



Planning & Development Advisory Committee  
Tuesday, February 10, 2015  
7:00 p.m.  
Council Chambers, Aberfoyle

## **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 Puslinch

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

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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

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### **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 9<sup>th</sup>, 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. D14/J2K

### The Amendment

❖ Date Submitted:

14 / 11 / 2014  
dd mm yyyy

❖ 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)

### General Information

❖ 3. Applicant Information

❖ Registered Owners 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) Name(s): R. Ritz Architect, Darryl Wettlaufer

Address 322 Ontario Street, Stratford ON, N5A 3H8

Tel. No. Home ritz.darryl@bellnet.ca Work 519-271-4603 Fax 519-271-8043

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

Milan Leslie, 4708 Town Line, R.R.#1 Moffat, ON L0P 1J0

Howard Robinson, 125 Palmer Street, Guelph, ON N1E 2R2

Send correspondence to: ☒ Owner ☒ Agent ☐ Other

❖ When did the current owner acquire the subject land? Date: January 2013

❖ 4. What area does the amendment cover?

- ☒ the "entire" property  
☐ a "portion" of the property  
(this information should be illustrated on the required drawing under item 24 of this application)

❖ 5. Provide a description 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 224.64 ft 628.02 ft

❖ 6. Provide a description of the area to be amended if only a "portion" of the property:

Area            ha Depth            m Frontage            m  
           ac            ft            ft

❖ 7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

☒ Yes ☐ No

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

☐ Greenbelt Plan ☐ Places to Grow ☒ Other (please specify): none

❖ If yes, does the application conform to and not conflict with the applicable provincial plan or plans? ☐ Yes ☐ 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.  
n/a
- ❖ 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
- ❖ 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? 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)

	Existing		Proposed	
❖ Type of building(s) or structures	none		Phase 1 - Carwash - DWG SP2 Phase 2 - Strip Mall - DWG SP3	
❖ Date of construction				
❖ Building height		m		ft
❖ Number of floors				
❖ Total floor area		sq. m		sq. ft.
❖ Ground floor area (exclude basement)		sq. m		sq. ft.
❖ Distance from building/structure to the:				
front lot line		m		ft
side lot line		m		ft
side lot line		m		ft
rear lot line		m		ft
% lot coverage				
# of parking spaces				
# of loading spaces				

**Existing and Proposed Services**

❖ 15. What is the access to the subject property?

- |  |   |                                       |
|--|---|---------------------------------------|
| <input type="checkbox"/> Provincial Highway      | <input checked="" type="checkbox"/> Continually maintained municipal road | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (please specify): | <input type="checkbox"/> Seasonally maintained municipal road             | <input type="checkbox"/> Water access |

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

Wellington Road 46 (Brock Road South)

❖ 17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road. (This information should be illustrated on the required drawing under item 24 of this application)

n/a

❖ 18. Indicate the applicable water supply and sewage disposal:

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

❖ 19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

- ☐ Yes ☒ No

❖ If yes, the following reports are required:

- ☐ A servicing options report; and  
☐ A hydrogeological report

❖ 20. How is storm drainage provided?

- ☐ Storm Sewers ☐ Ditches ☒ Swales ☒ Other means (explain below):

Expansion to the Carol Ponds was completed to allow for storm water.

## 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	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
❖ Zoning By-law Amendment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			ESSO			complete
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
❖ Plan of Subdivision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
❖ Consent (Severance)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
Site Plan Control	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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: n/a

## 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;
- ❖ ☐ 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

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

I (we) Jaideep P. Jassal of the city of Guelph County/Region of Wellington do hereby authorize Ritz Architect to act as my agent in this application.

  
Signature of Owner(s)

November 14/2014  
Date


### ❖ Affidavit

I (we) Darryl Wettlaufer of the city of Kitchener County/Region of Waterloo solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Puslinch in the County/Region of Wellington this 14 day of November, 2014.

  
Signature of Owner or Authorized Solicitor or Authorized Agent

Nov. 14/14  
Date

  
Signature of Commissioner  
DONNA LYNN TREMBLAY, Deputy Clerk  
Commissioner  
Township of Puslinch  
County of Wellington

November 14, 2014  
Date

Application fee of \$ 2000.00  
received by the municipality:

Application deemed  
complete:

  
Signature of Municipal Employee  
Nov 14, 2014  
Date

\_\_\_\_\_  
Signature of Municipal Employee  
\_\_\_\_\_  
Date

SITE SKETCH  
OF PART OF  
LOT 26, CONCESSION 7

PROPOSED ZONING C2  
TOWNSHIP OF RUSHAN  
COUNTY OF WELLINGTON

SCALE: 1 : 400  
BAR SCALE:



SITE DATA

SITE PLAN INFORMATION FOR PROPOSED STRIP MALL  
TOWNSHIP OF RUSHAN  
COUNTY OF WELLINGTON  
TAKEN FROM TOWNSHIP OF RUSHAN ZONING BY-LAW 1985  
JULY 17, 1986 (JUNE 2011 CONSOLIDATION)

DESCRIPTION	REQD	PROVIDED
CURRENT ZONING	C2	A
PROPOSED ZONING		
MIN LOT AREA	1,000 sqm	9,148.78 sqm
SETBACKS		
FRONT	10m	26.12 m
REAR	3m	16.05 m
SIDE	3m	31.09 m
SEAL	7m	17.24 m
MIN. LOT COVERAGE	25%	28.0%
MAX. LOT COVERAGE	25%	28.0%
LOADING STALLS	2	6
PARKING STALLS	84	101

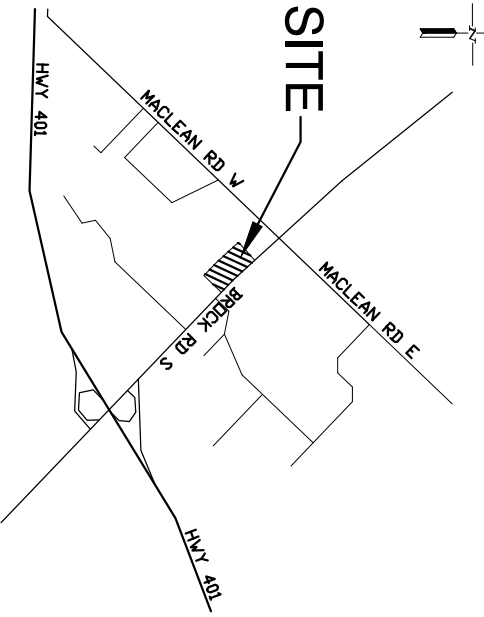
PARKING CALCULATION

STRIP MALL (2,064.0 sqm) - RETAIL USE  
1 STALL FOR FIRST 200 sqm + 1 STALL PER ADDITIONAL 200 sqm  
= 84 STALLS REQUIRED

NOTES

- ANY OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ADJUTING RESIDENCES.
- ALL TREE PROTECTION FOR ADJACENT TREES IS TO REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.

KEY PLAN



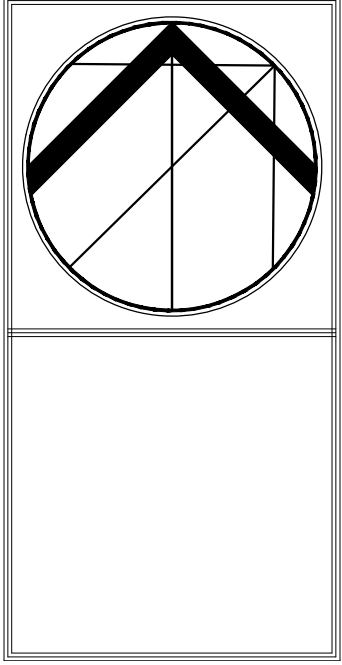
ABERFOYLE, ONTARIO

GENERAL NOTES:

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

3	-	-
2	Issued for Reopening Application	Nov 14/14
1	Issued for Township Review	Sep 16/14
NO.	REVISIONS	DATE

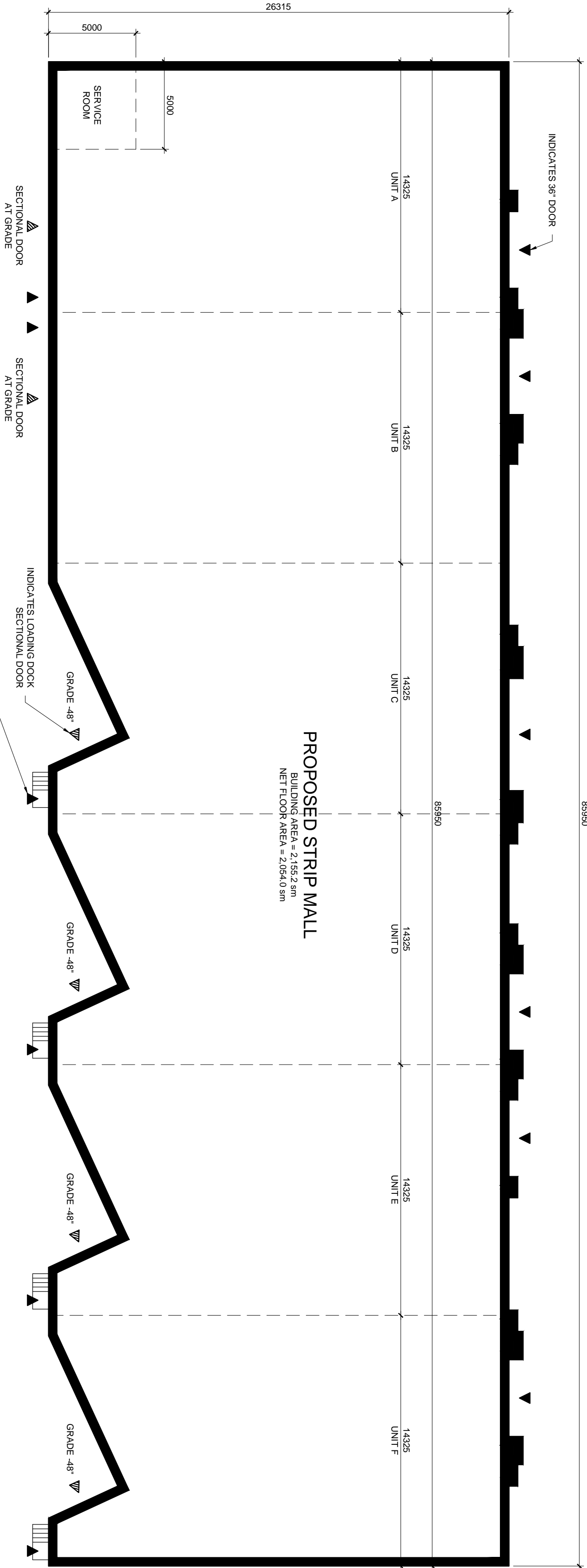
**R. RITZ**  
ARCHITECT  
3322 ONTARIO STREET  
STRATFORD - ONTARIO  
N5A 3B8 (319) 271-4003



PROJECT  
**PROPOSED STRIP MALL**  
WELLINGTON COUNTY  
ROAD 46  
ABERFOYLE, ONTARIO

TITLE  
**PHASE TWO FUTURE STRIP MALL SITE PLAN**

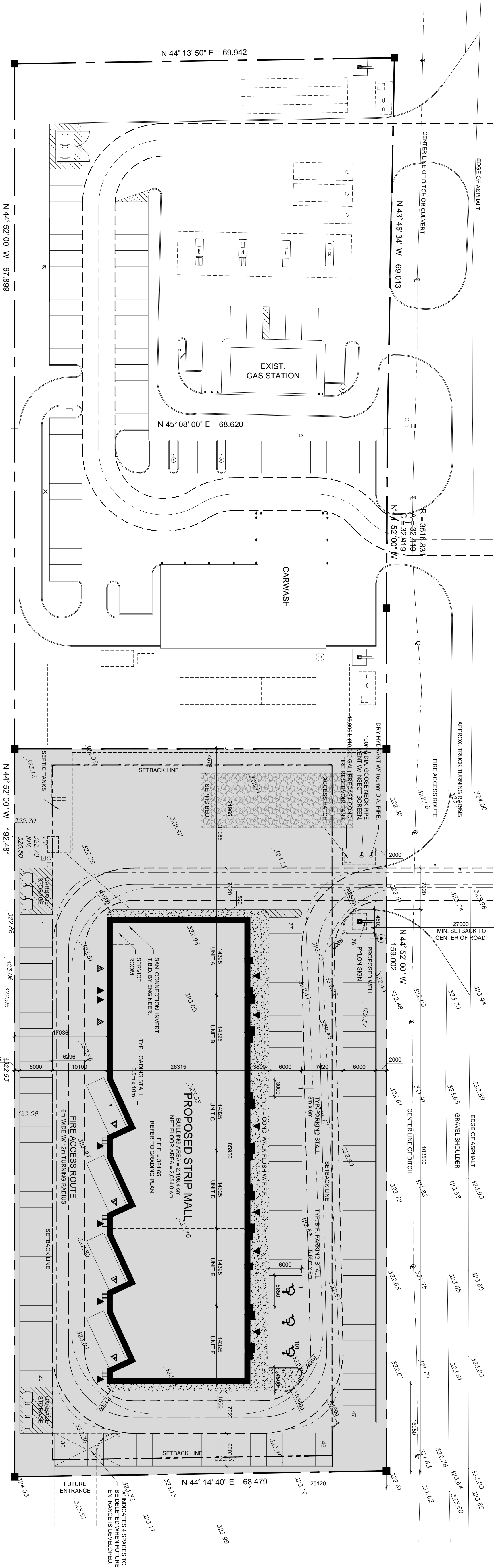
DRAWN BY D. WETTLAUER	<b>SP3</b>
DATE OCT 9, 2014	
SCALE AS NOTED	
FILE NO. 13P14/SP3.dwg	
PROJECT NO.	



2 PROPOSED STRIP MALL  
SP3 SCALE 1 : 200

BROCK ROAD

(WELLINGTON COUNTY ROAD 46)



1 PHASE TWO SITE PLAN  
SP3 SCALE 1 : 400

## **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

John & Hanan Saliba  
6774 Gore Road  
RR#2  
Puslinch ON N0B 2J0

### LOCATION OF SUBJECT LANDS:

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**

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

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

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

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

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

### **MAILED TO:**

Local Municipality - Puslinch    County Planning    Conservation Authority - GRCA

Neighbouring Municipality – 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

## 1. Approval Authority:

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

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

Required Fee: \$ 975  
Fee Received: Jan 8/15

File No. B1/15Accepted as Complete on: Jan 8/15

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

2. Name of Registered Owner(s) JOHN SALIBA & HANAN SALIBA

Address 6774 GORE ROAD, RR #2 PUSLINCH,  
ONTARIO N0B 2J0

Phone No. Home: 519-624-4176 Business: 1-905-850-3929 (X-2029)

Name and Address of Applicant (as authorized by Owner) BLACK, SHOEMAKER, ROBINSON  
& DONALDSON LTD., 351 SPEEDVALE AVE. WEST, GUELPH N1H 1C6  
ATT: IAN D. ROBINSON Phone No. 519-822-4031

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

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

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

REGISTERED OWNER [ ]

APPLICANT ☒

AGENT [ ]

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

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

OR

☒ Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):RIGHT-OF-WAY TO PROVIDE ACCESS TO FIELD ON RETAINED LAND

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

RIGHT-OF-WAY IN FAVOUR OF RETAINED LAND (JOHN & HANAN SALIBA)

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

Local Municipality: TOWNSHIP OF PUSLINCHConcession GORE Lot No. PART OF S. 1/2 LOT 11

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

Reference Plan No. 61R-6431 Part No. 2Civic Address 6774 GORE ROAD(b) When was property acquired: DEC. 23, 1997 Registered Instrument No. 788918



PART 2 ON  
SKETCH (SEE DETAIL)

5. Description of Land intended to be SEVERED: (R.O.W.) Metric [ ] Imperial ☒  
Frontage/Width 20' AREA 0.1 ACRES ±  
Depth (LENGTH) 245.8' ± Existing Use(s) HAY FIELD & A SMALL BIT OF BUSH  
Existing Buildings or structures: NONE  
Proposed Uses (s): { TO PROVIDE ACCESS ACROSS SEVERANCE (NEW LOT) FROM "SIDEROAD 10 SOUTH" TO FIELD ON RETAINED LAND }

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

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

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

- (N/A - APPLICATION IS FOR A RIGHT-OF-WAY)  
☐ Municipally owned and operated piped water system  
☐ Well (specify whether individual or communal):  
☐ Lake  
☐ Other (Specify):

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

- (N/A - APPLICATION IS FOR A RIGHT-OF-WAY)  
☐ Municipally owned and operated sanitary sewers  
☐ Septic Tank (specify whether individual or communal):  
☐ Pit Privy  
☐ Other (Specify):

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

Frontage/Width 1334.7' ± AREA 26.1 AC ±  
Depth 870' ± TO 971.5' ± Existing Use(s) RESIDENTIAL, RENTED HAY FIELD & BUSH/WETLAND  
Existing Buildings or structures: HOUSE & GARAGE  
Proposed Uses (s): SAME AS EXISTING

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

- ☐ 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 SOUTH)  
☐ Private road  
☐ Crown access road  
☐ Water access (specify what boat docking and parking facilities are available on the mainland):

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

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

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

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

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

Name of Rail Line Company: CANADIAN PACIFIC RAILWAY

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

19. PREVIOUS USE INFORMATION:

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

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

---

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

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

---

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

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

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

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

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

21. a) Has any Owner previously severed any land from the holding which existed as of June 25, 1970 and as registered in the Land Registry/Land Titles Office? YES ☐ NO ☒

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and supply the following information for each parcel severed: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred; And attach the information to this application.**

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

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

(APPLICATION FOR SEVERANCE OF A NEW LOT) YES ☒ NO ☐

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

YES ☒ NO ☐
25. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan ☐ Places to Grow ☒ Other ☐

If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES ☒ NO ☐
26. Is the subject land a proposed surplus farm dwelling?\*

YES ☐ NO ☒

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

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

"SECONDARY AGRICULTURAL" & "CORE GREENLANDS"
- b) What is the existing County Official Plan designation(s) of the subject land? [subject land means severed and retained]

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

N/A

Amendment Number(s):

File Number(s):

28. Is the land covered by a zoning by-law?

YES ☒ NO ☐

If YES, what is the zoning of the subject lands?

"AGRICULTURAL" & "NATURAL ENVIRONMENT"

29. Does the proposal for the subject lands conform to the existing zoning?

YES ☒ NO ☐

If NO,

a) has an application been made for re-zoning?

YES ☐ NO ☐ File Number

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

YES ☐ NO ☐ File Number

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges?

YES ☒ NO ☐

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

For mortgages just provide complete name and address of Mortgagee.

BANK OF NOVA SCOTIA, 10 WRIGHT BLVD., STRATFORD, ONT. N5A 7X9

Questions 31 – 37 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. a) PRESENT LAND USES-Severed & Retained Lands				PROPOSED LAND USES		
Answer in Acres	Hectares	Severed	Retained	Answer with X	Severed	Retained
Under Cultivation (Hay)		2.0	10.7±	Agricultural	<input type="checkbox"/>	<input checked="" type="checkbox"/> (RENTED FOR HAY)
Idle Agricultural Land		Ø	Ø	Surplus Farm House	<input type="checkbox"/>	<input type="checkbox"/>
Woodlot/Bushland		0.1	13.5±	Retirement Lot	<input type="checkbox"/>	<input type="checkbox"/>
Pasture		Ø	Ø	Farm-help Lot	<input type="checkbox"/>	<input type="checkbox"/>
Number of Buildings		Ø	1	Non-Farm Residence	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Area of Residence		Ø	3000FT <sup>2</sup>	Comm./Ind./Instit.	<input type="checkbox"/>	<input type="checkbox"/>
Other Uses (e.g. business)		Ø	Ø	Addition to a Lot	<input type="checkbox"/>	<input type="checkbox"/>

- b) Existing Crops:

Severed HAY Retained HAY
- c) Proposed Crops:

Severed NONE Retained HAY

32. Type of Farm Operation conducted on these subject lands:

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☒

Units Number

RENTED FOR HAY



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

TEL: 519-822-4031  
FAX: 519-822-1220

Project 12-9313

January 7, 2014

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 14<sup>th</sup>, he indicated that he was satisfied with the severance configuration and size. On December 4<sup>th</sup>, 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 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



33. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands **(No Barns)**

Severed <b>N/A</b>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
Retained <b>N/A</b>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____

34. Manure Storage Facilities on these lands: **(None)**

Type:	<b>DRY</b>	<b>SEMI-SOLID</b>	<b>LIQUID</b>
	Open Pile [ ]	Open Pile [ ]	Covered Tank [ ]
	Covered Pile [ ]	Storage with Buck Walls [ ]	Aboveground Uncovered Tank [ ]
			Belowground Uncovered Tank [ ]
			Open Earth-sided Pit [ ]

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

If the answer is yes, these barns **must be shown on the application sketch with approximate measurements to proposed lot lines of the parcel to be severed and retained.** **(3 BARNs WITHIN 1640')**

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

System Type: Municipal Drain [ ] Name of Drain \_\_\_\_\_

**(Weeping Tile In Field)** Field Drain ☒ Area of land tiled **UNKNOWN** (Acres)

Drain Outlet Location: Owner's Lands ☒ Neighbour's Lands [ ] River/Stream [ ]

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

**N/A (None)**

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.

**SEE COVER LETTER ACCOMPANYING APPLICATIONS.**

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 or solicitor to act on their behalf.

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

BLACK, SHORMAKER, ROBINSON & DONALDSON LIMITED

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

Signature(s) of Registered Owner(s) ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~

**This must be completed by the Applicant for the proposed consent**

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 TOWNSHIP

**DECLARED** before me at the

County/~~Region~~ of WELLINGTON

(Owner or Applicant)


(Owner or Agent)

*Alan D. Belin*

(IAN D. ROBINSON) ~~Owner~~ (Owner or Applicant)

Expires September 16, 2017.

Printed Commissioner's, etc. Name

Kanay Sharma /   
Commissioner of Oaths





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

John & Hanan Saliba  
6774 Gore Road  
RR#2  
Puslinch ON N0B 2J0

### LOCATION OF SUBJECT LANDS:

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.

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

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

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

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

### **MAILED TO:**

Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA

Neighbouring Municipality – North Dumfries

Bell Canada      County Clerk      Roads

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



5. Description of Land intended to be SEVERED: <sup>PARTS 1, 2 & 3</sup> CON SKETCH Metric [ ] Imperial ☒  
Frontage/Width 500' AREA 2.1 Acres ±  
Depth 200' Existing Use(s) HAY FIELD & A SMALL BIT OF BUSH  
Existing Buildings or structures: NONE  
Proposed Uses (s): NEW RESIDENTIAL LOT

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

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

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

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

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

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

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

Frontage/Width 1334.7' ± AREA 26.1 Ac ±  
Depth 870' ± TO 971.5' ± Existing Use(s) RESIDENTIAL, RENTED HAY FIELD & BUSH/WETLAND  
Existing Buildings or structures: HOUSE & GARAGE  
Proposed Uses (s): SAME AS EXISTING

Type of access (Check appropriate space) Existing? ☒ <sup>1</sup>/<sub>2</sub> Proposed? ☒

- ☐ 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 SOUTH)  
☐ Private road  
☐ Crown access road  
☐ Water access (specify what boat docking and parking facilities are available on the mainland):

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

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

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

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

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

Name of Rail Line Company: CANADIAN PACIFIC RAILWAY

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

(APPLICATION FOR A RIGHT-OF-WAY) YES ☒ NO ☐

24. Is the application consistent with the Provincial Policy Statement? YES ☒ NO ☐
25. Is the subject land within an area of land designated under any provincial plan or plans?  
Greenbelt Plan ☐ Places to Grow ☒ Other ☐ \_\_\_\_\_  
If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES ☒ NO ☐
26. Is the subject land a proposed surplus farm dwelling?\* YES ☐ NO ☒  
\*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

27. What is the existing Local Official Plan designation(s) of the subject land? (subject land means severed and retained) "SECONDARY AGRICULTURAL" & "CORE GREENLANDS"
- b) What is the existing County Official Plan designation(s) of the subject land? [subject land means severed and retained] "SECONDARY AGRICULTURAL" & "CORE GREENLANDS"
- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s). N/A

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

28. Is the land covered by a zoning by-law? YES ☒ NO ☐  
If YES, what is the zoning of the subject lands? "AGRICULTURAL" & "NATURAL ENVIRONMENT"

29. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐  
If NO, a) has an application been made for re-zoning?  
YES ☐ NO ☐ File Number \_\_\_\_\_  
b) has an application been made for a minor variance?  
YES ☐ NO ☐ File Number \_\_\_\_\_

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☒ NO ☐  
If the answer is YES, please provide a copy of the relevant instrument.  
For mortgages just provide complete name and address of Mortgagee. BANK OF NOVA SCOTIA, 10 WRIGHT BLVD., STRATFORD, ONT. N5A 7X9

Questions 31 – 37 must be answered for Applications for severance in the Rural/Agricultural Area – Otherwise, if this is not applicable to your application, please state "not Applicable"

31. a) PRESENT LAND USES-Severed & Retained Lands				PROPOSED LAND USES		
Answer in Acres	Hectares	Severed	Retained	Answer with X	Severed	Retained
Under Cultivation (HAY)		2.0	10.7 ±	Agricultural	<input type="checkbox"/>	<input checked="" type="checkbox"/> (RENTED FOR HAY)
Idle Agricultural Land		Ø	Ø	Surplus Farm House	<input type="checkbox"/>	<input type="checkbox"/>
Woodlot/Bushland		0.1	13.5 ±	Retirement Lot	<input type="checkbox"/>	<input type="checkbox"/>
Pasture		Ø	Ø	Farm-help Lot	<input type="checkbox"/>	<input type="checkbox"/>
Number of Buildings		Ø	1	Non-Farm Residence	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Area of Residence		Ø	3000 Ft <sup>2</sup>	Comm./Ind./Instit.	<input type="checkbox"/>	<input type="checkbox"/>
Other Uses (e.g. business)		Ø	Ø	Addition to a Lot	<input type="checkbox"/>	<input type="checkbox"/>

- b) Existing Crops:  
Severed HAY Retained HAY
- c) Proposed Crops:  
Severed NONE Retained HAY

32. Type of Farm Operation conducted on these subject lands:  
Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☒  
Units Number \_\_\_\_\_  
RENTED FOR HAY



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

TEL: 519-822-4031  
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
S. W. BLACK, O.L.S. (1917 - 2007)	R. L. SHOEMAKER, O.L.S. (1923-2008)	C. V. YOUNG, C.S.T.
		W. F. ROBINSON, O.L.S. (1924-2010)

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



33. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands (No BARNs)

Severed N/A	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
Retained N/A	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____

34. Manure Storage Facilities on these lands: (NONE)

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

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

If the answer is yes, these barns **must be shown on the application sketch with approximate measurements to proposed lot lines of the parcel to be severed and retained.** (3 BARNs WITHIN 1640')

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

System Type: Municipal Drain [ ] Name of Drain \_\_\_\_\_

(WEEPING TILE IN FIELD) Field Drain ☒ Area of land tiled UNKNOWN (Acres)

Drain Outlet Location: Owner's Lands ☒ Neighbour's Lands [ ] River/Stream [ ]

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

N/A (NONE)

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.

SEE COVER LETTER ACCOMPANYING APPLICATIONS.

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.




**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), JOHN SALIBA & HANAN SALIBA the Registered Owners of  
PART OF LOT 11, GORE CONCESSION Of the TWP. OF PUSLINCH 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(s) Hanan Saliba  
~~XXXXXX~~

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent


I, ~~(we)~~ IAN D. ROBINSON of the  
CITY OF GUELPH In the County/Region of ~~XXXX~~  
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 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 the CANADA EVIDENCE ACT.

DECLARED before me at the

CITY Of  
GUELPH In the  
County/Region of WELLINGTON  
This 5<sup>TH</sup> day of JAN. 20 15

  
Commissioner of Oaths

  
(Owner or Applicant)  
(IAN D. ROBINSON) ~~(XXXXX)~~ Applicant)  
Nancy Corinne Shoemaker, a Commissioner, etc.,  
Province of Ontario, for Black, Shoemaker,  
Robinson & Donaldson Limited.  
Expires September 16, 2017

Printed Commissioner's, etc. Name



County of Wellington

FARM DATA SHEET  
Minimum Distance Separation I (MDSI)

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

Owner of Livestock Facility Tony J. Heather O'Sullivan

Telephone 619 340-8839 Civic Address 3110 Sideroad 10, S

Municipality \_\_\_\_\_ Lot \_\_\_\_\_ Concession \_\_\_\_\_ DIV \_\_\_\_\_

Tillable Hectares/Acres\* on the lot where the livestock facility is located \_\_\_\_\_ hectares 17 acres

Signature of Livestock Facility Owner \_\_\_\_\_ Date Nov 26, 2014

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 18 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed, 545 kg – 636 kg (for example - Holsteins)		
	Medium-framed, 455 kg – 545 kg (for example - Guernseys)		
	Small-framed, 364 kg – 455 kg (for example - Jerseys)		
	Heifers (6 months to freshening)		
	Large-framed, 182 kg – 545 kg (for example - Holsteins)		
	Medium-framed, 148 kg – 455 kg (for example - Guernseys)		
	Small-framed, 125 kg – 364 kg (for example - Jerseys)		
	Calves (0 – 5 months)		
	Large-framed, 45 kg – 182 kg (for example - Holsteins)		
	Medium-framed, 39 kg – 148 kg (for example - Guernseys)		
Swine	Small-framed, 30 kg – 126 kg (for example - Jerseys)		
	Sows with litter, dry sows/boars, Segregated Early Weaning (SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg – 27 kg)		
	Feeders (27 kg – 105 kg)		
Horses	Large-framed, mature, >881 kg (including unweaned offspring)		
	Medium-framed, mature, 227 kg – 880 kg (including unweaned offspring)	5	0
	Small-framed, mature, <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Permanent Manure or Material Storage Types

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

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight fitting cover
- V7 Liquid, (digestate), outside, no cover

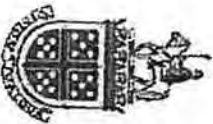
BARN(S) SIZE:

\_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)  
36 Ft x 68 Ft (ft<sup>2</sup> / m<sup>2</sup>)

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

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

\* see terms defined on reverse side of page



County of Wellington

FARM DATA SHEET  
Minimum Distance Separation 1 (MDS1)

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

Owner of Livestock Facility

Donald Sumner

Telephone 558 740 3614 Civic Address 6717 State Rd  
Municipality Franklin Lot 8 Concession 10 DIV 26 acres  
Tillable Hectares/Acres\* on the lot where the livestock facility is located \_\_\_\_\_ hectares \_\_\_\_\_ acres

Signature of Livestock Facility Owner

Donald Sumner Date Dec 21 2014

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 18 months)		
	Backrounders (7 - 12.5 months)		
	Shorthorns (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
	Large-framed: 545 kg - 838 kg (for example - Holsteins)		
	Medium-framed: 455 kg - 545 kg (for example - Guernseys)		
	Small-framed: 384 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed: 182 kg - 545 kg (for example - Holsteins)		
Dairy Cattle	Medium-framed: 148 kg - 455 kg (for example - Guernseys)		
	Small-framed: 125 kg - 384 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed: 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed: 38 kg - 148 kg (for example - Guernseys)		
	Small-framed: 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/borners, Segregated Early Weaning (SEW)		
	Breeder girls (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 106 kg)		
Horses	Large-framed, mature: >581 kg (including unweaned offspring)		
	Medium-framed, mature: 227 kg - 581 kg (including unweaned offspring)		
	Small-framed, mature: <227 kg (including unweaned offspring)		
	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
Sheep	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Permanent Manure or Material Storage Types

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

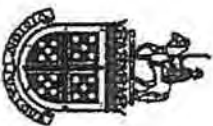
- 0 No storage required (manure/material stored for less than 14 days)  
V1 Solid, inside, bedded pack  
V2 Solid, outside, covered  
V3 Solid, outside, no cover, greater than or equal 30% dry matter  
V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage  
L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage  
V5 Liquid, inside, underneath slatted floor  
V6 Liquid, outside, with a permanent, tight fitting cover  
V7 Liquid, (digestate), outside, no cover

BARN(S) SIZE:  
60 ft long (ft<sup>2</sup> / m<sup>2</sup>)  
24 ft wide (ft<sup>2</sup> / m<sup>2</sup>)  
25 ft high (ft<sup>3</sup> / m<sup>3</sup>)  
Please provide the size of the barns located on the property. This information is required to determine maximum livestock capacity.

Animal Type or Material	Description	Housing Capacity* (select from list above)	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
Chickens	Broilers on any other cycle/ or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 8.2 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		
	Milk-fed		
	Grain-fed		
Turkeys			
Veal			
Other			
Manure Imported to a lot not generating manure			
Anaerobic Digester			

\*see terms defined on reverse side of page





County of Wellington

FARM DATA SHEET  
Minimum Distance Separation I (MDSI)

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

Owner of Livestock Facility

Sheila & Patrick Deane

Telephone

519 622-2878

Civic Address

6025 Gore Rd

Tillable Hectares/Acres

on the lot where the livestock facility is located

Concession

10

hectares

DIV

23 acres

Signature of Livestock Facility Owner

Sheila

Date

Dec 18/14

Permanent Manure or Material Storage Types

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

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

V1 Solid, inside, bedded pack

V2 Solid, outside, covered

V3 Solid, outside, no cover, greater than or equal 30% dry matter

V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage

V5 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage

V6 Liquid, inside, underneath slatted floor

V7 Liquid, outside, with a permanent, tight fitting cover

BARN(S) SIZE:  
2600 ft<sup>2</sup> (ft<sup>2</sup> / m<sup>2</sup>)  
5000 ft<sup>2</sup> (ft<sup>2</sup> / m<sup>2</sup>)  
Please provide the size of the barns located on the property. This information is required to determine maximum livestock capacity.

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 18 months)		
	Backgrounders (7 - 12.5 months)		
	Shorthorns (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
	Large-framed: 545 kg - 838 kg (for example - Holsteins)		
	Medium-framed: 455 kg - 545 kg (for example - Guernseys)		
	Small-framed: 384 kg - 455 kg (for example - Jerseys)		
	Heifers (6 months to freshening)		
	Large-framed: 182 kg - 545 kg (for example - Holsteins)		
Dairy Cattle	Medium-framed: 148 kg - 455 kg (for example - Guernseys)		
	Small-framed: 125 kg - 384 kg (for example - Jerseys)		
	Calves (0 - 6 months)		
	Large-framed: 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed: 38 kg - 148 kg (for example - Guernseys)		
	Small-framed: 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilt (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
Swine	Large-framed, mature: >881 kg (including unweaned offspring)		
	Medium-framed, mature: 227 kg - 880 kg (including unweaned offspring)		
	Small-framed, mature: <227 kg (including unweaned offspring)		
	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Horses			
Sheep			

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
	Lambs (dairy or feeder lambs)		
	Layer pullets (lay older until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
Chickens	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
	Turkey pullets (lay older until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (lay older to 8.2 kg)		
	Hens (lay older up to 8.2 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (lay older to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Turkeys	Milk-fed		
	Grain-fed		
Veal			
Other			
Manure imported to a lot not generating manure			
Anaerobic Digester			



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 9, 2015*

FILE NO. B6/15

### APPLICANT

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

### LOCATION OF SUBJECT LANDS:

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**

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

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

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

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

### MAILED TO:

Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA

County Engineering

Bell Canada      County Clerk      Roads

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

Required Fee: \$ 975  
Fee Received: Jan 9/15File No. 26/15Accepted as Complete on: Jan 9/15

\*\*\* 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 2V4Phone No. Cell: 519-242-7593 Business: 519-83-1655

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 3X3Jeff.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):New lot for residential purposes.**OR**[ ] **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title): \_\_\_\_\_**(b) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged:**FUTURE OWNER IS NOT KNOWN**4. (a) Location of Land in the County of Wellington:**Local Municipality: Township of PuslinchConcession 3Lot No. Part of Lot 10

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

Reference Plan No. 61R-10787 Part No. 1 & 2Civic Address 6746 Wellington Road 34**(b) When was property acquired:** July 16, 2007 **Registered Instrument No.** WC180025

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

Frontage/Width	<b><u>86 ±</u></b>	AREA	<b><u>0.5 ha ±</u></b>
Depth	<b><u>60 ±</u></b>	Existing Use(s)	<b><u>Vacant, scrub</u></b>

Existing Buildings or structures: **None**

Proposed Uses (s): **A new rural residential dwelling**

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

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

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

☐ Municipally owned and operated piped water system  
☒ Well (specify whether individual or communal): **Individual Well**  
☐ Lake  
☐ Other (Specify): \_\_\_\_\_

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

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

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

Frontage/Width	<b><u>138 / 153 ±</u></b>	AREA	<b><u>3.7 ha ±</u></b>
Depth	<b><u>302 ±</u></b>	Existing Use(s)	<b><u>Rural Residential</u></b>

Existing Buildings or structures: **Single Storey Dwelling; Shop/shed**

Proposed Uses (s): **No Change**

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

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

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

☐ Municipally owned and operated piped water system  
☒ Well (specify whether individual or communal): **Individual Well**  
☐ Lake  
☐ Other (Specify): \_\_\_\_\_

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

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



7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐
8. Is there a landfill within 500 metres [1640 feet]? YES ☐ NO ☒
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒
- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel? YES ☐ NO ☒ If answer to 9 b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☒ NO ☐
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☒ NO ☐
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☐ NO ☒
15. Is there a noxious industrial use within 500 metres [1640']? YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☐ NO ☒
- Name of Rail Line Company: \_\_\_\_\_
17. Is there an airport or aircraft landing strip nearby? YES ☐ NO ☒
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES ☐ NO ☒
19. PREVIOUS USE INFORMATION:
- Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐
- If YES, what was the nature and type of industrial use(s)? \_\_\_\_\_
- Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐
- If YES, what was the nature and type of the commercial use(s)? \_\_\_\_\_
- Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping)? YES ☐ NO ☒ UNKNOWN ☐
- Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES ☐ NO ☒ UNKNOWN ☐
- If YES, specify the use and type of fuel(s) \_\_\_\_\_
20. Is this a **resubmission** of a previous application? YES ☐ NO ☒
- If YES, is it identical \_\_\_\_\_, or changed \_\_\_\_\_ Provide previous File Number \_\_\_\_\_
21. a) Has any Owner previously severed any land from the holding which existed as of June 25, 1970 and as registered in the Land Registry/Land Titles Office? YES ☒ NO ☐
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and supply the following information for each parcel severed: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred; And attach the information to this application.**
22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES ☐ NO ☒ UNKNOWN ☐
23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES ☐ NO ☒

24. Is the application consistent with the Provincial Policy Statement? YES [X] NO [ ]
25. Is the subject land within an area of land designated under any provincial plan or plans?
- Greenbelt Plan [ ] Places to Grow [X] Other [ ] \_\_\_\_\_
- If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES [X] NO [ ]
26. Is the subject land a proposed surplus farm dwelling?\* YES [ ] NO [X]  
\*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.
27. What is the existing Local Official Plan designation(s) of the subject land? (subject land means severed and retained)

\_\_\_\_\_

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

**SECONDARY AGRICULTURAL, GREENLANDS AND CORE GREENLANDS;  
MINERAL AGGREGATE AREA**

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

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

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

If YES, what is the zoning of the subject lands? **AGRICULTURAL, NATURAL ENVIRONMENT ZONE**

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

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

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

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

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

**The Toronto-Dominion Bank, 4720 Tahoe Blvd, Building 1, Mississauga, ON, L4W 5P2**

Questions 29 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. a) <u>PRESENT LAND USES-Severed &amp; Retained Lands</u>			<u>PROPOSED LAND USES</u>		
<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	[ ]	[ ]
Idle Agricultural Land	_____	_____	Surplus Farm House	[ ]	[ ]
Woodlot/Bushland	<u>0.5</u>	<u>2.2</u>	Retirement Lot	[ ]	[ ]
Pasture	_____	_____	Farm-help Lot	[ ]	[ ]
Number of Buildings	_____	<u>2</u>	Non-Farm Residence	[X]	[X]
Area of Residence	_____	<u>1.5</u>	Comm./Ind./Instit.	[ ]	[ ]
Other Uses (e.g. business)	_____	_____	Addition to a Lot	[ ]	[ ]

b) Existing Crops:

Severed NONE Retained NONE

c) Proposed Crops:

Severed NONE Retained NONE

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

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



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

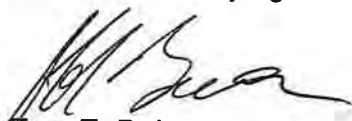
The proposal is to sever 0.5± ha along the Sideroad 10 North frontage at the north end of the property. The proposed severance will be used for a new rural residential property. The lands to be severed have a frontage of 86± m and a depth of 60± m. The property has been configured to stay out of or marginally 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



**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), Edward and Heather LORENOWICZ the Registered Owners of  
Part of Lot 10, Concession 3 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.

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

Part of Lot 10, Concession 3 Of the TOWNSHIP OF PUSLINCH

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

DECLARED before me at the

City Of  
Guelph In the  
County/Region of Wellington  
This 7<sup>th</sup> day of Jan. 20 15

  
\_\_\_\_\_  
(Owner or Applicant)

\_\_\_\_\_  
(Owner or Applicant)

James Michael Lewis a Commissioner,  
etc., Province of Ontario Van Harten  
Surveying Inc. Expires May 11, 2015.

  
\_\_\_\_\_  
Commissioner of Oaths

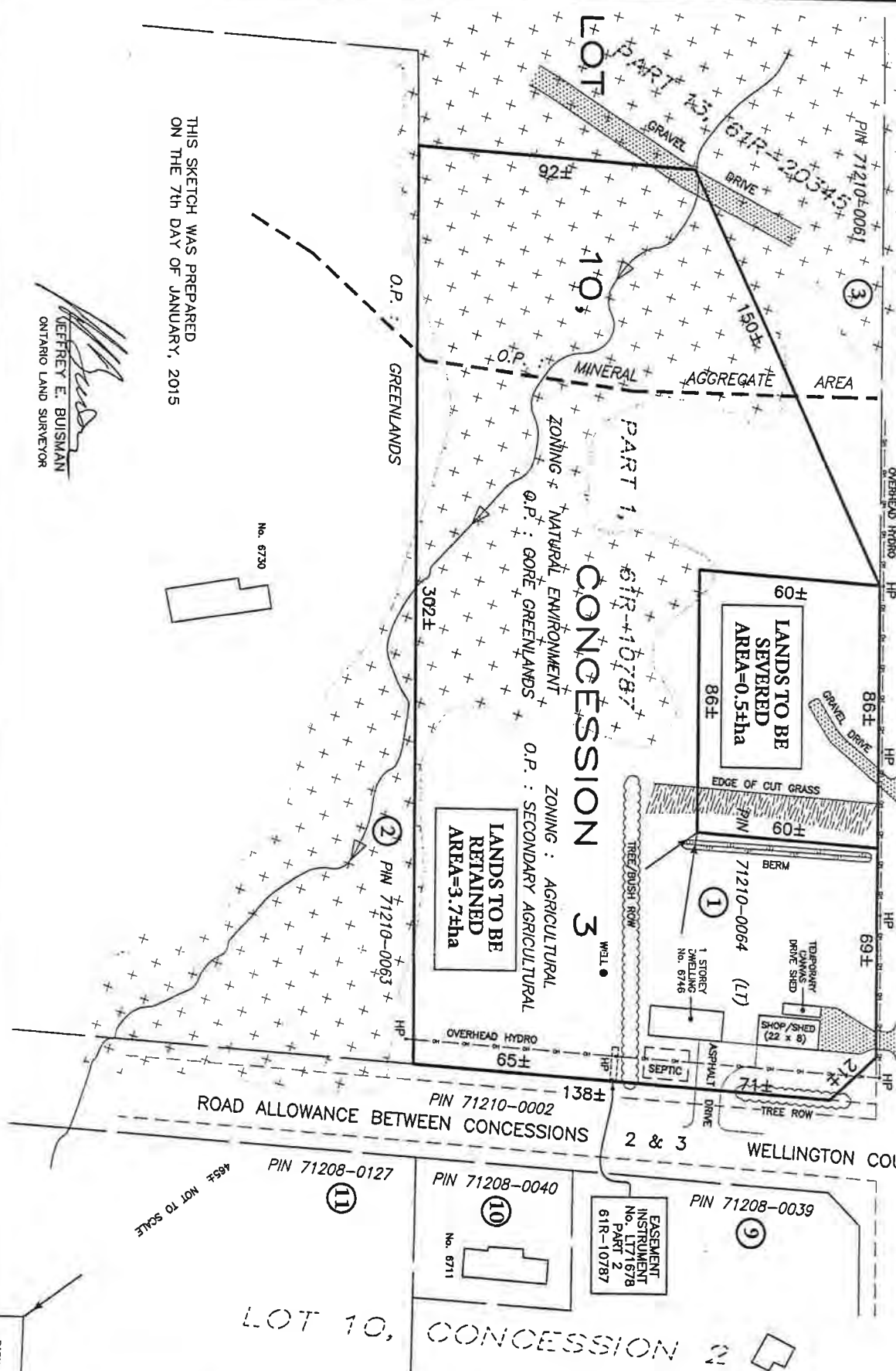
\_\_\_\_\_  
Printed Commissioner's, etc. Name

LOT 11,  
CONCESSION 3

No. 4485  
PIN 71209-0122  
No. 4481  
PIN 71209-0040  
No. 4473  
PIN 71209-0041  
PIN 71209-0042

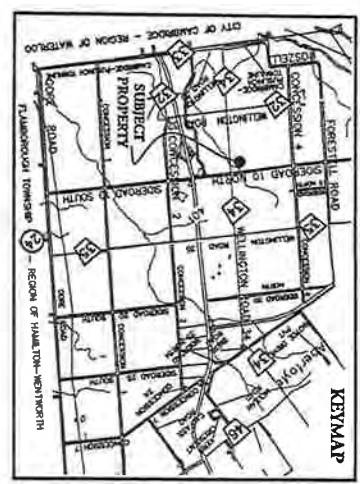
20.12m WIDE ROAD ALLOWANCE BETWEEN LOTS 10 AND 11  
PIN 71209-0001  
KNOWN AS SIDEROAD 10 NORTH

PIN 71208-0050



THIS SKETCH WAS PREPARED  
ON THE 7th DAY OF JANUARY, 2015

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



SEVERANCE SKETCH  
PART OF LOT 10, CONCESSION 3  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 1500  
VAN HARTEN SURVEYING INC.

NOTES:

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

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

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

DRAWN BY: JAM  
CHECKED BY: JEB  
PROJECT No. 22567-14

Jun 07 2015 - 8:06am  
G:\PUSLINCH\Con3\ACAD\SEV\PT10(LORENOWICZ).dwg

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 9, 2015*

FILE NO. B7/15

### APPLICANT

Leonard Williams  
4439 Concession 11  
Puslinch ON L0P 1J0

### LOCATION OF SUBJECT LANDS:

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**

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

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

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

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

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

### **MAILED TO:**

Local Municipality - Puslinch County Planning

Neighbouring Municipality – Town of Milton

GRCA Bell Canada County Clerk Roads

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



**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

Required Fee: \$ 975  
Fee Received: Jan 9/15

File No. 87/15

Accepted as Complete on: Jan 9/15

**\*\*\* 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, L0P 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):

**New lot for residential purposes.**

**OR**

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

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

**FUTURE OWNER IS 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 property acquired:** **January 3, 1973** **Registered Instrument No.** **MS123828**



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

Frontage/Width	<b><u>56 ±</u></b>	AREA	<b><u>0.5 ha ±</u></b>
Depth	<b><u>80 ±</u></b>	Existing Use(s)	<b><u>Vacant</u></b>

Existing Buildings or structures: **None**

Proposed Uses (s): **A new rural residential dwelling**

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

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

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

☐ Municipally owned and operated piped water system  
☒ Well (specify whether individual or communal): **Individual Well**  
☐ Lake  
☐ Other (Specify): \_\_\_\_\_

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

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

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

Frontage/Width	<b><u>66 / 122 ±</u></b>	AREA	<b><u>3.6 ha ±</u></b>
Depth	<b><u>332 ±</u></b>	Existing Use(s)	<b><u>Rural Residential</u></b>

Existing Buildings or structures: **2 Storey Dwelling**

Proposed Uses (s): **No Change**

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

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

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

☐ Municipally owned and operated piped water system  
☒ Well (specify whether individual or communal): **Individual Well**  
☐ Lake  
☐ Other (Specify): \_\_\_\_\_

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?  
YES ☒ NO ☐
8. Is there a landfill within 500 metres [1640 feet]?  
YES ☐ NO ☒
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒  
b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?  
YES ☒ NO ☐ If answer to 9 b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?  
YES ☒ NO ☐
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☐ NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☐ NO ☒
15. Is there a noxious industrial use within 500 metres [1640']? YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☒ NO ☐
- Name of Rail Line Company: Guelph Junction Railway Company;**
17. Is there an airport or aircraft landing strip nearby? YES ☐ NO ☒
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES ☐ NO ☒
- 19. PREVIOUS USE INFORMATION:**
- Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐  
If YES, what was the nature and type of industrial use(s)?  
\_\_\_\_\_
- Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐  
If YES, what was the nature and type of the commercial use(s)  
\_\_\_\_\_
- Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)  
YES ☐ NO ☒ UNKNOWN ☐
- Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES ☐ NO ☒ UNKNOWN ☐  
If YES, specify the use and type of fuel(s) \_\_\_\_\_
20. Is this a **resubmission** of a previous application? YES ☐ NO ☒  
If YES, is it identical \_\_\_\_\_, or changed \_\_\_\_\_ Provide previous File Number \_\_\_\_\_
21. a) Has any Owner previously severed any land from the holding which existed as of June 25, 1970 and as registered in the Land Registry/Land Titles Office? YES ☐ NO ☒  
b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and supply the following information for each parcel severed: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred; And attach the information to this application.**
22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?  
YES ☐ NO ☒ UNKNOWN ☐
23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?  
YES ☐ NO ☒

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

YES [X] NO [ ]
25. Is the subject land within an area of land designated under any provincial plan or plans?

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

If YES, does the application conform to or not conflict with the applicable Provincial Plan(s)

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

YES [ ] NO [X]

\*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.
27. What is the existing Local Official Plan designation(s) of the subject land? (subject land means severed and retained)

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

SECONDARY AGRICULTURAL, GREENLANDS, AND CORE GREENLANDS

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

Amendment Number(s):

File Number(s):

28. Is the land covered by a zoning by-law?

YES [X] NO [ ]

If YES, what is the zoning of the subject lands?

AGRICULTURAL AND NATURAL ENVIRONMENT
29. Does the proposal for the subject lands conform to the existing zoning?

YES [X] NO [ ]

If NO,

a) has an application been made for re-zoning?

YES [ ] NO [ ] File Number

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

YES [ ] NO [ ] File Number

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges?

YES [ ] NO [X]

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

For mortgages just provide complete name and address of Mortgagee.

Questions 29 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. a) PRESENT LAND USES-Severed & Retained Lands			PROPOSED LAND USES		
Answer in Acres/Hectares	Severed	Retained	Answer with X	Severed	Retained
Under Cultivation			Agricultural	[ ]	[ ]
Idle Agricultural Land			Surplus Farm House	[ ]	[ ]
Woodlot/Bushland	0.5	3.1	Retirement Lot	[ ]	[ ]
Pasture			Farm-help Lot	[ ]	[ ]
Number of Buildings		1	Non-Farm Residence	[X]	[X]
Area of Residence		0.5	Comm./Ind./Instit.	[ ]	[ ]
Other Uses (e.g. business)			Addition to a Lot	[ ]	[ ]

- b) Existing Crops:
- Severed

NONE

Retained

NONE

- c) Proposed Crops:
- Severed

NONE

Retained

NONE

32. Type of Farm Operation conducted on these subject lands:

NONE

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

Units Number



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.

Proposal

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.

A handwritten signature in black ink, appearing to read 'Jeff Buisman'.

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

JEB:lb

c.c. Bruce Williams

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

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

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

Type:	<b>DRY</b>	<b>SEMI-SOLID</b>	<b>LIQUID</b>
	Open Pile [ ]	Open Pile [ ]	Covered Tank [ ]
	Covered Pile [ ]	Storage with Buck Walls [ ]	Aboveground Uncovered Tank [ ]
			Belowground Uncovered Tank [ ]
			Open Earth-sided Pit [ ]

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

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

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

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

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

\_\_\_\_\_

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

\_\_\_\_\_

Please see covering letter

NOTES:

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

Part of Lot 22, Concession 11 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.



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 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.

DECLARED before me at the

City Of

Guelph In the

County/Region of Wellington

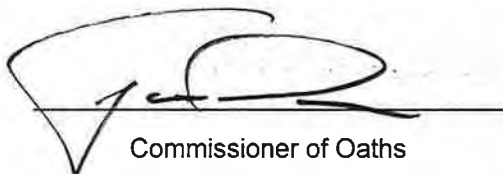
This 8<sup>th</sup> day of Jan. 20 15



(Owner or Applicant)

\_\_\_\_\_

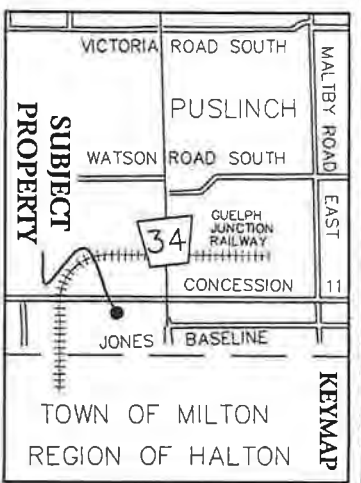
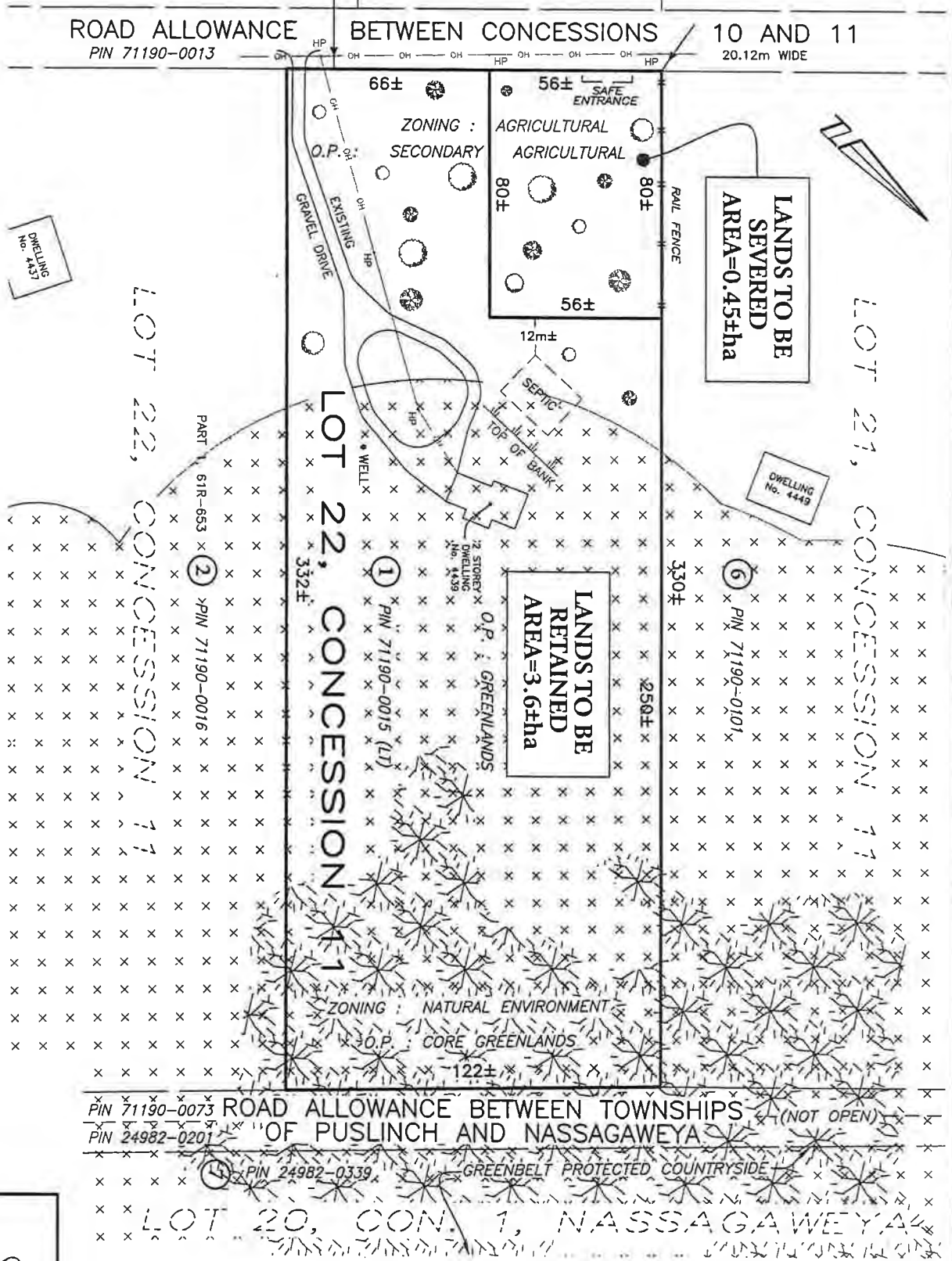
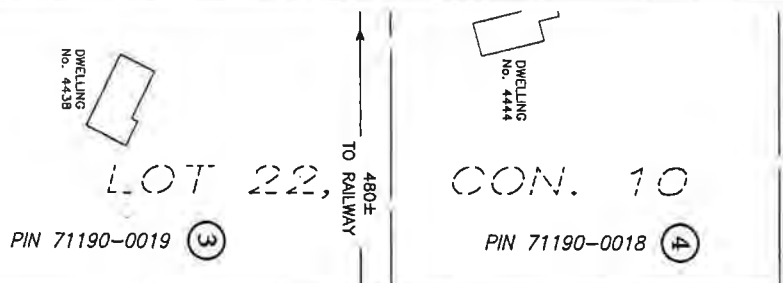
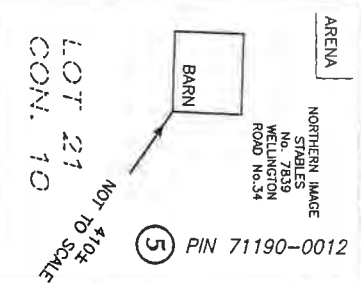
(Owner or Applicant)



Commissioner of Oaths

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

Printed Commissioner's, etc. Name



SEVERANCE SKETCH  
PART OF LOT 22, CONCESSION 11  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 1500  
VAN HARTEN SURVEYING INC.

THIS SKETCH WAS PREPARED  
ON THE 8th DAY OF JANUARY, 2015

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

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

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

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

NOTES:

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

27/15

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 13, 2015**

**FILE NO. B14/15**

### APPLICANT

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

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 19  
Concession 9

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

Retained parcel is **revised 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**

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

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

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

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

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

### **MAILED TO:**

Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA

Neighbouring Municipality - City of Guelph

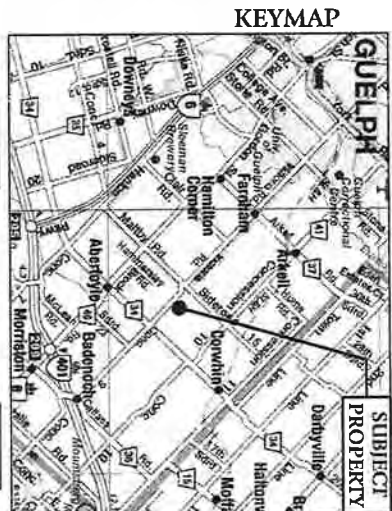
Bell Canada      County Clerk      Roads

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



SEVERANCE SKETCH OF PART OF  
LOT 19, CONCESSION 9  
TOWNSHIP OF PUSLUNCH  
COUNTY OF WELLINGTON

SCALE 1 : 4000  
0 25 50 100 200 250metres  
VAN HARTEN SURVEYING INC.



SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON  
THE 9th DAY OF JANUARY, 2015.

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A) AND NATURAL ENVIRONMENT (NE).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURE, GREENLANDS AND CORE GREENLANDS.
4. DISTANCES TO BARN ARE TAKEN FROM COUNTY OF WELLINGTON GIS MAPPING WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA AS IN INSTRUMENT IS11017.
8. SUBJECT TO AN AS EASEMENT AS IN INSTRUMENT ROS265891 FOR AN 18' WIDE STRIP FOR WATERING STOCK AT A CREEK.

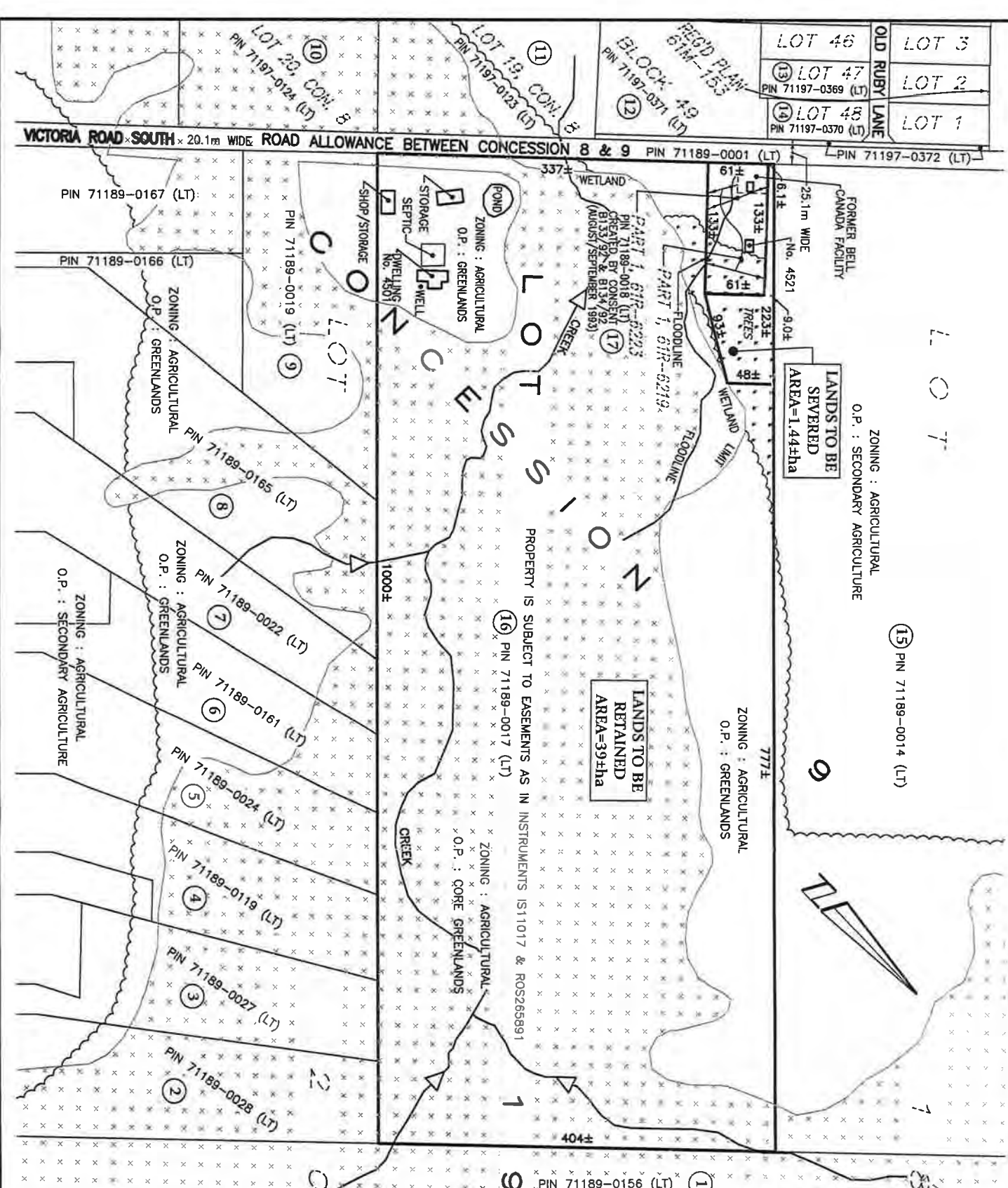


**Van Harten**  
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LAND SURVEYORS AND ENGINEERS

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ORANGEVILLE - ONTARIO, L9W 5G5  
PHONE: 519-840-4110  
FAX: 519-840-4113  
WWW.VANHARTEN.COM

DRAWN BY: S.A.P. CHECKED BY: J.E.B. PROJECT NO. 21857-14  
Jan 27, 2015-2:08pm  
G:\PUSLUNCH\CON9\ACAD\SEV PLOT 19 (COX) UTM.dwg



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

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

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

### LOCATION OF SUBJECT LANDS:

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**

**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.

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### **MAILED TO:**

Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA

Neighbouring Municipality – City of Guelph

Bell Canada      County Clerk      Roads

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

Required Fee: \$ 975  
Fee Received: Jan 13/15File No. 314/15Accepted as Complete on: Jan 13/15\*\*\* 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, N0B 2J0Phone 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 3X3Jeff.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)☒ **Conveyance** (Specify type and use of new lot, e.g. residential, agricultural, commercial):New lot for residential purposes.OR☐ **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

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

FUTURE OWNER IS INTENDED TO BE OWNER'S SON TROY COX**4. (a) Location of Land in the County of Wellington:**Local Municipality: Township of PuslinchConcession 9Lot No. Part of Lot 19

Registered Plan No. Lot No.

Reference Plan No.

Civic Address 4501 Victoria Road South(b) When was property acquired: April 21, 1983Registered Instrument No. ROS265891

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

Frontage/Width 6-83 ± AREA 1.65 ha ±

Depth 90-223 ± Existing Use(s) Bush, unused area

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

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

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

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

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

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

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

Frontage/Width 337-404 ± AREA 38.8 ha ±

Depth 1000 ± Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling, Shop, Storage Building

Proposed Uses (s): No Change

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

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [ ] NO [X]
8. Is there a landfill within 500 metres [1640 feet]? YES [ ] NO [X]
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [ ] NO [X]  
 b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?  
 YES [ ] NO [X] If answer to 9 b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] 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 metres [1640']? YES [ ] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [ ] NO [X]

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

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

YES [ ] NO [X] UNKNOWN [ ]

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

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

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

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

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

**Parcel 17 on sketch (PIN 71189-0018) was created by Lot Line Adjustment Severance B133/92 & Consolidation Severance B134/92 (completed in September 1993)**

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

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

YES [ ] NO [X]

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

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

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

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

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

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

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

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

**SECONDARY AGRICULTURAL, GREENLANDS, CORE GREENLANDS**

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

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

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

If YES, what is the zoning of the subject lands? **AGRICULTURAL , NATURAL ENVIRONMENT**

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

**A MINOR VARIANCE FOR LOT FRONTAGE WILL BE APPLIED FOR ONCE THE SEVERANCE IS APPROVED.**

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

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

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

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

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

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

**For mortgages just provide complete name and address of Mortgagee.**

Questions 29 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

- Mortgage with Royal Bank of Canada, 180 Wellington Street West, Toronto, ON, M5J 1J1
- Easement in Favour of Bell Canada as in Instrument IS11017
- Easement for an 18’ wide strip for watering stock at a creek as in Instrument ROS265891

31. a) <u>PRESENT LAND USES-Severed &amp; Retained Lands</u>			<u>PROPOSED LAND USES</u>		
<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	[ ]	[ ]
Idle Agricultural Land	_____	_____	Surplus Farm House	[ ]	[ ]
Woodlot/Bushland	<u>1.65</u>	<u>37</u>	Retirement Lot	[ ]	[ ]
Pasture	_____	_____	Farm-help Lot	[ ]	[ ]
Number of Buildings	_____	<u>3</u>	Non-Farm Residence	[X]	[X]
Area of Residence	_____	<u>1.5</u>	Comm./Ind./Instit.	[ ]	[ ]
Other Uses (e.g. business)	_____	_____	Addition to a Lot	[ ]	[ ]

b) Existing Crops:

Severed	<u>NONE</u>	Retained	<u>NONE</u>
---------	-------------	----------	-------------

c) Proposed Crops:

Severed	<u>NONE</u>	Retained	<u>NONE</u>
---------	-------------	----------	-------------

32. Type of Farm Operation conducted on these subject lands:

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



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 above-mentioned 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.

A handwritten signature in black ink, appearing to read 'Jeff Buisman'.

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

JEB:lb

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



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

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

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

Type:	<b>DRY</b>	<b>SEMI-SOLID</b>	<b>LIQUID</b>
	Open Pile [ ]	Open Pile [ ]	Covered Tank [ ]
	Covered Pile [ ]	Storage with Buck Walls [ ]	Aboveground Uncovered Tank [ ]
			Belowground Uncovered Tank [ ]
			Open Earth-sided Pit [ ]

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

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

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

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

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

\_\_\_\_\_

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

\_\_\_\_\_

Please 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.



**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.

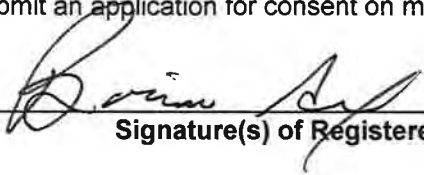
I, (we), Brian & Janice COX the Registered Owners of

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.



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 all

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

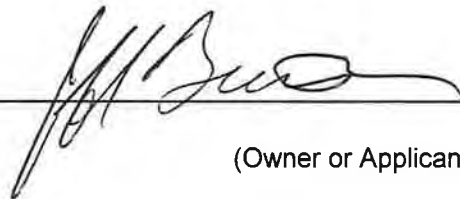
City Of  
Guelph In the

County/Region of Wellington

This 13<sup>th</sup> day of Jan. 20 15



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