



## **AGENDA**

### **1. CALL TO ORDER**

### **2. DISCLOSURE OF PECUNIARY INTEREST**

### **3. APPROVAL OF MINUTES**

- a) Meeting held September 22, 2014 –See ***Attachment 'A'- Minutes***

### **4. DELEGATION/PRESENTATIONS**

- a) Jeff Buisman, Van Harten Surveying Inc. & Melanie Horton on behalf of St. Mary's Cement

### **5. REGULAR BUSINESS**

#### **Zoning By-law Amendment Matters**

None

#### **County of Wellington Land Division Committee**

- a) County of Wellington Consent file B111/14, St. Mary's Cement, Part Lots 23, 24 & 25, Concession 7. Township of Puslinch file D10/STM. ***See Attachment 'B'- Application***

### **6. OTHER BUSINESS**

- Zoning Application D14/LEL, LEL Farm did not require the MDS II relief from 4665 Wellington Road 32. ***See Attachment 'C'***

### **7. CLOSED MEETING**

- N/A

### **8. FUTURE MEETINGS**

- Monday November 24<sup>th</sup>, 2014, 7:30pm

### **9. AJOURNMENT**



Planning Advisory Committee Meeting  
November 3, 2014  
7:00 pm  
Council Chambers, Aberfoyle

**ATTACHMENT 'A' – Minutes September 22, 2014**



Planning Advisory Committee Meeting  
September 22, 2014  
7:30 pm  
Council Chambers, Aberfoyle

## MINUTES

### **MEMBERS PRESENT:**

Councillor Roth, Chair  
Marilyn Fisher  
John Sepulis  
Lorne Wallace  
Robin Wayne  
Dennis O'Connor

### **OTHERS IN ATTENDANCE:**

Kelly Patzer, Development Coordinator  
Jameson Pickard, County of Wellington  
Jeff Buisman, Van Harten Surveying  
Nancy Shoemaker, BSRD  
Lloyd Weber, LEL Farms

### **1. CALL TO ORDER**

- The meeting was called to order at 7:30 pm.

### **2. DISCLOSURE OF PECUNIARY INTEREST**

- None.

### **3. APPROVAL OF MINUTES**

- Moved by John Sepulis and Seconded by Marilyn Fisher
- That the minutes of the June 23, 2014 Planning Advisory Committee Meeting are hereby adopted as presented.

**CARRIED**

### **4. DELEGATIONS/PRESENTATIONS**

- A. Nancy Shoemaker, BSRD
- B. Jeff Buisman, Van Harten Surveying

### **5. REGULAR BUSINESS**

#### **Zoning By-law Amendment Matters**

- a) Con-Cast Pipe Inc. – 299 Brock Road, File D14/CON
  - Nancy Shoemaker presented the application. Stated the subject lands are under-utilized lands. The Industrial zoned parcel to be severed and rezoned to Highway Commercial (C2) Zone will be merged with the adjacent property to the north which is currently zoned C2 Zone. This will create a 0.32 hectare (0.78 acre) parcel.
  - J. Sepulis commented the parcel to be severed and rezoned juts out into Brock road
  - N. Shoemaker indicated that the County will likely ask for a road widening
  - L. Wallace clarified what land Con-Cast Pipe Inc. owned
  - R. Wayne asked where the entrance to the property will be

- N. Shoemaker said there will be an entrance and that will be determined through the Site Plan phase
- Councillor Roth recommended the application move to council for a Public Meeting
- Moved by Marilyn Fisher, Seconded by Robin Wayne

**CARRIED**

b) LEL Farms – 4665 Wellington Road 32 & 6649 Forestell Road, File D14/LEL

- Jeff Buisman presented the application. The proposal is to separate out a portion of the property with grain elevator bins. Met with Linda Redmond, Wellington County Planner and OMAFRA staff to discuss proposal. The proposed zone change is to:
  1. Prevent a residential dwelling on the severed parcel
  - 2, exempt turkey farm and other barn from MDSII to allow future expansion
- D. O'Connor asked about a nutrient management plan with any expansion of the farm
- L. Weber stated the proposal is not to expand.
- J. Sepulis stated there is some confusion with the MDS II request
- Jameson Pickard stated this is protecting the interest of the farming community. Everything in the application is specific to only this parcel
- L. Wallace asked if the MDS and Zoning approvals go hand-in-hand. What would happen if the restriction of no house on the property was ever taken off?
- J. Pickard stated it is a reciprocal relationship & benefits each the barn and the severed parcel
- R. Wayne inquired if the restriction of no house was lifted then MDS rules would kick in and the barn would take precedent over the residence
- K. Roth asked if the barn across the road would affect the severed parcel with MDS requirements if the parcel ever was residential
- J. Pickard stated rules would apply
- Councillor Roth inquired about 4665 Wellington Road 32 as it is a separate parcel
- J. Pickard stated there may not be the need to have relief from MDS requirements on 4665 Wellington Road 32
- County staff will determine the MDS relief required and respond back to K. Patzer and J. Buisman.
- Upon determination of MDS requirements application to go to Council for Public Meeting November 12<sup>th</sup>

**County of Wellington Land Division Committee**

- None

**6. CLOSED MEETING**

- None.

**7. FUTURE MEETINGS**

- October 27<sup>th</sup> meeting is cancelled due to the election

**8. AJOURNMENT**

- The meeting adjourned at 7:57pm
- Moved by Dennis O'Connor and Seconded by Robin Wayne.



Planning Advisory Committee Meeting  
November 3, 2014  
7:00 pm  
Council Chambers, Aberfoyle

**ATTACHMENT 'B' – St. Mary's Cement Application**



ST. MARYS CEMENT INC. (CANADA)

*St. Marys Cement Inc. (Canada)*  
55 Industrial Street  
Toronto, Ontario  
M4G 3W9

(416) 696-4411

October 23, 2012

**County of Wellington**  
**Planning and Land Division**  
74 Woolwich Street  
Third Floor  
Guelph ON N1H 3T9

**Attn: Deborah Turchet, Secretary-Treasurer Land Division**

Re: Application for Consent, CBM Aggregates  
Pt. Lot 25, Concession 7, Corner of Brock & McLean Rd. Township of Puslinch

CBM has recently made an application (filed by Jeff Buisman, Van Harten Surveying) to the Land Division Committee for the above mentioned property. The consent would allow for the conveyance of the 30 acre parcel, known as the "Edgington Pit", which has now merged on title with the adjoining lands owned by CBM.

We have had preliminary discussions with the Township and the County about the potential redevelopment of the 30 acre parcel, and we will be submitting an application for rezoning to allow for a range of industrial uses, consistent with the Official Plan designation for this area. We expect that the rezoning application will be filed within the next couple of months.

CBM will be maintaining ownership of the severed parcel (in whole or in part).

The property is currently licensed under the Aggregate Resources Act (ID # 5734). All of the aggregate resource has been extracted from the property, and we are currently in the process of completing the rehabilitation of the property. A copy of the Site Plan page showing the licensed area is attached for reference.

CBM will continue as the aggregate licence holder of the Edgington Pit notwithstanding the creation of the new lot; and we will rehabilitate the subject land and surrender the aggregate licence prior to removal of the Extractive zoning or as otherwise required by the Township through the rezoning process.

We would like to convey part ownership in the property at this time, and require Planning Act consent since the parcel has merged on title with the adjoining PIN.

If you require clarification or further information about our proposal, please feel free to contact me directly at 416-696-4459.

Sincerely,

Melanie Horton  
Director of Land and Resources  
St. Marys Cement, CBM Aggregate Division



September 23, 2014  
Jeff.Buisman@vanharten.com  
21552-13

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 for  
St. Mary's Cement Inc. (Canada)  
Brock Road & McLean Road  
Part of Lot 25, Concession 7  
PIN 71196-0036  
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 new parcel that will eventually be developed for industrial purposes. The subject lands were used as part of an extraction pit and the extraction has been completed.

The new parcel will have a frontage along Brock Road of about 286m and along McLean Road of about 233m. The area of the parcel is 13.2ha. The retained parcel will continue as a gravel operation and is 150ha in size. Access to the severed parcel will be exclusively from McLean Road.

The proposed severance was previously a lot line adjustment severance that was merged with the retained parcel. The retained lands of that severance were the properties at the corner of McLean and Brock.

Ownership Information

The ownership information was received by the Township of Puslinch and forwarded to you by email.

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', written over a white background.

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

JEB:lb

c.c. Melanie Horton, St. Mary's Cement Inc. (Canada)

**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: Sept 23/14  
File No. B111/14  
Accepted as Complete on: Sept 23/14

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

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

Address 55 Industrial St. Toronto, Ontario, M4G 3W9

Phone No. Home: \_\_\_\_\_ Business: (416) 423-1300

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

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

Jeff Buisman of Van Harten 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):

Create a new parcel

**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 7

Lot No. Part of Lot 23, 24, & 25

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

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

Civic Address \_\_\_\_\_

**(b) When was property acquired: Parcel to be Severed: Dec 1988 Registered Instrument No. ROS588308**

Lands to be Retained: five Transfers between 1968 and 1973; Inst MS76512, MS86893, MS90249, MS123521, ROS138534



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

Frontage/Width 286 ± AREA 13.2 ha ±

Depth 384 ± Existing Use(s) Former Gravel Pit

Existing Buildings or structures: None

Proposed Uses (s): Proposed Industrial Usage

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 1285 ± AREA 150 ha ±

Depth 1240 ± Existing Use(s) Open Aggregate Pit

Existing Buildings or structures: Office, Scale, Aggregate containers and mixers

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 [ ] NO [X]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [ ] NO [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [X] NO [ ]
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 [X] NO [ ] UNKNOWN [ ]

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

Open Pit Aggregate Pit

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 to be severed was a lot line adjustment severance that was added to the lands to be retained. This severance was registered December 1988 by Instrument ROS588308 being a transfer from EDDINGTON to TCG Materials Limited**

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 & RURAL INDUSTRIAL with Special Provision PA7-1**

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? EXI, EXI-3, A

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

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

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

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

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

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

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

For mortgages just provide complete name and address of Mortgagee.

Lands to be Retained is subject to mortgage with GE Canada Leasing Services Company, 2300 Meadowvale Blvd, Mississauga, ON, L5N 5P9

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

31. a) **PRESENT LAND USES-Severed & Retained Lands**

**PROPOSED LAND USES**

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

b) Existing Crops:

Severed CASH CROPS Retained NONE

c) Proposed Crops:

Severed NO CHANGE Retained NONE

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

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

**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****

<b>Type:</b>	<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.**

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

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.

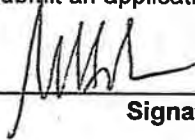
NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

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), St. Mary's Cement Inc. (Canada) the Registered Owners of  
Part of Lots 23, 24 & 25, Concession 7 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 Van Harten Surveying Inc. of the  
City of Guelph In the County/Region of  
Wellington Solemnly declare that all

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

Part of Lots 23, 24 & 25, Concession 7 Of the Township of Puslinch

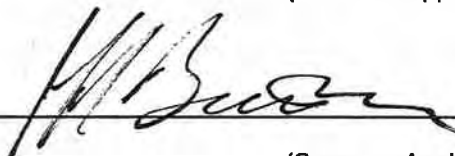
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

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

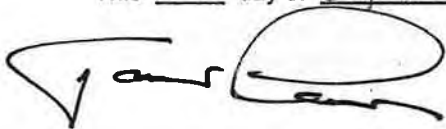
DECLARED before me at the \_\_\_\_\_

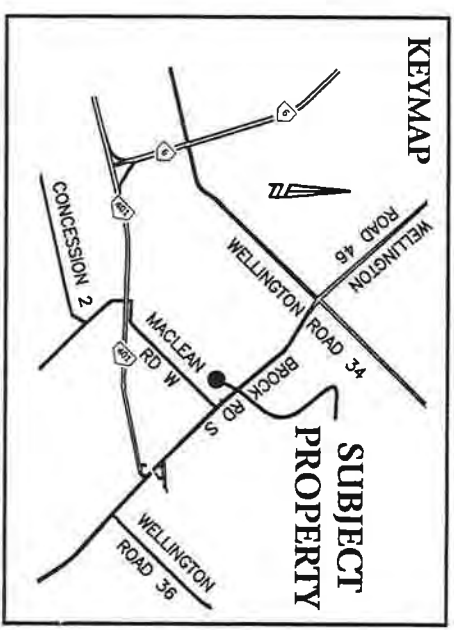
\_\_\_\_\_  
Of  
the City of Guelph In the  
County/Region of Wellington  
This 22<sup>nd</sup> day of September 20 14

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

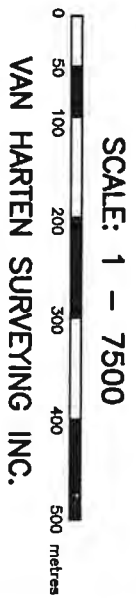


\_\_\_\_\_  
(Owner or Applicant)





**SEVERANCE SKETCH**  
 PART OF LOT 23, 24 & 25  
 CONCESSION 7  
 PART OF ROAD ALLOWANCE  
 BETWEEN CONCESSIONS 7 & 8  
 TOWNSHIP OF PUSLINCH  
 COUNTY OF WELLINGTON



**NOTES:**

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON THE 22nd OF SEPTEMBER, 2014

*Jeffrey E. Buismann*  
 JEFFREY E. BUISMANN  
 ONTARIO LAND SURVEYOR



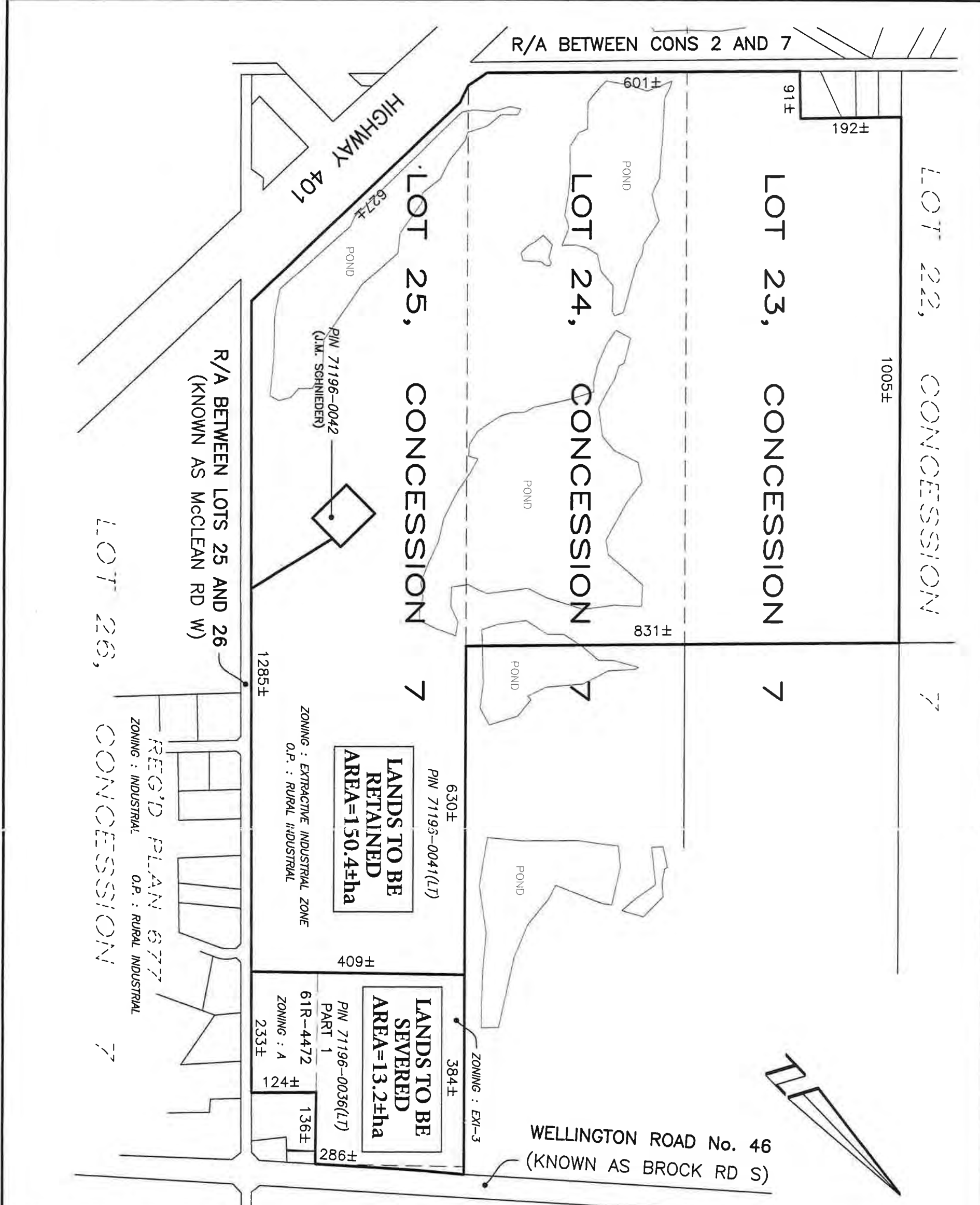
**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

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

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

DRAWN BY: JAM CHECKED BY: JEB PROJECT No. 21552-13

Sep 23, 2014 - 9:03am  
 G:\PUSLINCH\Con7\LOT25\ACAD\SEV PT LOT23-25 (CBM).dwg



LOT 25, CONCESSION 7

LOT 26, CONCESSION 7

REG'D PLAN 8777  
 ZONING : INDUSTRIAL O.P. : RURAL INDUSTRIAL

LANDS TO BE  
 RETAINED  
 AREA=150.4+ha  
 PIN 71195-0041(LT)

LANDS TO BE  
 SEVERED  
 AREA=13.2+ha  
 PIN 71196-0036(LT)  
 PART 1  
 61R-4472  
 ZONING : A

ZONING : EXTRACTIVE INDUSTRIAL ZONE  
 O.P. : RURAL INDUSTRIAL

ZONING : EXI-3

WELLINGTON ROAD No. 46  
 (KNOWN AS BROCK RD S)

R/A BETWEEN LOTS 25 AND 26  
 (KNOWN AS MCCLEAN RD W)

R/A BETWEEN CONS 2 AND 7

LOT 23, CONCESSION 7

LOT 24, CONCESSION 7

LOT 25, CONCESSION 7

LOT 22, CONCESSION 7

1005±

91±

192±

601±

POND

LOT 24, CONCESSION

POND

831±

LOT 24, CONCESSION

POND

630±

PIN 71195-0041(LT)

POND

409±

PIN 71196-0036(LT)  
 PART 1

61R-4472

ZONING : A

233±

384±

ZONING : EXI-3

289±

124±

136±

1285±

PIN 71196-0042  
 (J.M. SCHNIEDER)

POND

627±

HIGHWAY 401



**Application** | B111/14  
**Location** | Part Lots 23, 24 & 25  
| TOWNSHIP OF PUSLINCH  
**Applicant/Owner** | St. Mary's Cement Inc. (Canada)

**PLANNING OPINION:** This application would sever a vacant 13.2 ha (32.6 ac) parcel of land formerly used for mineral aggregate extraction within the Puslinch Economic Development Area. A 150.4 ha (371.6 ac) parcel with existing gravel pit operation would be retained. Access to the severed lot is from McLean Road.

The subject land is within the Puslinch Economic Development Area which is intended to provide locations for economic activity and employment opportunities as an after-use for mineral aggregate extraction areas. The creation of a new lot for industrial purposes is in keeping with the applicable policies of the County Plan and in particular policy PA7-1. This application is consistent with Provincial Policy and would conform to the Provincial Growth Plan. The proper and orderly development of the proposed severed lot for employment purposes would occur through rezoning and site plan control by the Township. We have no concerns with the proposed new lot provided:

- a) That the Township is satisfied that an entrance onto Mclean Road can be established.

**PLACES TO GROW:** Conforms to the policies of Section 2.2.2.1 i) and 2.2.6 of the Growth Plan and by "providing opportunities for a diversified economic base"... and "a range and choice of suitable sites for employment uses..."

**PROVINCIAL POLICY STATEMENT (PPS):** The proposed severed parcel is part of a licenced aggregate operation. Under Section 2.5.3.1 "Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration."

Under section 1.3.1 "Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment and institutional uses to meet long term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses..."

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is with a Special Policy Area PA7-1 (Puslinch Economic Development Area) and designated SECONDARY AGRICULTURAL, RURAL INDUSTRIAL with portions of a Mineral Aggregate Area overlay on it. Sections 10.4.5 and 10.5.5 provide consideration for the establishment of new lots for industrial purposes. The subject land is not within a Well Head Protection Area.

The proposed severed parcel is part of the existing St. Mary's Cement Inc (Canada) extraction operation. This portion of the aggregate operation contains a separate licence, but was operated together with the adjoining main pit. According to the owner, aggregate extraction on the subject land is now complete. The special Official Plan policy PA7-1 encourages the rehabilitation and re-use of former aggregate extractive areas for employment lands. This area of Puslinch Township is dominated by active aggregate extraction operations, transportation facilities, and other industrial activities (i.e. there are no sensitive land uses in the immediate area). The establishment of employment uses for the subject land is considered a compatible after-use.

Policy PA7-1 together with the RURAL INDUSTRIAL policies for Puslinch permits a range of industrial land uses and limited commercial uses. The development of subject land would require zoning approval, but would not require an amendment to the Official Plan. The rezoning for the nearby Maple Leaf Foods distribution centre and the Mammoet Canada Eastern Ltd. offices and storage facility were approved under Policy PA7-1.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Agricultural (A) and Extractive Industrial Zone (EXI-3). St. Marys has met with County and Township staff to discuss the development of the proposed severed lands for employment purposes. The owners are preparing to file a rezoning application and supporting technical studies with the municipality in the near future. As a condition of zone change, the aggregate licence on the proposed severed parcel would need to be surrendered by the licence holder. Prior to surrendering the aggregate licence, St. Marys would be required to demonstrate that rehabilitation has been completed to the satisfaction of the Ministry of Natural Resources and Forestry. Site servicing, environmental protection measures and other technical requirements would also need to be demonstrated by the proponent.

**ADDITIONAL INFORMATION:**

The proposed severed parcel has frontage on Wellington Road 46 (Brock Road) and McLean Road. County Engineering has requested that a 0.3m reserve be provided along the frontage of WR 46 (Brock Road) to restrict access. This is consistent with development on the opposite side of the County Road (i.e. Maple Leaf Foods site). As such, road access for the severed parcel can only be provided from McLean Road (a Township road).

**SITE VISIT INFORMATION:** The subject property was visited and photographed by Mr. Pickard on October 17, 2014. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Aldo L. Salis, MCIP, RPP  
Manager of Development Planning

October 21, 2014







Planning Advisory Committee Meeting  
November 3, 2014  
7:00 pm  
Council Chambers, Aberfoyle

**ATTACHMENT 'C' – LEL Farms letter**



September 23, 2014  
Jeff.Buisman@vanharten.com  
21653-13

Township of Puslinch  
7404 Wellington Road 34  
R.R. #3 Guelph, ON  
N1H 6H9

Attention: Kelly Patzer

Re: **Zone Change Application for LEL FARMS**  
**6649 Forestell Road**  
**4665 Wellington Road No. 32**  
**Part of Lot 6 & 7, Concession 4**  
**PIN 71210-0087**  
**Township of Puslinch**

Please be advised that we would like to revise the zone change application for the above property (File No. D14/LEL) so that the MDS II exemption only applies to the retained parcel. Originally we had requested for an exemption from MDS II for the retained and additional abutting lands owned by LEL Farms. However, as pointed out at the public meeting on the evening of September 22, 2014, it is unnecessary to include the additional abutting lands, 4665 Wellington Road No. 32, owned by LEL Farms.

Please call me if you have any questions or comments.

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

423 Woolwich Street, Guelph ON N1H 3X3  
Phone: (519) 821-2763 – Fax: (519) 821-2770 [www.vanharten.com](http://www.vanharten.com)

660 Riddell Road, Unit 1, Orangeville, ON L9W 5G5  
Phone: (519) 940-4110 – Fax: (519) 940-4113

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