Dairy Cattle

Milking-age cows (dry or milking) Backgrounders (7 – 12.5 months) Shortkeepers (12.5 – 17.5 months)

Large-framed; 545 kg - 636 kg (for example - Holsteins)

Medium-framed; 455 kg – 545 kg (for example - Guernseys) Small-framed; 364 kg – 455 kg (for example - Jerseys) Helfers (5 months to freshening)

Animal Type or Material

Beef Cattle

Cows, including calves to weaning (all breeds) Feeders (7 – 18 months)

Description

Housing Capacity* (maximum)

Manure Storage Type* (select from list above)

F:IDEVELOPMENT REVIEWMDS1/Farm Data Sheet.rtf June 3, 2014 Version

<227 Kg (Including unweaned offspring) t lambs; includes unweaned offspring & replacements) erration; Includes unweaned offspring & replacements) 'tambs)

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Animal Type or Material	Description	Housing Capacity*
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 bam)	
	Broiler breeder layers (males/ females transferred in from grower barn)	
	Broillers on an 8 week cycle	
	Broilers on a 9 week cycle	
	Broilers on a 10 week cycle	
	Brollers on a 12 week cycle	
	Brollers on any other cycle, or unknown	
Turkeys	Turkey pullets (day old until transferred to layer turkey barn)	
	Turkey breeder layers (males/ females transferred in from grower barn)	
	Breeder toms	
	Brollers (day olds to 6.2 kg)	
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)	
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)	
	Turkeys at any other weights, or unknown	
Veal	Milk-fed	
	Grain-fed	
Other		
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity	
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity	

Owner of Livestock Facility	County of Wellington
Jiixan Vi Jiixan Vi Jiixan Div Jiixan Ui Jiixan Div Jiixan Div Jiixan Ui Jiixan Div Jiixan Ui Jiixan Div Jiixan Ui Jiixan Div Jiixan Ui Jiiixan Ui </th <td>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.</td>	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.
 No storage required (manurefmaterial stored for jess than 14 days) V1 Solid, inside, bedded pack V2 Solid, outside, covered Solid, outside, no cover, greater than or equal 30% dry matter, V4 Solid, outside, no cover, 18% to less than 30% dry matter, V4 Solid, outside, no cover, 18% to less than 30% dry matter, V5 Solid, outside, no cover, 18% to ses than 30% dry matter, V5 Liquid, inside, underneath slatted floor V6 Liquid, (digestate), outside, no cover 	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
<u>3674 × 6874 (It² / m²)</u> (It² /m²) Please provide the size of the barns located on the property. This information is required to determine maximum livestock capacity.	BARN(S) SIZE:

	Ewes & rams (for meet lambs; Ewes & rams (dairy operation; Lambs (dairy or feeder lambs)			Horses Lama-framed mature: vool to	Weaners (7 kg - 27 kg)	Breeder gitts (entire barn desk	_	Swine Source with littor dou source and	Medlum-framed: 39 kg - 1	Large-framed; 45 kg - 18;	Smell-framed; 125 kg - 3	Medium-framed; 148 kg -	Lame-framed: 182 kn = 54.5 v	Small-framed; 384 kg - 4	Medium-framed; 455 kg -	Π	Dairy Cattle Milliong-sga cows (dry or million)	Backgrounders (7 - 12.5 months) Shortkeeners (7 - 17.5 months)		-	FARM DATA SHEET Minimum Distance Separation I (MDSI) Owner of Livestock Facility Telephone Municipality Junctionality Conce Tillable Hectares/Acres* on the lot where the livestock facility is located Signature of Livestock Facility Owner Animal Type
	Evess & rams (for meet lambs; includes unweaned offspring & replacements) Eves & rams (daity operation; indudes unweaned offspring & replacements) Lambs (daity or feeder lambs)	Small-framed, mature; <227 kg (Inc)/ding unweaned offspring)	Medium-framed, mature; 227 kg = 680 kg (including unweated offspring)			Breeder gilts (entire barn designed specifically for this purpose)	Sows with littler, dry sows or boars (non-SEWV	Small-framed; 30 kg - 125 kg (for example - Jerseys)	Medium-framed; 39 kg - 145 kg (for example - Suemseys)	Lange-framed; 45 kg - 182 kg (for example - Holdreins)	Smell-framed; 125 kg - 364 kg (for example - Jerseys)	Medium-framed; 148 kg - 465 kg (for example - Rosalins)	ing)	Small-framed; 384 kg - 455 kg (tyf example - Jerseys)	Medium-framed; 455 kg - 545 kg (for example - Guamseys)	Lenge-framed; 545 kg - 636 kg (lor stample - Holetains)	kino)	hithay /	(concerent of the	Description	FARM DATA SHEET Minimum Distance Separation I (MDSI) * Facility Long Long Long Long Long Long Long Long
																				Capacity* Type* (meximum) (select from list above)	Your cooperator sheet will help to land uses will be distance from Housing Date
Anaerobic Digester	to a lot not generating	Manima Imported	Other	Veal	Wei					Turkeys							Chickens		Goats	Animal Type or Material	Permanent Manure Solid Manure: 18% dt Liquid Manure: Less t Digestate: Less than 0 No storage re than 14 days V1 Solid, inside, t V2 Solid, outside, V3 Solid, outside, V3 Solid, outside, V4 with covered li L1 Solid, outside, V4 with covered li L1 Solid, outside, V5 Liquid, inside, t Uquid, inside, t V6 Liquid, inside, t Liquid, inside, t
Maximum capacity of perm	Maximum capecity of permanent stor			Mikited	Turkeya at any other weights, or unknown	Toms (day olds to over 10.8 kg j6 20 kg; 14.5 kg is typical)	Hens (day olds up to 8.2 kg to 10.8 kg; 7.5 kg la holicel)	Brollens (day offs to 6.3 to)	Turkey breeder leyers (males/ females gansferred in from grower bern)	Turkey pullets (day old until transferred to lavar turkey ham)	Brollers on a 12 week cycle /	Brollers on a 10 week cycle	Brollens on a 8 week cycle	Brollers on a grower layers (males/ females transferred in from grower barn)	Broller breeder growers (males/ famales transferred out to layer barn)	Layer pullets (day olds until transferred (into layer barn)	Leyer hens (for eating ecos: after transfer mon outlet hom)	Joes & bucks (for dairy; includes unweaned offepring & replacements) Kids (dairy or faeder Etter)	Does & bucks (for meat kids; includes unwegned offspring & replacements)	Description	 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 No storage required (manure/material stored for less than 14 days) Solid, inside, bedded park Solid, outside, no cover, greater than or equal 30% dry matter, with covered liquid unoff storage Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid unoff storage Liquid, lineide, with a permanent, tight fitting cover Liquid, outside, no cover
nanant storages at any time: solid	ages at any time: solid					plcal)	2	1.1	- 13			11	1	grow	layer	-		oplacemen	g & replace		B S S
Maximum capacity of permanant storages at any time: solid or liquid capacity	Maximum capacity of permanent storages at any time: solid or Equid capacity					plcal)			(growar barn)					Ar bam)	barn)			(b)	ments)	Housing	BARN(S) SIZE;

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*see terms defined on reverse side of page

F:/DEVELOPMENT REVIEWWID\$1/Farm Data SheeLrd June 3, 2014 Version

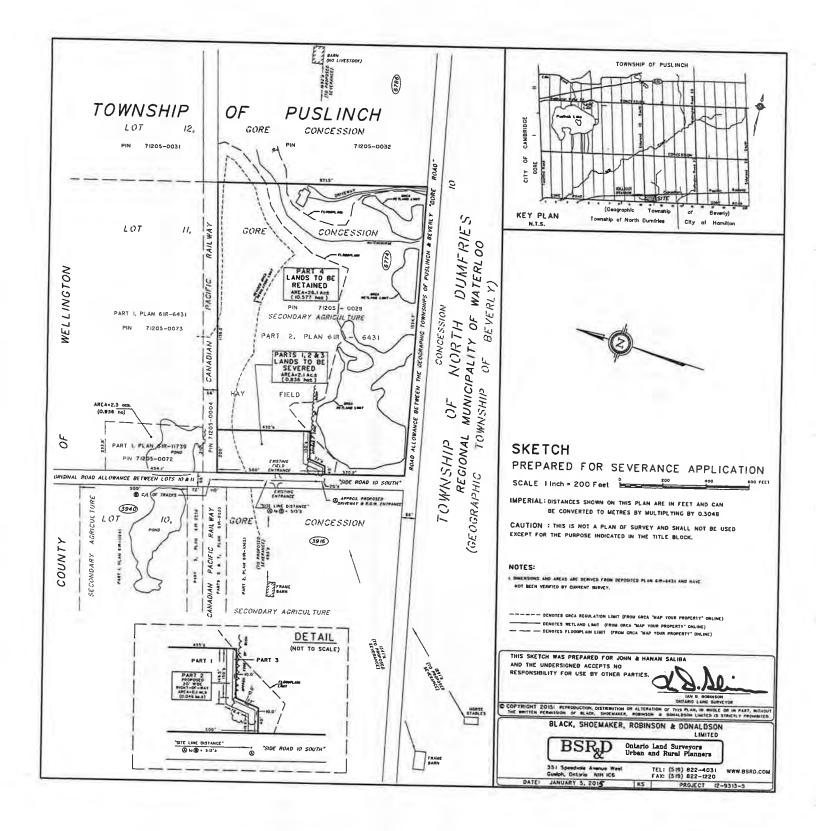
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Animal Type or Material Beef Cattle	Description Cows, including calvas to weaning (all breads)	Housing Capacity* (merimum)	Contraction of the second second
Beef Cattle	Cows, including calvas to weening (all breeds) Feedens (7 ~ 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.6 - 17.5 months)		
Dairy Cattle	Milking-ege cows (dry or milking)		
	Large-framed; 545 kg – 638 kg (for example - Holsteins)		
	Medium-framed; 455 kg ~ 545 kg (for example - Guernseys)		
	Small-framed; 384 kg - 455 kg (for example - Jerseys)		
	Halfers (5 months to freshening)	1	
	Large-framed; 182 kg - 545 kg (for example - Holsteins)		
	Medlum-framed; 148 kg - 455 kg (for example - Guernaeys)		
	Small-framed; 125 kg – 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 kg - 182 kg (for exemple - Holsteins)		
	Medium-framed; 39 kg - 148 kg (for example - Guemaeys)		
	Smail-framed; 30 kg - 125 kg (for example - Jerseys)		
Swine	Sowa 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)	1	
	Feedera (27 kg - 105 kg)		
Horses	Large-framed, malure; >681 kg (Including unweaned offspring)	2	
	Medium-framed, meture; 227 kg - 680 kg (including unweaned offepring)	17	
	Small-framed, mature; <227 kg (including unweaned offspring)	11	
Sheep	Ewes & rams (for meet lambs; includes unweaned offspring & replacements)	2	
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dahy or feeder lambs)		

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type*
Goats	Does & bucks (for mest kids; includes unweaned offspring & replacements)		
	Does & bucks (for daity; includes unweaned offering & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer here (for eating eggs; after transfer from pullet barn)	8	N3
	Layer pullets (day olds until transferred into layer bern)	w	
	Broker breeder prowers (mekes/ temales transferred out to layer bern)	1	
	Broller breeder layers (males/females transferred in from grower bern)		9
	Brollens on an 8 week cycle		
	Brollers on a 9 week cycle		
	Broliers on a 10 week cycle		
	Brollers on a 12 week cycle		
	Broliers on any other cycle, or unionown		
Turkeys	Turkey pullets (day old until transferred to layer turkey bern)		
	Turkey breeder layers (males/ females transferred in from prower barn)		
	Breader toms		
	Brollers (day olds to 8.2 kg)		
	Henra (day obts up to 8.2 kg to 10.8 kg; 7.5 kg is typical)		
	Tome (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeya at any other weights, or unknown		
Veal	Mik-ted		
	Grain-fed		
Other			
Manure Imported to a lot not generating	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		
and a set			

Signature of Livestock Facility Owner	Berevery Municipality 122-2878 Civic Address (1725 Gove Pd Nov from Tillable Hectares/Acres* on the lot where the livestock facility is located hectares 23	Owner of Livestock Facility Sheila + Patrick	FARM DATA SHEET Minimum Distance Separation I (MDSI)	County of Wellington
Date Dec. 18/4	on 10 DIV hectares 23 acres	k Deane	Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.	NOTE TO THE FACILITY OWNER:
V5 Liquid, inside, undernesth slatted floor V6 Liquid, outside, with a permanent, tight fitting cover V7 Liquid, (digestate), outside, no cover	 V2 Solid, outside, covered V3 Solid, outside, no cover, greater than or equal 30% dry matter V4 Solid, outside, no cover, 16% to less than 30% dry matter, V4 with covered liquid runoff storage L1 Solid, outside, no cover, 18% to less than 30% dry matter, L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage 		Solid Manure: 18% dry matter, or more Liquid Manure: Less than 18% dry matter Digestate: Less than 18% dry matter	Permanent Manure or Material Storage Types
to determine maximum livestock capacity,	(ft* /m²) Please provide the size of the barns located on the property. This information is required	appros 2000 (the (Re/m2)	BARN(S) SIZE: MP 2,600 bt (m ² /m ²)	

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January 16, 2015

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: January 9, 2015

FILE NO. B6/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Edward & Heather Lorenowicz 6746 Wellington Rd 34 Cambridge ON N3C 2V4

TOWNSHIP OF PUSLINCH Part Lot 10 Concession 3

Proposed severance is 86m fr x 60m = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.7 hectares with 138m frontage on Wellington Rd 23 and 69m frontage on Sideroad 10 N, existing and proposed rural residential use with existing dwelling and shop.

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

February 18, 2015

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

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

If you wish to be **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

APPLICATION FOR CON	SE	NT
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Ontario Planning Act

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

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

Required Fee: Fee Received:	\$ 975 Jan 9/15
File No.	Belis
Complete on:	Jan9/15

Accepted as Complete of

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

2. Name of Registered Owner(s) Edward Frederick & Heather Lee LORENOWICZ

Address 6746 Wellington Road 34, Cambridge, ON, N3C 2V4

Phone No. Cell:

1. Approval Authority:

Business: 519-83-1655

Name and Address of Applicant (as authorized by Owner)

519-242-7593

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

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

Jeff.Buisman@vanharten.com T: 519-821-2763 x225

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 [X]

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

[X] Conveyance (Specify type and use of new lot, e.g. residential, agricultural, commercial):

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New lot for residential purposes.

[] 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 NOT KNOWN

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

Local Municipality:	Township of Puslinch		
Concession	3	Lot No.	Part of Lot 10
Registered Plan No.		Lot No.	
Reference Plan No.	<u>61R-10787</u>	Part No.	<u>1 & 2</u>
Civic Address	6746 Wellington Road 34		

(b) When was property acquired: July 16, 2007 Registered Instrument No. WC180025

	Description of <u>Land</u> int	tended to be <u>SEN</u>	<u>/ERED</u> :	Metric [X]	Imperial []
	Frontage/Width	<u>86 ±</u>	AREA	<u>0.5 ha ±</u>	
	Depth	<u>60 ±</u>	Existing Use(s)	<u>Vacant, so</u>	rub
	Existing Buildings o	r structures: <u>No</u>	one		
	Proposed Uses (s):	<u>A new rura</u>	residential dwel	ling	
T	Type of access (Chec	k appropriate sp	ace) Existing	? [X] Prop	oosed? []
-	Provincial Highway County Road				
	X Municipal road, ma Municipal road, sea	iintained year rou sonally maintain	und ed		
	Easement Right-of-way				
-	Private road Crown access road				
-	Water access (spec	cify what boat do	cking and parking fac	ilities are available o	n the mainland):
1	ype of water supply - Municipally owned a X Well (specify wheth Lake	and operated pip	ed water system		pace & specify where indicated
-					
T	ype of sewage dispos	sal - Existing	[] Proposed [X]	(check appropriate	e space & specify where indica
_	Municipally owned X Septic Tank (specif Pit Privy	and operated sa	nitary sewers		
_	Other (Specify):				
C	Description of <u>Land</u> inte	ended to be <u>RET</u>	AINED:	Metric [X]	Imperial []
	Frontage/Width	<u>138 / 153 :</u>	± A	REA	<u>3.7 ha ±</u>
	Depth	<u>302 ±</u>	E	xisting Use(s)	Rural Residential
	Existing Buildings or	structures: Sin	igle Storey Dwell	ing; Shop/shed	
	Proposed Uses (s):	<u>No Chang</u>	e		
ту	ype of access(Check	appropriate spa	ce) Existing?	·[X]	Proposed? []
	_ Provincial Highway				
<u>X</u>	County Road Municipal road, mair	tained year rour			
	 Municipal road, seas 				
_	Easement Right-of-way				
_					
	Private road				
-	Crown access road	fy what boat doc	king and parking facil	ition ore evoluble e-	
	Crown access road	fy what boat doc	king and parking facil	ities are available on	the mainland):
	Crown access road	fy what boat doc	king and parking facil	ities are available on	the mainland):
	_ Crown access road _ Water access (speci				
Ту	Crown access road Water access (speci vpe of water supply - Municipally owned a	Existing [X]	Proposed [] (check appropriate s	
ту	Crown access road Water access (speci vpe of water supply - Municipally owned a Well (specify whethe Lake	Existing [X] nd operated pipe er individual or co	Proposed [] (check appropriate s	
 	Crown access road Water access (speci ype of water supply - Municipally owned a Well (specify whethe Lake Other (Specify):	Existing [X] nd operated pipe er individual or co	Proposed [] (ed water system ommunal) <u>: Individua</u>	check appropriate s al Well	bace & specify where indicated)
 	Crown access road Water access (speci ype of water supply - Municipally owned a Well (specify whethe Lake Other (Specify): ype of sewage dispose	Existing [X] nd operated pipe er individual or co al - Existing [Proposed [] (ed water system ommunal) <u>: Individua</u> X] Proposed []	check appropriate s al Well	bace & specify where indicated)
 	Crown access road Water access (speci ype of water supply - Municipally owned a Well (specify whethe Lake Other (Specify):	Existing [X] nd operated pipe er individual or co al - Existing [and operated san whether individu	Proposed [] (ed water system ommunal) <u>: Individua</u> X] Proposed [] hitary sewers	check appropriate s al Well (check appropriate	pace & specify where indicated)

7.	ls there an agricultural operation, (either a barn, manure storage, abattoir, livestock area o metres of the Subject lands (severed and retained parcels)?	r stocky	ard) wi	thin 50	00
•	YES	[X]	NO	[]	
8.	YES			[X]	
9.	a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']	? YES	[]	NO	[X]
	b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries severed parcel?	ies of th	e propo	osed	
	YES [] NO [X] If answer to 9 b) is YES, these must be shown on				
10	Is there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to be reta within 120 metres [394 feet]?	ined or YES	to be s [X]	evered NO	
11	. Is there any portion of the land to be severed or to be retained located within a floodplain?	YES	[X]	NO	[]
12	. Is there a provincial park or are there Crown Lands within 500 metres [1640']?	YES	[]	NO	[X]
13	. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?	YES	[]	NO	[X]
14.	. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?	YES	[]	NO	[X]
15.	. Is there a noxious industrial use within 500 meteres [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 out within 750 metres of the proposed subject lands?	let/conta YES		fill cer NO	
19.	PREVIOUS USE INFORMATION:				
	Has there been an industrial use(s) on the site? YES [] NO [X] UN				
	If YES, what was the nature and type of industrial use(s)?	(NOWN	[]		
3					
3	If YES, what was the nature and type of industrial use(s)?	KNOWN			
	If YES, what was the nature and type of industrial use(s)?				
	If YES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [] NO [X]	KNOWN	1 []		
	If YES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [] NO [X] UNI 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 landscaping?) YES [] NO [X]	KNOWN or resid	I [] lential DWN [-	
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21.	If YES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [] NO [X] UNI 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 landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel sto been used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s) Is this a resubmission of a previous application? YES [] NO [X] If YES, is it identical, or changed Provide previous File Number a) Has any Owner previously severed any land from the holding which existed as of June 2	or resid UNKNO prage, or UNKNO - 25, 1970	ential WN [has th DWN [e site	
21.	If YES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [] NO [X] UNI 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 landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel sto been used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s) Is this a resubmission of a previous application? Is this a resubmission of a previous application? If YES, is it identical, or changed Provide previous File Number a) Has any Owner previously severed any land from the holding which existed as of June 2 registered in the Land Registry/Land Titles Office? YES [X] NO [1] b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske following information for each parcel severed; Transferee's Name. Date of the Transferee's Name. Date o	or resid UNKNO orage, or UNKNO 25, 1970 etch and er and l or a plan	and a supply Jse of sub-	e site] s y the Parce	ÞÍ
21. 22. 23.	If YES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [] NO [X] UNI 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 landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel sto been used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s) Is this a resubmission of a previous application? If YES, is it identical, or changed Provide previous File Number a) Has any Owner previously severed any land from the holding which existed as of June 2 registered in the Land Registry/Land Titles Office? YES [X] NO [1] b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ski following information for each parcel severed: Transferee's Name, Date of the Transf Transferred; And attach the information to this application. Has the parcel intended to be severed ever been, or is it now, the subject of an application fo other Consent or approval under the Planning Act or its predecessors?	KNOWN or resid UNKNO prage, or UNKNO 25, 1970 etch and er and l or a plan NKNOW	I [] Iential I has th OWN [OWN] Own] Own] Dand a Supply Jse of of subo N []	e site] s y the Parce	ÞÍ

24.	Is the application consistent with t	he Provincia	Policy Statement?	YES [X]	NO []	
25.	Is the subject land within an area	of land desig	nated under any pro	ovincial plan or plans?		
	Greenbelt Plan [] Pla	aces to Grow	[X] Other [1		
	If YES, does the application confo	orm to or not	conflict with the ap	olicable Provincial Plan(s) YES [X	[] NO[]
26.	Is the subject land a proposed sur *If yes, an application to sever	plus farm dw a surplus fai	relling?* rm dwelling must be	YES [] I accompanied by a FAR	NO [X] M INFORMAT	ION FORM.
27.	What is the existing Local Officia retained)					
	b) What is the existing County O retained]					
	MINERAL AGGRE	GATE AR	RAL, GREENLA REA	NDS AND CORE GI	REENLAND	DS;
	c) If this consent relates directly t please indicate the Amendme	o an Official nt Number a	Plan Amendment(s nd the applicable fil) currently under review t e number(s).	oy an approva	l authority,
	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 lan	ds? <u>AGRICULT</u>	URAL, NATURAL EN	VIRONMEN	T ZONE
29.	Does the proposal for the subject I					
	If NO, a) has an application	been made				
	YES	[] NO		umber		
	b) has an applicatio YES					
30.	Are the lands subject to any mortga	ages, easem	ents, right-of-ways	or other charges? YES		[X]
		-	, ,		11 110	1.2.1
	If the answer is YES, please provid	le a copy of t	he relevant instrum	ent.		
	If the answer is YES, please provic For mortgages just provide com	le a copy of l plete name ;	he relevant instrum and address of Mo	ent. p rtgagee.		
The	If the answer is YES, please provid For mortgages just provide com Toronto-Dominion Bank, 4	plete name	and address of Mo	ortgagee.	N, L4W 5P2	2
Que	For mortgages just provide com Toronto-Dominion Bank, 4 estions 29 – 34 must be answered	plete name 720 Taho for Applica	and address of Mo e Blvd, Building tions for severanc	ortgagee. g 1, Mississauga, O se in the Rural/Agricultu		
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January 6, 2015 Jeff.Buisman@vanharten.com 22567-14

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 6746 Wellington Road 34 Part of Lot 10, Concession 3 PIN 71210-0064 Township of Puslinch County of Wellington

Please find enclosed a Severance Application for the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, required deeds, ownership information, a cheque to Wellington County for \$975, and a cheque to the GRCA for \$380.

Proposal

The proposal is to sever $0.5\pm$ ha along the Sideroad 10 North frontage at the north end of the property. The proposed severance will be used for a new rural residential property. The lands to be severed have a frontage of $86\pm$ m and a depth of $60\pm$ m. The property has been configured to stay out of or marginally touch the wetlands to the rear. The southerly limit of the property will be on the north side of an existing berm. The retained parcel will continue to front on County Road No. 34 and have an area of 3.7 ha where the existing single storey dwelling and shop/shed will remain.

We provide the opinion that the proposal conforms to the lot creation policies of Section 10.4 of the County official plan and meets the requirements of section 10.4.4 that:

- a) The parcel is large enough to support water and sewage systems;
- b) The parcel is less than 0.8ha
- c) The parcel has safe driveway access to a public road, namely Sideroad 10 North.
- d) There is no agricultural activity being removed or impeded by the proposed severance.
- e) The residential use is compatible with the surrounding rural residential usage
- f) The property is well removed from any settlement area boundary
- g) The current owner purchased the property in July 2007 and therefore meets the five year minimum ownership requirement.

Please contact 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

c.c. Ed Lorenowicz

33. <u>Dimer</u>	isions of Ba	arn(s)/Ou	tbuildings	/Sheds	(that are to	remain) S	evered	& Retained Lands
Severed	Width	8 m	Length	22 m	Area	176 m ²	_Use	Shop/Shed
	Width		_ Length _		Area		_Use	
<u>Retained</u>	Width		_ Length _		Area		_Use	
	Width		Length		Area		_Use	
34. <u>Manur</u>	e Storage Fa	cilities o	n these land	ls: NO	NE			
Тур	e: D	RY		SEMI-S	SOLID		LIQUID	
	Open Pile	e []		Open F	Pile []		С	overed Tank []
	Covered Pil	e [] S	Storage with	Buck W	alls []	Aboveg	ound Un	covered Tank []
						Belowgr	ound Une	covered Tank []
							Open Ea	arth-sided Pit []
35. Are ther	e any <u>barns v</u>	vithin 500	metres [164	<u>0']</u> of the	e severed lot	?	YES [X]	NO []
lf the to p r	answer is ye oposed lot li	s, these ba nes of the	arns must b e parcel to l	e show be sevei	n on the app red and retai	lication ske ned.	tch with	approximate measurem
36. Are ther	e any <u>draina</u> g	<u>ie systems</u>	on the reta	ined and	severed land	ds?	YES []	NO [X]
System	Туре: М	lunicipal D	rain []		Name of Dra	ain		
		Field D	Drain []		Area of land	tiled		(Acres)
Drain O	utlet Location	: Ow	ner's Lands	[]	Neighbour's	Lands []	F	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:

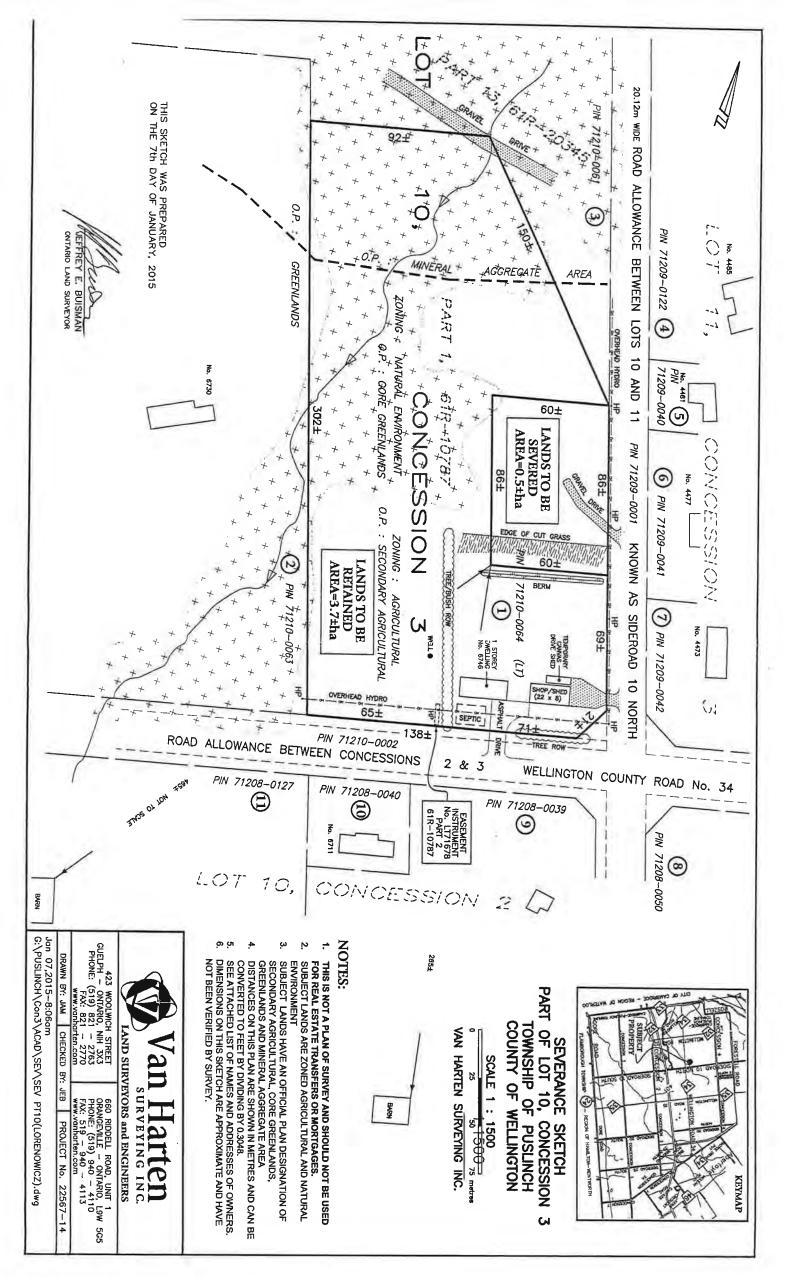
38. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter

NOTES:

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

The Owner must complete the following to authorize applicant, agent o	or solicitor to act on their behalf.
NOTE: If more than one owner is listed in item #2 of this appli section of the application form or by a letter of authorized section.	ication, then all owners must sign this authorization
If the Owner is a corporation, the authorization must b to bind the corporation.	be by an officer of the corporation who has author
I, (we),Edward and Heather LORENOWICZ the theorem the terms of	he Registered Owners of
Part of Lot 10, Concession 3 Of the TOWNS	
- Print Access 1	
Jeff Buisman of VanHarten Surveying Inc.	severally and jointly, solemnly declare that
s authorized to submit an application for consent on my (our) behalf.	
Signature(s) of Registered Owner(s) or	Corporation's Officer
APPLICANT'S DECLAR	ATION
This must be completed by the Applicant f	
(we) Jeff Buisman	-64
	of th
City of Guelph	
	In the County/ Region c
City of Guelph	In the County/ Region c
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January 16, 2015

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: January 9, 2015

FILE NO. B7/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Leonard Williams 4439 Concession 11 Puslinch ON LOP 1J0 TOWNSHIP OF PUSLINCH Part Lot 22 Concession 11

Proposed severance is 56m x 80m = 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 66m frontage, existing and proposed rural residential use with existing dwelling.

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

February 18, 2015

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Neighbouring Municipality – Town of Milton

GRCA Bell Canada County Clerk Roads

APPLICATION FOR CONSENT

1. Approval Authority:

Ontario Planning Act

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

Required Fee: Fee Received:	\$ 975 Jan9/15
File No.	37/15
Accepted as Complete on:	Jan9/15

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

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

2. Name of Registered Owner(s) Leonard Bruce WILLIAMS

Address 4439 Concession 11, Puslinch, ON, LOP 1J0

Phone No. Home: 519-822-3580

Business:

Name and Address of Applicant (as authorized by Owner)

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

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

Jeff.Buisman@vanharten.com T: 519-821-2763 x225

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 [X]

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

[X] Conveyance (Specify type and use of new lot, e.g. residential, agricultural, commercial):

<u>0R</u>

New lot for residential purposes.

[] 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 NOT KNOWN

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

Local Municipality:	Township of Puslinch			
Concession	11	Lot No.	Part of Lot 22	
Registered Plan No		Lot No.		
Reference Plan No.				
Civic Address	4439 Concession 11			
(b) When was prop	erty acquired: <u>January 3, 1973</u>	Registered	Instrument No. MS1238	<u>28</u>

	Description of Land inte	nded to be <u>SEVER</u>	<u>RED</u> :	Metric [X]	Imperial []
	Frontage/Width	<u>56 ±</u>	AREA	<u>0.5 ha ±</u>	
	Depth	<u>80 ±</u>	Existing Use(s)	<u>Vacant</u>	
	Existing Buildings or	structures: <u>None</u>	2		
	Proposed Uses (s):	A new rural re	esidential dwellin	a	
	Type of access (Check	appropriate space) Existing? [] Proposed	?[X]
	Provincial Highway				
	X Municipal road, main Municipal road, seas				
	Easement Right-of-way				
	Private road Crown access road				
		fy what boat dockir	ng and parking facilitie	es are available on the	mainland):
	Municipally owned a X Well (specify whethe Lake Other (Specify):	nd operated piped	water system		& specify where indicated):
		al - Existing []	Proposed [X]	(check appropriate space	ce & specify where indicated):
	Municipally owned a X Septic Tank (specify Pit Privy Other (Specify):			ividual Septic Syste	m
6.	Description of Land inte	1. m. A	NED:	Metric [X]	Imperial []
		<u>66 / 122 ±</u>	AREA	<u>3.6 ha ±</u>	
	Frontage/Width				
	Profitage/Wildth	<u>332 ±</u>	Existing Use	e(s) <u>Rural Re</u>	sidential
		<u>332 ±</u>	•	e(s) <u>Rural Re</u>	<u>sidential</u>
	Depth	<u>332 ±</u>	•	e(s) <u>Rural Re</u>	<u>sidential</u>
	Depth Existing Buildings or a	<u>332 ±</u> structures: <u>2 Sto</u> <u>No Change</u>	orey Dwelling		oposed? []
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	Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock metres of the Subject lands (severed and retained parcels)?					00
8.	Is there a landfill within 500 metres [1640 feet]?	YES			[]	
9.		YES			[X]	
	, a subset a contrage troutment plant of waste stabilization plant within 500 metres				NO	[X]
	severed parcel?					
10						
	. Is there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to within 120 metres [394 feet]?	be retai	ned or YES		evered NO	d or
11	. Is there any portion of the land to be severed or to be retained located within a floor	dplain?	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 sit	te?	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 meteres [1640']?		YES	[]	NO	[X]
16	. Is there an active or abandoned principal or secondary railway within 500 metres [10	640']?	YES	[X]	NO	[]
17.	Name of Rail Line Company: <u>Guelph Junction Railway Company;</u> 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 propare within 750 metres of the proposed subject lands?	ane outl	et/conta YES			ntre [X]
19.	PREVIOUS USE INFORMATION:					F1
	Has there been an industrial use(s) on the site? YES [] NO [X]] UNK	NOWN	[]]		
	If YES, what was the nature and type of industrial use(s)?					
	Has there been a commercial use(s) on the site? YES [] NO [X] 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 s landscaping?) YES [] NO [Has there been commercial petroleum or other fuel storage on the site, underground been used for a gas station at any time, or railway siding?	systems X]	or resid JNKNC rage, o	lential	- e site	
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24.	Is the application con	sistent with the	e Provincial	Policy State	ment?	YES[X]	10[]	
25.	Is the subject land wit	thin an area of	land desig	nated under	any provincial	plan or plans?		
	Greenbelt Plan []	Plac	es to Grow	[X] Otl	ner[]			
	If YES , does the app	lication confor	m to or not	conflict with	the applicable	Provincial Plan(s)	YES [X] NO[]
26.	Is the subject land a p *If yes, an applica				nust be accon	YES [] N		ION FORM.
27.	What is the existing L retained)	.ocal Official	Plan desigr	nation(s) of th	ie subject land	d? (subject land me	ans severed	and
	retained]					ct land? [subject la		
	c) If this consent rela please indicate th					ntly under review by per(s).	y an approval	authority,
	Amendment Nun	nber(s):			File I	Number(s):		
28.	Is the land covered by	y a zoning by-	law?	YES	[X] NO	[]		
	If YES, what is the z	zoning of the	subject la	nds? <u>AGR</u>	ICULTURAL		L ENVIRON	MENT
29.	Does the proposal for	r the subject la	inds conform	m to the exist	ting zoning?	YES	[X] NO	[]
	If NO, a) has a	an application YES [)? File Number			
	b) has	an application			variance? File Number			
30.	Are the lands subject	to any mortga	iges, easen	nents, right-o	f-ways or othe	er charges? YES	[] NO	[X]
	If the answer is YES,		-					
	For mortgages just	provide comp	olete name	and addres	s of Mortgag	ee.		
	estions 29 – 34 must nis is not applicable t						ral Area (Otherwise,
31.	a) PRESENT LAND	D USES-Sever	red & Reta	ined Lands		PROP		
							OSED LAND	USES
	Answer in Acres/He	<u>ctares</u>	Severed	Retained	Ans	wer with X	OSED LAND Severed	<u>USES</u> Retained
		<u>ctares</u>	Severed	Retained		wer with X		
	Answer in Acres/He		Severed	Retained	Agri		Severed	Retained
	Answer in Acres/He		Severed	Retained	Agri Surj	icultural	Severed	Retained
	Answer in Acres/He Under Cultivation Idle Agricultural Land			_	Agri Sur _l Reti	icultural plus Farm House	Severed [] []	Retained
	Answer in Acres/He Under Cultivation Idle Agricultural Land Woodlot/Bushland			_	Agri Surj Reti Farr	icultural plus Farm House irement Lot	Severed [] [] []	Retained [] [] []
	Answer in Acres/He Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture			 	Agri Surj Reti Farr Nor	icultural plus Farm House irement Lot m-help Lot	Severed [] [] [] [] []	Retained [] [] [] [] []
	Answer in Acres/He Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture Number of Buildings			 	Agri Surj Reti Farr Nor	icultural plus Farm House irement Lot m-help Lot h-Farm Residence	Severed [] [] [] [] [] [] [] [X]	Retained [] [] [] [] [] [] [X]
	Answer in Acres/He Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture Number of Buildings Area of Residence			 	Agri Surj Reti Farr Nor	icultural plus Farm House irement Lot m-help Lot h-Farm Residence nm./Ind./Instit.	Severed [] [] [] [] [] [X] []	Retained [] [] [] [] [] [X] []
	Answer in Acres/He Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture Number of Buildings Area of Residence Other Uses (e.g. busi		0.5	 	Agri Surj Reti Farr Nor	icultural plus Farm House irement Lot m-help Lot h-Farm Residence nm./Ind./Instit.	Severed [] [] [] [] [] [X] []	Retained [] [] [] [] [] [X] []
	Answer in Acres/He Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture Number of Buildings Area of Residence Other Uses (e.g. busi b) Existing Crops: Severed	iness) NONE	0.5	 	Agri Sur Reti Farr Non Con Add	icultural plus Farm House irement Lot m-help Lot h-Farm Residence nm./Ind./Instit. lition to a Lot	Severed [] [] [] [] [] [X] []	Retained [] [] [] [] [] [X] []
	Answer in Acres/He Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture Number of Buildings Area of Residence Other Uses (e.g. busi b) Existing Crops: Severed	iness) NONE		 	Agri Sur Reti Far Non Con Add	icultural plus Farm House irement Lot m-help Lot h-Farm Residence nm./Ind./Instit. lition to a Lot	Severed [] [] [] [] [] [X] []	Retained [] [] [] [] [] [X] []
	Answer in Acres/He Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture Number of Buildings Area of Residence Other Uses (e.g. busi b) Existing Crops: Severed	iness) NONE s: NONE	0.5	 	Agri Sur Reti Far Non Con Add Retained	icultural plus Farm House irement Lot m-help Lot h-Farm Residence nm./Ind./Instit. lition to a Lot	Severed [] [] [] [] [] [X] []	Retained [] [] [] [] [] [X] []
32.	Answer in Acres/He Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture Number of Buildings Area of Residence Other Uses (e.g. busi b) Existing Crops: Severed C) Proposed Crops	iness) NONE s: NONE	0.5	 	Agri Sur Reti Far Non Con Add Retained	icultural plus Farm House irement Lot m-help Lot h-Farm Residence nm./Ind./Instit. lition to a Lot	Severed [] [] [] [] [] [X] []	Retained [] [] [] [] [] [] [] [] []



January 8, 2015 Jeff.Buisman@vanharten.com 22564-14

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 4439 Concession 11 Part of Lot 22, Concession 11 PIN 71190-0015 Township of Puslinch County of Wellington

Please find enclosed a Severance Application for the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, required deeds, ownership information, a cheque to Wellington County for \$975, and a cheque to the GRCA for \$380.

<u>Proposal</u>

The proposal is to sever a $0.45\pm$ ha at the west corner of the property for a new rural residential property. The lands to be severed will have a frontage of $56\pm$ m and a depth of $80\pm$ m. This will leave the retained lands with a frontage of $66\pm$ m, depth of $332\pm$ m, and an area of $3.6\pm$ ha where the existing two storey dwelling will remain. The proposed severance is a rolling site with trees spread throughout.

The severed lands are designated Secondary Agricultural in the Official Plan which allows for a severance provided that the criteria of section 10.4.4 are met. We reviewed these criteria and feel that the proposed severance meets the intentions of the Official Plan criteria for a severance.

Please contact 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

c.c. Bruce Williams

33. <u>Di</u>	mensions of Bar	n(s)/Outbuildings/Shec	is (that are to rea	main) Severed &	Retained Lands
Severed	d Width	Length	Area	Use	
	Width	Length	Area	Use	
Retaine	ed Width	Length	Area	Use	
	Width	Length	Area	Use	
34. <u>Ma</u>	anure Storage Faci	lities on these lands: N	ONE		
	Type: DR	RY SEM	I-SOLID	LIQUID	
	Open Pile	[] Oper	Pile []	Co	vered Tank []
	Covered Pile	[] Storage with Buck	Walls []	Aboveground Unco	overed Tank []
				Belowground Unco	vered Tank []
				Open Earl	h-sided Pit []
35. Are	there any <u>barns wit</u>	thin 500 metres [1640'] of t	the severed lot?	YES [X]	NO []
1	If the answer is yes, to proposed lot lin	these barns must be sho es of the parcel to be sev	wn on the applicat ered and retained.	ion sketch with a	pproximate measurements
36. Are	there any <u>drainage</u>	systems on the retained a	nd severed lands?	YES []	NO [X]
Sys	stem Type: Mu	nicipal Drain []	Name of Drain_		
		Field Drain []	Area of land tiled		(Acres)
Dra	in Outlet Location:	Owner's Lands []	Neighbour's Lan	ds [] Riv	ver/Stream []
37. If a land	new farm operatio ds. Please provide s	n, or new crops, or new f a some details:	arm buildings are l	peing proposed for	the severed and/or retained

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	see	covering	letter
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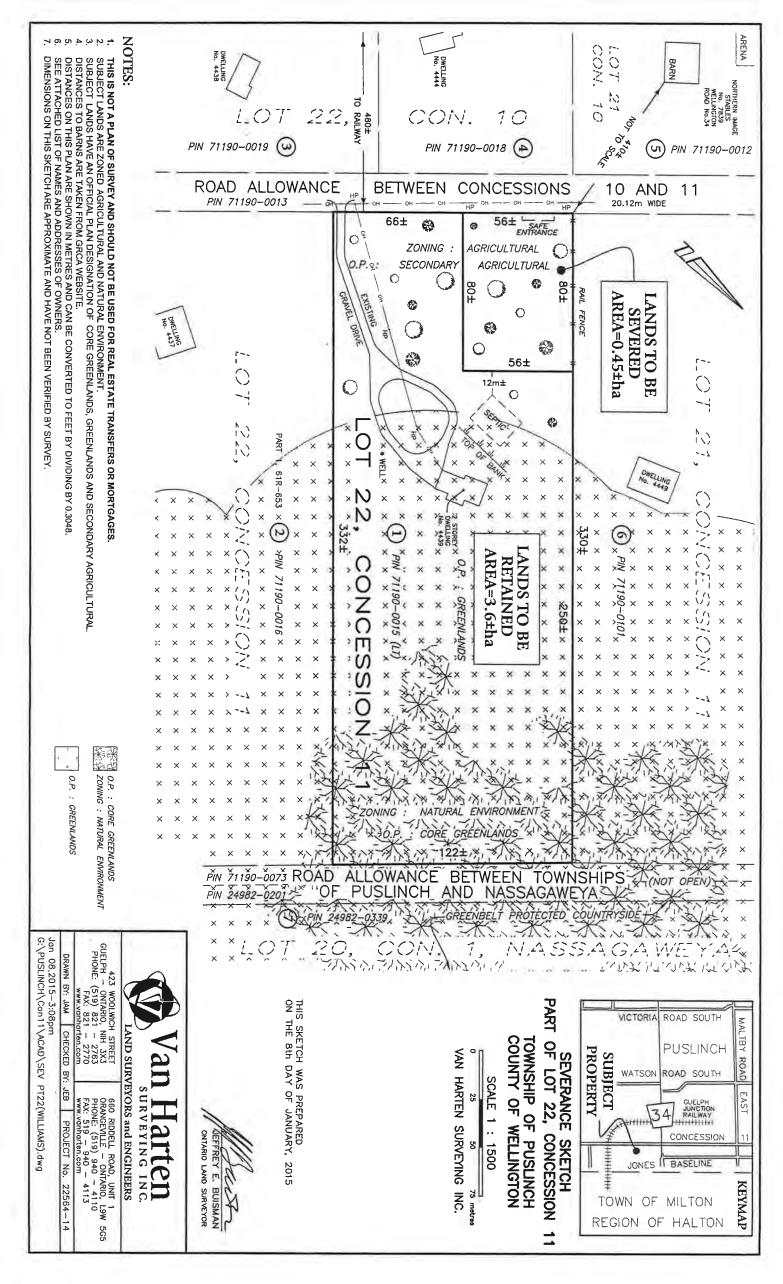
NOTES:

- 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.
- 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.

OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

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. 1) Leonard Bruce Althoustine WILLIAMS the Registered Owners of **I**, (we), Part of Lot 22, Concession 11 Of the TOWNSHIP OF PUSLINCH in the WELLINGTON County/Region of severally and jointly, solemnly declare that Jeff Buisman of VanHarten 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 Jeff Buisman I. (we) 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 22, Concession 11 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. hun DECLARED before me at the Of (Owner or Applicant) In the County/Region of Wellington Ten This dav of 20 (Owner or Applicant) James Michael Laws, a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc. Expires May 11, 2015. Commissioner of Oaths Printed Commissioner's, etc. Name



21/15

January 16, 2015

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: January 13, 2015

FILE NO. B14/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Brian & Janice Cox 4501 Victoria Rd S Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 19 Concession 9

Proposed severance is <u>revised sketch</u> 1.44 hectares with 6.1m frontage, vacant land for proposed rural residential use.

Retained parcel is <u>revised</u> sketch 39 hectares with 337m frontage, existing and proposed rural residential use with existing dwelling, shop and storage building.

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

February 18, 2015

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

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

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

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

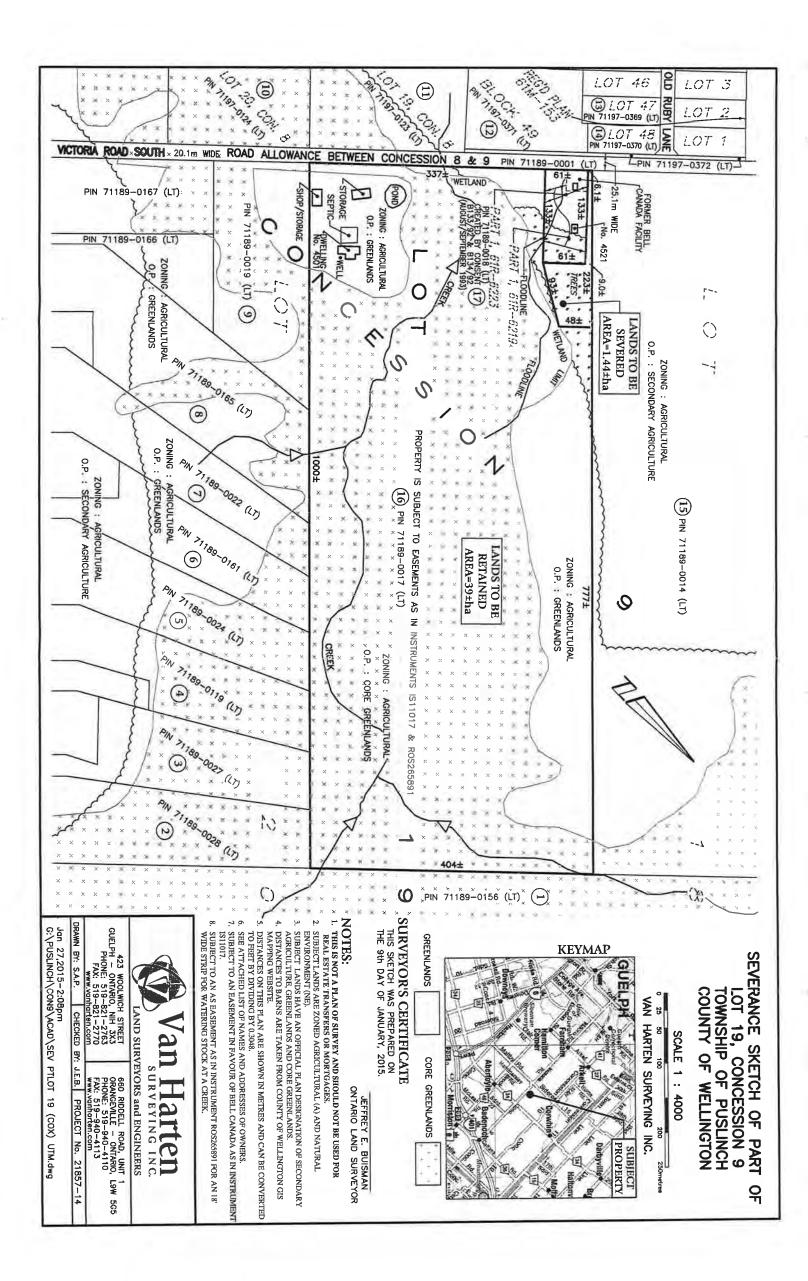
MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

Neighbouring Municipality – City of Guelph

Bell Canada County Clerk Roads



January 16, 2015

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: January 13, 2015

FILE NO. B14/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Brian & Janice Cox 4501 Victoria Rd S Puslinch ON N0B 2J0

TOWNSHIP OF PUSLINCH Part Lot 19 Concession 9

Proposed severance is 1.65 hectares with 6.1m frontage, vacant land for proposed rural residential use.

Retained parcel is 38.8 hectares with 337m frontage, existing and proposed rural residential use with existing dwelling, shop and storage building.

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

February 18, 2015

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

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MAILED TO:

Local Municipality - Puslinch County Planning

Conservation Authority - GRCA

Neighbouring Municipality - City of Guelph

Bell Canada County Clerk Roads

APPLICATION FOR CONSENT

1. Approval Authority:

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

Ontario Planning Act

Required Fee: \$ Fee Received:

File No.

Accepted as Complete on:

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

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

2. Name of Registered Owner(s) **Brian & Janice COX**

Address 4501 Victoria Road South, PUSLINCH, ON, NOB 2J0

Phone No. Home: 519-763-7676 Business: 519-654-8403

Name and Address of Applicant (as authorized by Owner)

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

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

Jeff.Buisman@vanharten.com T: 519-821-2763 x225

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 [X]

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

[X] Conveyance (Specify type and use of new lot, e.g. residential, agricultural, commercial):

<u>New lot for residential purposes.</u>

<u>OR</u>

[] 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 INTENDED TO BE OWNER'S SON TROY COX

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

Local Municipality:	Township of Puslinch		
Concession	9	Lot No.	Part of Lot 19
Registered Plan No.		Lot No.	
Reference Plan No.			
Civic Address	4501 Victoria Road South		
(b) When was prope	rty acquired: <u>April 21, 1983</u>	Registered	Instrument <u>No. ROS265891</u>

5.	Description of Land intended to be <u>SEVERED</u> : Metric [X] Imperial []	
	Frontage/Width 6-83 ± AREA 1.65 ha ±	
	Depth <u>90-223 ±</u> Existing Use(s) <u>Bush, unused area</u>	
	Existing Buildings or structures: None	
	Proposed Uses (s): A new rural residential dwelling	
1	Type of access (Check appropriate space) Existing? [] Proposed? [X]	
-	Provincial Highway County Road	
-	X Municipal road, maintained year round Municipal road, seasonally maintained	
-	Easement Right-of-way	
-	Private road Crown access road	
6	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 ind Municipally owned and operated piped water system	icated):
т	Type of sewage disposal - Existing [] Proposed [X] (check appropriate space & specify where	indicated)
	 Municipally owned and operated sanitary sewers X Septic Tank (specify whether individual or communal): Individual Septic System Pit Privy Other (Specify):	
6. I	Description of Land intended to be RETAINED: Metric [X] Imperial []	
	Frontage/Width <u>337-404 ±</u> AREA <u>38.8 ha ±</u>	
	Depth 1000 ± Existing Use(s) Rural Residential	
	Existing Buildings or structures: Dwelling, Shop, Storage Building	
	Proposed Uses (s): <u>No Change</u>	
Т	Type of access (Check appropriate space) Existing? [X] Proposed? []	
_	Provincial Highway County Road	
2	X 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):	
т	Type of water supply - Existing [X] Proposed [] (check appropriate space & specify where ind	icated):
_	 Municipally owned and operated piped water system X Well (specify whether individual or communal): Individual Well 	
_	Lake	
_	Other (Specify):	
- т	Other (Specify):	ndicated)
_		ndicated)

.

7.	metres of the Subject lands (severed and retained parcels)?				00
8.		6 [] 8 []		[X]	
9.		3 []		[X]	rV1
	 b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundary 			NO	[V]
	severed parcel? YES [] NO [X] If answer to 9 b) is YES, these must be shown of				lah
10.	Is there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to be retained to be retained at the second s				
	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	[X]	NO	[]
12.	. Is there a provincial park or are there Crown Lands within 500 metres [1640']?	YES	[]	NO	[X]
13.	. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?	YES	[]	NO	[X]
14.	. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?	YES	[X]	NO	[]
15.	. Is there a noxious industrial use within 500 meteres [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 ou within 750 metres of the proposed subject lands?	utlet/conta YES			ntre [X]
19.	PREVIOUS USE INFORMATION:				
	Has there been an industrial use(s) on the site? YES [] NO [X] UN	KNOWN	[]		
	If YES, what was the nature and type of industrial use(s)?				
	Has there been a commercial use(s) on the site? YES [] NO [X] U	NKNOWI	с т и		
	Has there been a commercial use(s) on the site? YES [] NO [X] UN If YES, what was the nature and type of the commercial use(s)	NKNOWI	N []		
			dential	[]	
	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 system landscaping?)	ns or resid UNKNO	dential DWN	 ne site	
	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 system landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel s	ns or resid UNKNO storage, o UNKNO	dential DWN or has th OWN	 ne site	
20.	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 system landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel storage on the site, underground fuel storage on the site [] NO [X]	ns or resid UNKNO storage, o UNKNO	dential DWN or has th OWN	 ne site	
20.	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 system landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel so been used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s)	ns or resid UNKNO storage, o UNKNO	dential DWN or has th OWN	 ne site	
	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 system landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel so been used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s) Is this a resubmission of a previous application? YES [] NO [X]	ns or resid UNKNO storage, o UNKNO	dential DWN or has th	ne site	
21.	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 system landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel sibeen used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s) Is this a resubmission of a previous application? YES [] NO [X] If YES, is it identical, or changed Provide previous File Number a) Has any Owner previously severed any land from the holding which existed as of June	unkno Unkno storage, o UNKNo e 25, 197	dential DWN or has th OWN 0 and a 0 and a	ne site	
21. Par	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 system landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel sibleen used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s) Is this a resubmission of a previous application? Is this a resubmission of a previous application? A Has any Owner previously severed any land from the holding which existed as of June 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 s following information for each parcel severed: Transferee's Name, Date of the Transferee's Name, Date	e 25, 197	dential DWN r has th DWN 0 and a d supp Use of	as	el
21. Pari Sev 22.	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 system landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel sible been used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s) Is this a resubmission of a previous application? (YES [] NO [X] If YES, is it identical, or changed Provide previous File Number a) Has any Owner previously severed any land from the holding which existed as of June 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 s following information for each parcel severed: Transferee's Name, Date of the Transformed; And attach the information to this application. rccel 17 on sketch (PIN 71189-0018) was created by Lot Line Adjustment Severance B134/92 (completed in September 1993) Has the parcel intended to be severed ever been, or is it now, the subject of an application other Consent or approval under the Planning Act or its predecessors?	ns or resid UNKNO storage, o UNKNO e 25, 197 sketch an sfer and 33/92 & 0 for a plar	dential DWN or has th OWN 0 and a d supp Use of Conso	as ly the Parc lidatic	el
21. Pari Sev 22.	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 system landscaping?) YES [] NO [X] Has there been commercial petroleum or other fuel storage on the site, underground fuel sibeen used for a gas station at any time, or railway siding? YES [] NO [X] If YES, specify the use and type of fuel(s) Is this a resubmission of a previous application? YES [] NO [X] If YES, is it identical, or changed Provide previous File Number a) Has any Owner previously severed any land from the holding which existed as of June 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 s following information for each parcel severed: Transferee's Name, Date of the TransTransferred; And attach the information to this application. rccel 17 on sketch (PIN 71189-0018) was created by Lot Line Adjustment Severance B134/92 (completed in September 1993) Has the parcel intended to be severed ever been, or is it now, the subject of an application.	ns or resid UNKNO storage, o UNKNO e 25, 197 sketch an sfer and 33/92 & 0 for a plar UNKNOV	dential DWN r has th DWN 0 and a d supp Use of Use of Conso	as ly the Parc lidatic	el

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Land Division Form.030 (Word Edition) REVISED Sept 11, 2012

24.	ls	the application consistent with	the Provincia	I Policy State	ement?	YES [X]	ю[]	
25.	ls	the subject land within an are	a of land desig	gnated under	any provincial	plan or plans?		
	G	reenbelt Plan []	Places to Grov	v [X] Ot	her []			
	lf	YES, does the application co	nform to or no	t conflict with	the applicable	Provincial Plan(s)	YES[)	(] NO[]
26.	ls	the subject land a proposed s *If yes, an application to sev	urplus farm dv er a surplus fa	velling?* arm dwelling r	nust be accom	YES [] N	O[X] MINFORMA	TION FORM.
27.	WI ret	hat is the existing Local Offic ained)	ial Plan desig	nation(s) of tl	ne subject land	I? (subject land me	eans severed	l and
	b)	What is the existing County retained] SECONDARY A						evered and
	c)	If this consent relates directl please indicate the Amendr	y to an Official nent Number a	Plan Amend and the applic	ment(s) currer able file numb	ntly under review b er(s).	y an approva	al authority,
		Amendment Number(s):			File N	lumber(s):		
28.	ls f	the land covered by a zoning	by-law?	YES	[X] NO []		
	lf	YES, what is the zoning of t	he subject la	nds? <u>AGR</u>	ICULTURAL	, NATURAL EN	VIRONME	NT
29.	Do	es the proposal for the subjec	t lands confor	m to the exis	ting zoning?	YES	[] NO	[X]
AN	IINC If	DR VARIANCE FOR LOT FR NO, a) has an applicati YES	ONTAGE WIL on been made [] NO	e for re-zoning	ED FOR ONC }? File Number		CE IS APPR	OVED.
		b) has an applica YES	tion been mad		variance? File Number			
30.	Are	e the lands subject to any mor	tgages, easer	nents, right-o	f-ways or othe	r charges? YES	[] NO	[X]
	lf tl	ne answer is YES, please pro r mortgages just provide co	vide a copy of	the relevant	instrument.			
Que		ons 29 – 34 must be answei	1000		00		ral Area	Otherwise
if th	nis i	s not applicable to your app	lication, plea	ise state "no	t Applicable"	e i taran i giroarta		otherwise,
	•	Mortgage with Royal Bank Easement in Favour of Bel Easement for an 18' wide s	Canada as i	n Instrument	IS11017			
31.	a)	PRESENT LAND USES-Se	vered & Reta	ined Lands		PROP	OSED LAND	USES
	<u>An</u>	swer in Acres/Hectares	Severed	Retained	Ansy	wer with X	Severed	Retained
	Un	der Cultivation			Agric	cultural	[]	[]
	Idie	e Agricultural Land			Surp	lus Farm House	[]	[]
	Wc	oodiot/Bushland	1.65	<u> </u>	Retir	ement Lot	[]	[]
	Pa	sture			Farm	n-help Lot	[]	[]
	Nu	mber of Buildings		3	Non-	Farm Residence	[×]	[X]
	Are	a of Residence		1.5	Com	m./Ind./Instit.	[]	[]
	Oth	ner Uses (e.g. business)			Addit	tion to a Lot	[]	[]
	b)	Existing Crops:						
		Severed NO	NE		Retained	NONE		
	c)	Proposed Crops:						
		Severed NO	NE		Retained	NONE		
32.	Ту	be of Farm Operation condu	cted on these	subject land	5:			
		Type: Dairy [] Units Number	Beef Catt	e[] S	Swine []	Poultry []	Other []

REVISED Sept 11, 2012



January 12, 2015 Jeff.Buisman@vanharten.com 21857-14

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 4501 Victoria Road South Part of Lot 19, Concession 9 PIN 71189-0017 Township of Puslinch

Please find enclosed an application for a severance on the abovementioned property. Included with this submission are copies of the severance sketch, completed application form, required deeds, a cheque to Wellington County for \$ 975 and a cheque to GRCA for \$380.

Proposal

The proposal is to create a Flag-shaped parcel where the narrow pole portion is along the north side of 4521 Victoria Road South. The narrow portion is 6.1m wide at the front and 9.0m wide at the rear of 4521. The parcel is then a rectangle of 83m wide and 90m deep. A new house will be constructed in the northerly portion of the severance, and at least 20 or 30m away from the wetlands limit. The severed parcel will have an area of 1.65 ha and the retained parcel will have an area of approximately 38.8 ha.

A site visit with GRCA staff was completed on September 8, 2014 with purpose of determining whether or not the severance could be along the south side of 4521 Victoria Road South. The entrance would have to go through the flood plain and that wetlands would be negatively impacted. GRCA was, therefore, not supportive of a severance which was along the south side of 4521 Victoria Road. GRCA was generally supportive of a new dwelling in the non-wetland portion of the severance provided that the appropriate studies are completed. The GRCA was supportive of using the north side of 4521 Victoria Road for the driveway.

The north side of 4521 Victoria Road was examined with the Township Road Superintendent for the entrance. He confirmed that a safe entrance would be possible and that an entrance in the 6.1m frontage would be acceptable. Some re-grading and tree removal will be required for an entrance and the applicant has discussed this requirement with the owners of 4521 Victoria Road. The owners of 4521 Victoria Road have provided verbal confirmation of working co-operatively for the driveway construction.

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

Very truly yours, Van Harten Surveying Inc.

Jéffrey E. Buisman B.E.S. B.Sc. Ontario Land Surveyor

JEB:lb

c.c. Brian and Janice Cox c.c. Troy Cox

33.	Dimensi	ions of Barr	n(s)/Outbuildings	Sheds	(that are to r	emain) Sev	ered &	Reta	ined Land	Is
Sev	vered	Width	Length _	_	Area		Jse			
		Width	Length _		Area		Jse			
Ret	ained	Width	Length _	_	Area	U	Jse			
		Width	Length _		Area	U	Jse		-	
34.	<u>Manure S</u>	Storage Facil	ities on these land	is: NO	NE					
	Туре:	DR	Y	SEMI-S	SOLID	LIC	QUID			
		Open Pile	[]	Open F	Pile []		Co	vered [·]	Tank []	
	C	Covered Pile	[] Storage with	Buck W	alls []	Abovegrou	nd Unco	overed	Tank []	
						Belowgrou	nd Uncc	overed	Tank []	
						O	pen Earl	th-side	dPit []	
35.	Are there a	any <u>barns wit</u> l	<u>nin 500 metres [164</u>	<u>0']</u> of the	e severed lot?	YE	S[]	NO	[X]	
	lf the ar to prop	nswer is yes, posed lot line	these barns must b s of the parcel to b	e showi be sever	n on the applic ed and retaine	ation sketch d.	ı with a	pproxi	imate meas	surements
36.	Are there a	any <u>drainage</u>	<u>systems</u> on the reta	ined and	severed lands	? Y E	s[]	NO	[X]	
	System Ty	pe: Mur	icipal Drain []		Name of Drain					
			Field Drain []		Area of land tile	ed			(Acres)	
	Drain Outle	et Location:	Owner's Lands	[]	Neighbour's La	ands []	Riv	ver/Stre	eam []	

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 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 <u>11" x 17"</u>. 8 additional copies are required plus one sketch reduced to a size of <u>11</u>" x <u>17</u>" (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.
- 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.

OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

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), Brian & Janice COX the Registered Owners of

Part of Lot 19, Concession 9 Of the TOWNSHIP OF PUSLINCH in the

County/Region of

WELLINGTON

severally and jointly, solemnly declare that

Jeff Buisman of VanHarten Surveying Inc.

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

G ani 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) Jeff Buisman	of the
City of Guelph	In the County/ Region of
Wellington	Solemnly declare that al

the statements contained in this application for consent for (property description)

Part of Lot 19, Concession 9, 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

Of In the County/Region of

Commissioner of Oaths

(Owner or Applicant)

(Owner or Applicant) James Michael Laws, a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc. Expires May 11, 2015.

Printed Commissioner's, etc. Name