



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

March 10, 2020

7:00 p.m.

AGENDA

COMMITTEE OF ADJUSTMENT:

1. **OPENING REMARKS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **APPROVAL OF MINUTES**
 - January 14, 2020
 - February 11, 2020
4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
 - 4(a) **Minor Variance Application D13/WAL – Roman Walizad** - Property described as Part Lot 6, Concession 5, municipally known as 4781 Wellington Road 32, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a maximum floor area of 52 percent instead of a maximum of 40 percent, as required.
5. **OTHER MATTERS**
 - None
6. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

7. **OPENING REMARKS**
8. **DISCLOSURE OF PECUNIARY INTEREST**
9. **APPROVAL OF MINUTES**
 - February 11, 2020
10. **APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

March 10, 2020

7:00 p.m.

- None

11. ZONING BY-LAW AMENDMENT

11(a) Zoning By-law Application D14/GAL – Joseph Gallo – Part Lot 30, Rear Concession Gore, 4010 Concession 7.

The purpose and effect of the application is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone the lands from Agricultural (A) to an Agricultural Site Specific (A-) Zone to permit an agricultural service and supply establishment.

12. LAND DIVISION

12(a) Severance Application B12-20 (D10/BRE) – David Brewer, Part Lot 27, Concession 1, 7204 Concession 1, Puslinch.

Proposed severance is 22 acres (approx. 8.9 hectares) with 10 feet (approx. 3.04 metres) frontage. Note: Severed land is to be donated to Hamilton Naturalist's Club.

Retained parcel is 10.9 acres (approx. 4.4 hectares) with 92.91 feet (approx. 28.31 metres) frontage, existing and proposed rural residential use with existing dwelling and shed.

12(b) Lot Line Adjustment Application B13-20 (D10/NIC) – Brian Nichols, Part Lot 3, Concession 4, 6637 Roszell Road, Puslinch.

Proposed lot line adjustment is 8.1 hectares with 111 metres frontage, existing agricultural use to be added to abutting agricultural parcel – Martin & Paula Deter.

Retained parcel is 3.6 hectares with 108 metres frontage, existing and proposed rural residential use with existing dwelling, barn & ponds.

12(c) Severance Application B14/20 (D10/LEO) – Paul and Maria Leombruni, Part Lot 18, Concession 4, 6945 Forestell Road, RR#6, Guelph.

Proposed severance is 0.4 hectares with 51 metres frontage, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 31 metres frontage, existing and proposed rural residential use with existing dwelling and two garages.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

March 10, 2020

7:00 p.m.

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING Tuesday, April 14, 2020 @ 7:00 p.m.

16. ADJOURNMENT



**AMENDED
MINUTES**

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Dennis O'Connor
Paul Sadhra

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Zachary Prince, Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.
Nancy Shoemaker, BSR&D
Sara Bailey, Councillor
Sam Kosakowski
Tara Hest

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment and asked Lynne Banks to provide an update on the New Comprehensive Zoning By-law 023-2018 which has been under appeal since 2018. Lynne advised that as a result of an LPAT Case Management Conference held at the Township on January 10, 2020, both parties have reached a settlement and the appeal is withdrawn. The LPAT board member then provided an oral decision that By-law 023-2018 would be effective immediately retroactive to the date of April, 2018 when it was approved by Council. She further advised that the applications on tonight's agenda were reviewed under the new zoning by-law.

John Sepulis then resumed his opening remarks and informed the gallery that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Committee of Adjustment meetings held Tuesday, December 10, 2019 be adopted.

CARRIED

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

4(a) Minor Variance Application D13/ONT – Property described as Part Lot 25, Concession 7 being Part 1 on Reference Plan 61R-4472, Township of Puslinch.

1. Requesting relief to permit a reduced lot area of the proposed severed parcel to be 4.1 hectares instead of 12 hectares as required.
 2. Requesting relief to permit a reduced lot area of the proposed retained parcel to be 9.4 hectares instead of 12 hectares as required.
- There was no one in attendance to provide an overview of the application.
 - Dan Kennedy asked if this was a condition of severance.
 - Zachary Prince advised that it was a condition of consent application B150-18.

The Committee voted on the motion with all in favour.

That Application D13/ONT requesting relief from provisions of Zoning By-Law #023-2018, as amended, to:

1. permit a reduced lot area of the proposed severed parcel to be 4.1 hectares instead of 12 hectares as required **is approved with no conditions**, and
2. permit a reduced lot area of the proposed retained parcel to be 9.4 hectares instead of 12 hectares as required **is approved with no conditions**.

The Committee voted on the motion with all in favour.

4(b) Minor Variance Application D13/IRE – Bradley Ireland - Property described as Lot 12 Concession 9, Watson Road South, Township of Puslinch.

Requesting relief of Zoning By-law #023-2018, as amended, to permit a reduced lot frontage of the merged parcel to be 39 metres instead of 120.0 metres as required.

- Jeff Buisman, agent for the applicant, provided an overview of the application and advised that a consent application for a lot line adjustment was approved by the Land Division committee previously.
- Sam Kosakowski, neighbour asked why the owner had requested a minor variance.
- Jeff Buisman advised that the owner is separating his assets and wants the land to be a separate parcel. He further noted that the owner has no plans for the property in the near future.
- Sam Kosakowski asked if there is any access to the rear of the lot for any future development.
- Deep Basi asked if the owner has any plans to build at the rear of the lot.
- Jeff Buisman advised that not at this time.
- There were no further questions or comments.

That Application D13/IRE requesting relief from provisions of Zoning By-Law #023-2018, as amended, to permit a reduced lot frontage of the merged parcel to be 39 metres instead of 120.0 metres as required is approved.

The request is hereby **Approved with no conditions**.

The Committee voted on the motion with all in favour.

5. OTHER MATTERS

- None.

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:14 p.m.

CARRIED



MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Paul Sadhra

MEMBERS ABSENT

Dennis O'Connor

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Meagan Ferris, Senior Planner, County of Wellington
Matthieu Daoust, Junior Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.
Nancy Shoemaker, BSR&D
Hank Davis

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment and informed the gallery that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meetings held Tuesday, January 14, 2019 be adopted.

CARRIED

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

4(a) Minor Variance Application D13/GRE (#1) – Arnold and Dianne Gregor - Property described as Part Lot 24, Concession 9, municipally known as **4388** Watson Road South, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a reduced lot area of the merged parcel to be 0.38 metres instead of 0.40 metres as required.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- John Sepulis asked if the lot area is reduced from 0.40 hectares to 0.38 hectares, and in the future if the owner wants to increase the dwelling size will they be subject to a hydrogeological study for the reduced lot size.
- Matthieu Daoust advised that it won't be needed as the property is in the Agricultural Zone and that zone doesn't require a hydrogeological study.

- Meagan Ferris advised that there might be some sort of analysis review if the dwelling is enlarged.
- Jeff Buisman further noted that it will be evaluated through the building permit process if the owner ever decides to expand the dwelling.
- There were no further questions or comments from the committee.

That Application D13/GRE requesting relief from provisions of Zoning By-Law #19/85, as amended, permit a reduced lot area of the merged parcel to be 0.38 metres instead of 0.40 metres as required.

The Committee voted on the motion with all in favour.

The request is hereby **Approved with no conditions.**

4(b) Minor Variance Application D13/GRE (#2) – Arnold and Dianne Gregor - Property described as Part Lot 24, Concession 9, municipally known as **4394** Watson Road South, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a reduced lot frontage of the retained and merged parcel to be 69 metres instead of 120 metres, as required.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Hank Davis, resident of 4385 Watson Road South stated that he was concerned with the density of the area if the minor variance is granted and inquired what prevents the approval from setting a precedent for other properties in the area.
- John Sepulis asked Mr. Davis if he could be more specific about his concern.
- Mr. Davis advised that he is concerned that it keeps happening along Watson Road and feels it is affecting the quality of life in the area.
- John Sepulis advised that there is a process for the approval of minor variances and that the control is the limitation of how many severances are permitted for a property.
- Mr. Davis ask who this matter could be discussed with further.
- Meagan Ferris advised him to contact the County of Wellington Planning Department.
- Paul Sadhra asked Jeff Buisman to review the minor variance request again.
- Jeff Buisman reviewed the application and the reason for the minor variance was due to the number of conditions for the new approved severance and further advised that the Township's roads department had visited the property and approved the proposed entrance to the property.
- Paul Sadhra inquired if there were any buildings to the rear of the property.
- Jeff Buisman advised that there are not.
- There were no further questions or comments from the committee.

That Application D13/GRE requesting relief from provisions of Zoning By-Law #19/85, as amended, permit a reduced lot frontage of the retained and merged parcel to be 0.69 metres instead of 120.0 metres as required.

The Committee voted on the motion with all in favour.

The request is hereby **Approved with the following condition:**

1. That the approval of the minor variance is subject to approval of the consent application by the County of Wellington Land Division Committee.

4(c) Minor Variance Application D13/RAS – Frank Rasmussen – Property described as Part Lot 27, Concession Gore, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a reduced lot frontage of the retained parcel to be 28.79 instead of 120.0 metres as required.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
FEBRUARY 11, 2019
7:00 PM
COUNCIL CHAMBERS

- Nancy Shoemaker, agent for the applicant provided an overview of the application and advised that sight lines have been approved for an entrance to the severed parcel, and that the retained parcel already has an entrance so no permit will be needed for the retained parcel.
- There were no questions or comments from the public.
- There were no questions or comments from the committee.

That Application D13/RAS requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced lot frontage of the retained parcel to be 28.79 instead of 120.0 metres as required

The Committee voted on the motion with all in favour.

The request is hereby **Approved with no conditions.**

5. OTHER MATTERS

5(a). LPAT Matter – 161 Hume Road

- Lynne Banks provided an update and advised the Committee that the LPAT matter had been settled and a hearing was not required. She further noted that the LPAT written decision will be issued within the next 60 days.

6. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 7:28 p.m.

CARRIED



MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Paul Sadhra

MEMBERS ABSENT

Dennis O'Connor

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Meagan Ferris, Senior Planner, County of Wellington
Matthieu Daoust, Junior Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.
Hank Davis

1 - 6. COMMITTEE OF ADJUSTMENT

- See February 11, 2020 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:29 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

8. DISCLOSURE OF PECUNIARY INTEREST

- None

9. APPROVAL OF MINUTES

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, January December 14, 2019, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

- None

12. LAND DIVISION

12(a) Lot Line Adjustment Application B99/19 (D10/GRE) – Arnold Gregor, Part Lot 24, Concession 9, 4388 Watson Road South, Puslinch.

Proposed lot line adjustment is 200 square metres with 18 metre frontage (B on sketch), rural residential land to be added to abutting agricultural parcel – Arnold Gregor.

Retained parcel is 0.38 hectares with 37 metres frontage (A on sketch), existing and proposed rural residential use with existing dwelling & garage.

NOTE: Purpose is to provide additional frontage for retained parcel of approved application B61-19 for construction of entrance.

- Jeff Busiman, agent for the applicant, provided an overview of the application.
- Dan Kennedy stated that he is fine with the severance as long as there is a safe entrance onto the property.
- Meagan Ferris advised that the Township roads department has approved an entrance to the property.
- There were no further questions or comments from the Committee.

Moved by: Dan Kennedy

Seconded by: Deep Basi

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Township roads department are satisfied that there is a safe entrance to the property and that the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

12(b) Severance Application B65/19 (D10/CSI) (revised application) – Csilla, Valeria & Ferenc Farkas, Part Lot 21, Concession 2, municipally known as 4453 Sideroad 20 North, RR# 6, Guelph.

Proposed severance is revised sketch 90 metres frontage x 89 metres = 0.80 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is revised sketch 39.6 hectares with 672 metres frontage on Sideroad 20 North, 270 metres frontage on Highway 401, existing and proposed agricultural use with existing dwelling, barn, sheds and pond.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the severance application was revised since the County of Wellington roads department wanted the entrance located elsewhere on the property than on a County road, so the entrance was moved to Sideroad 20 North.
- He further noted that MDS is no longer an issue with the property.
- There were no questions from the Committee.

Moved by: Dan Kennedy

Seconded by: Deep Basi

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of



Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING

- Next Regular Meeting Tuesday, March 10, 2020 @ 7:00 p.m.

16. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:338 p.m.

CARRIED



RECEIVED

JAN 24 2020

Township of Puslinch

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Roman Walizad

Address: 4781 Wellington Rd 32

City: Puslinch

Postal Code: N1H 6J3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

Applicant (Agent) Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

Roman Walizad
Wagma Walizad
Zarghona Karimzad } 4781 Wellington Rd 32
Puslinch ONT. N1H 6J3

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

2. Provide a description of the “entire” property:

Municipal address: 4781 Wellington Rd 32.

Concession: _____ Lot: _____

Registered Plan Number: _____

Area: _____ ha Depth: _____ m Frontage: _____ m
 _____ ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

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

- ☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or
- ☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

**4. What is the nature and extent of the relief that is being applied for?
(please specifically indicate on sketch).**

For a finished basement in law suite.
Requesting 52% ~~ex~~ accessory unit
Relief for 12% increase.

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

Due to the shape and size of the basement
I am unable to get within the 40% of the
total sq. ft.

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

Official Plan Designation: _____

Zoning Designation: _____

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

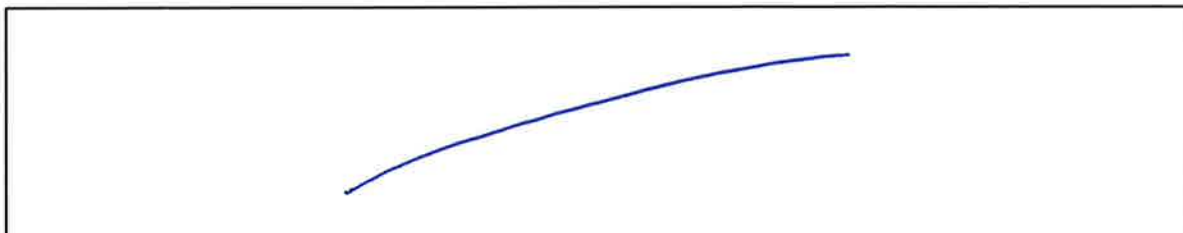
Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

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

Wellington Road 32.

**9. If access is by water only, please describe the parking and docking facilities
used or to be used and the approximate distance of these facilities from the
subject land to the nearest public road.**



Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? A dwelling

The abutting properties? _____

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²

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

Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: house constructed in 2018.

Date of construction of buildings property: 2018.

16. How long have the existing uses continued on the subject property? 2 years

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

--

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

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

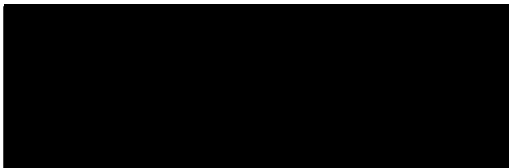
I (we) _____ of the
_____ of _____ County/Region of
_____ do hereby authorize
_____ to act as my agent in this application.

Signature of Owner(s)

Date

Affidavit:

I (we) Roman Walizad of the
Township of Paslinch County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the Township of Paslinch in the
County/Region of Wellington this 24 day of
Jan, 2020.

ed
solicitor or agent

24~~th~~ Jan 2020
Date

Signature of Commissioner

Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete: _____

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: February 28, 2020
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Matthieu Daoust, Junior Planner
Curtis Marshall, Manager of Development Planning
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/WAL (Roman Walizad)**
4781 Wellington Road 32
Concession 5, Part Lot 6

We have reviewed the application for minor variance and provide the following comments. These comments are offered with the benefit of a site visit on February 20, 2020.

Planning Opinion

The applicant is proposing to convert a portion of the basement of the existing dwelling it to an accessory apartment on the subject property. The following variances are requested:

- 1) To provide relief from Section 4.2(a)(i) to exceed the maximum floor area permitted for an accessory dwelling unit within the single detached dwelling on the lot. The proposed floor area is 157.2m² (1,692 ft²), which exceeds the permitted size of 130 m² (1,399.3 ft²) by 27.2 m² (292.8 ft²).

Planning staff generally have no concerns with this proposal provided the Township of Puslinch Building Department have no concerns with the application. It is our opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan.

The details of the minor variance application are included in the table below.

Regulation	By-law Section	Required	Proposed	Relief
Accessory Dwelling Unit Maximum Floor Area	4.2(a)(i)	130 m ² (1,399.2 ft ²)	157.2 m ² (1,692 ft ²)	27.2 m ² (292.8 ft ²)

Our discussion of this application relative to the four tests under the *Planning Act* is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">• The subject property is approximately 0.42 ha (1.03 ac) in size and surrounded by farmland and rural residential lots. We consider the variance minor in terms of impact on neighbouring properties.

That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is zoned Agricultural (A). • Accessory dwelling units are permitted within the A zone in accordance with Section 4.2 of the Zoning By-law. • The proposed building addition will facilitate the creation of a 157.2 m² accessory dwelling unit on the subject property. This exceeds the permitted size by 27.2 m². Given the size of the primary dwelling, the proposed accessory dwelling unit will function secondary to the main dwelling unit.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural within the County Official Plan. • One second unit may be allowed in a single detached dwelling on a property.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The intent of the maximum floor area is to ensure the accessory unit remains secondary to the main dwelling. • The dwelling appears to meet all other requirements within the zoning and therefore is desirable and appropriate.



Figure 1 – Aerial Photo

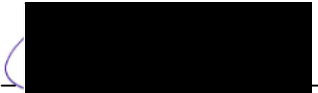
In conclusion, planning staff is of the opinion that the requested variance application **meets all tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, Junior Planner



Curtis Marshall, MCIP, RPP
Manager of Development Planning



Township of Puslinch
7404 Wellington Road 34,
Guelph, ON, N1H 6H9
T: (519) 763 - 1226
F: (519) 763 - 5846
www.puslinch.ca

Zoning By-law Amendment Application

Date submitted: JUNE 26/2019

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify) ☐

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

TO ADD ADDITIONAL AGRICULTURAL USES TO EXISITING AGRICULTURAL ZONING. SPECIFICALLY, DEFINITION #7 AND #8 IN ZONING BY-LAW 19/85.

General Information:

1. Applicant Information:

Registered Owner's Name(s): JOSEPH GALLO / GALLO CONTRACTING LTD.

Address 4010 CONCESSION 7

City: PUSLINCH

Postal Code: N0B 2J0

Email Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

Applicant (Agent) Name(s): JEFF D. BOGAERTS

Address: 22 KING STREET

City: SMITHS FALLS, ON

Postal Code: K7A 3C9

Email Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

Other Name(s): _____

Address: _____

City: _____

Postal Code: _____

Email Address: _____

Telephone Number: _____

Fax: _____

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

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

When did the current owner acquire the subject land? Date: 1956

4. What 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: 4010 CONCESSION 7

Concession: 7 Lot: PART LOT 30
Registered Plan Number: _____
Area: _____ ha Depth: _____ m Frontage: _____ m
21 ac 1,300+ ft. 650+ ft.

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

Area: _____ ha Depth: _____ m Frontage: _____ m
21 ac 1,300+ ft. 650+ 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: (specify): _____

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: ☐ No: ☐

9. County Official Plan

What is the current County Official Plan designation of the subject property?

List land uses permitted by the current Official Plan designation:

How does the application conform to the Official Plan?

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.

10. Zoning:

What is the current zoning of the property? A AND NE
REFER TO ZONING BY-LAW 19/85 PAGE 5-1 AND
What uses are permitted? PAGE 20-1

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.

N/A

Existing and Proposed Land Uses and Buildings:

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

RESIDENTIAL HOME WITH AGRICULTURAL HOME OCCUPATION

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

1994 TO PRESENT

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

REFER TO BY-LAW 19/85 PAGE 2-3 DEFINITION #7 AND #8

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

Building Details	Existing		Proposed	
Type of Building(s) or structures		HOME		
Date of construction				
Building height	m	25 ft	m	ft
Number of floors		1		
* Total floor area	m ²	1,230 ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²
Distance from building structure to the:				
Front lot line	m	365 ft	m	ft
Side lot line	m	226 ft	m	ft
Other side lot line	m	227 ft	m	ft
Rear lot line	m	1,200 ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

Existing and Proposed Services:

15. What is the access to the subject property?

- Provincial Highway: ☐
- Continually maintained municipal road: ☒
- Right-of-way: ☐
- Seasonally maintained municipal road: ☐
- Water access: ☐
- Other (please specify): ☐

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

CONCESSION 7

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)

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing		Proposed	
Municipal water		<input type="checkbox"/>		<input type="checkbox"/>

Water Supply	Existing	Proposed
Communal water	<input type="checkbox"/>	<input type="checkbox"/>
Private well	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other sewage disposal	<input 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:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other: ☒ (explain below)

NATURAL SURFACE DRAINAGE

Other Related Planning Applications:

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

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan Control	<input type="checkbox"/>	<input type="checkbox"/>					

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: _____


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.)

--

Affidavit

I (we) JOSEPH GALLO of the
TOWNSHIP of PUSLINCH County/Region of
WELLINGTON solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the Township of Puslinch in the
County/Region of Wellington this 26 day of
June, 20 19.


Signature of authorized
signatory or agent

June 26 2019
Date

Sign 

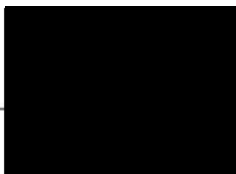
June 26/2019
Date

Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in
accordance with the Township of Puslinch's sign requirements within one week of the
date Township staff has deemed that the application is complete, and remove the sign
when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit
staff/representatives of the Township of Puslinch to enter onto my lands and inspect
my property at the following times (please check one of the following boxes):

Any and all times: ☐ Certain days as specified: ☐ By appointment only: ☒


Signature

June 26 / 2019
Date

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 a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject 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 existing 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;
- 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); and
- 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 shall be completed)

I (we) JOSEPH GALLO of the
TOWNSHIP of PUSLINCH County/Region of
WELLINGTON do hereby authorize
JEFF D. BOGAERTS to act as my agent in this application.

Owner(s)

JUNE 26th 2019.
Date

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number _____

Application deemed complete: ☐

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



THIS IS NOT SURVEY DATA. Parcels - August 2002, Wellington County 2013

020 020 Kibernetika



5008-1

Legend	Symbol	Description
Site Specifics	Black square	Site Specifics
3M Landscapes Buffer	Yellow square	3M Landscapes Buffer
Industrial Design Overlay	Pink square	Industrial Design Overlay
Environmental Protection	Light green square	Environmental Protection
Natural Environment	Light blue square	Natural Environment
Municipal Offices	Blue square	Municipal Offices
OPP Stations	Green triangle	OPP Stations
POSOs	Red square	POSOs
Fire Stations	Orange square	Fire Stations
Information Centers	Yellow circle	Information Centers
Schools	Purple square	Schools
Post Offices	Red square	Post Offices
Arenas	Black square	Arenas
Community Centers	Blue square	Community Centers
Curling Rinks	Blue square	Curling Rinks
Libraries	Blue square	Libraries
Museums	Blue square	Museums
Park Parking Lots	Blue square	Park Parking Lots
County Garages	Blue square	County Garages
Parcels	Blue square	Parcels
Roads	Blue line	Roads



February 14, 2020

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 17, 2020

FILE NO. B12-20

APPLICANT

David Arthur Brewer
7204 Concession 1
Puslinch NOB 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 27
Concession 1

Proposed severance is 22 acres with 10' frontage. Note: severed land is to be donated to Hamilton Naturalist's Club.

Retained parcel is 10.9 acres with 92.91' frontage, existing and proposed rural residential use with existing house & shed.

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

March 18, 2020

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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal 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

Conservation Authority – Hamilton Conservation Authority

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4480
Fee Received: Jan 17/20File No. B12-20Accepted as Complete on: Jan 17/20**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) David Arthur BelterAddress 7204 Coression L, Puslinch, ON N0B 2J0

Phone No. _____

Email: _____

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

Phone No. _____

Email: _____

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

Ten Baker, Land Trust Manager, Hamilton Naturalists Club
50 McDonald Ave, Hamilton, ON L8P 4N7

Phone No. _____

Email: land@hamiltonnature.org(d) All Communication to be directed to:REGISTERED OWNER ☒APPLICANT ☐AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☒APPLICANT ☐AGENT ☐

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

RURAL RESIDENTIAL ☐ AGRICULTURAL ☐ URBAN RESIDENTIAL ☐ COMMERCIAL/INDUSTRIAL ☐OREASEMENT ☐ RIGHT OF WAY ☐ CORRECTION OF TITLE ☐ LEASE ☐land being severed is being donated to Hamilton
Naturalists Club

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

Hamilton Naturalists Club

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

Local Municipality: Ruskin
Concession 1 Lot No. Front Part Lot 27 RP
Registered Plan No. 612376 Part 1 Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 7204 Concession 1, RR 2 Ruskin, ON

(b) When was property acquired: 2010/06/30 Registered Instrument No. 71202-0014

5. Description of Land intended to be SEVERED: Metric ☐ Imperial ☒

Frontage/Width ~~10 ft~~ 10 ft AREA 1.22 acres
Depth ~~1029.514~~ 1029.514 Existing Use(s) passive recreation
Existing Buildings or structures: None
Proposed Uses (s): occasional passive recreation

Type of access (Check appropriate space)

Existing ☒ Proposed ☒

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

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

- ☐ Municipally owned and operated piped water system
☐ Well ☐ individual ☐ communal
☐ Lake
☐ Other

There is no water supply for the conservation lands.

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

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

There is no sewage for the conservation lands.

6. Description of Land intended to be RETAINED:

Metric []

Imperial [X]

Frontage/Width ~~308.3~~ 92.91

AREA ±10.9 acres

Depth ~~308.3~~ 308.3

Existing Use(s) Residential

Existing Buildings or structures: House, shed

Proposed Uses (s): Same as existing use

Type of access (Check appropriate space)

Existing [X]

Proposed [X]

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] 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]

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company:

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

land is being donated for permanent protection & no
new uses will be occurring

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

Yes and the land will be permanently protected
which meets with the Greenbelt Plan

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

no new uses will be occurring on the land

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

land is being donated for permanent protection & no new uses will occur

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

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

27. Is the subject land a proposed surplus farm dwelling?*

YES [] NO ☒

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

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

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.

The mortgage is on the property being retained by the owner, not the property being donated.

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

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

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

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

Severed Width _____ Length _____ Area _____ Use _____
Width _____ Length _____ Area _____ Use _____
Retained Width _____ Length _____ Area _____ Use _____
Width _____ Length _____ Area _____ Use _____

33. **Manure Storage Facilities** on these lands:

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

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

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [] NO []

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES ☒ NO []

If yes, please indicate the person you have met/spoken to: Zach Prince

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

Dan Brewer is happy to be donating a large portion of his land to the Hamilton Naturalists Club for permanent protection.

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:

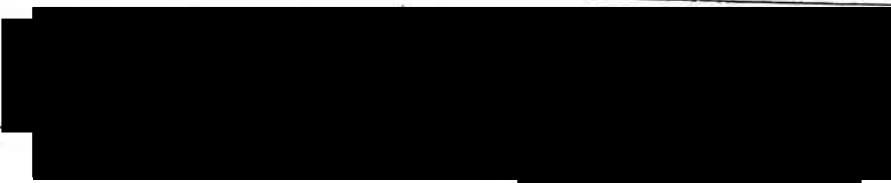
The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

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), ARTHUR DAVID BREWER the Registered Owners of
7204 CONCESSION 1 Of the Twp of Puslinch in the
County/Region of WELLINGTON severally and jointly, solemnly declare that

I am
authorized to submit



APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jim Baker of the
Hamilton Naturalists Club In the County/Region of
Hamilton, ON Solemnly declare that all
the statements contained in this application for consent for (property description)

7204 Concession 1, Puslinch, ON

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 Hamilton of

in the ^{TEL}

(Owner or Applicant)

^{TEL} County/Region of Hamilton

This 27 day of January 2020

(Owner or Applicant)

Commissioner of Oaths

Printed Commissioner's, etc. Name

County of Wellington

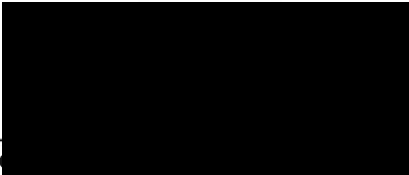
LAND DIVISION FORM - SEVERANCE

Revised April 2018

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature



Date

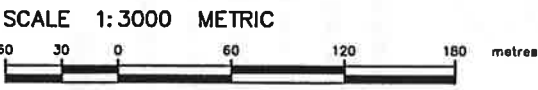
9 December 2019

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

SEVERANCE SKETCH
OF PART OF
SOUTH HALF OF LOT 27,
CONCESSION 1
GEOGRAPHIC
TOWNSHIP OF PUSLINCH
IN THE
COUNTY OF WELLINGTON

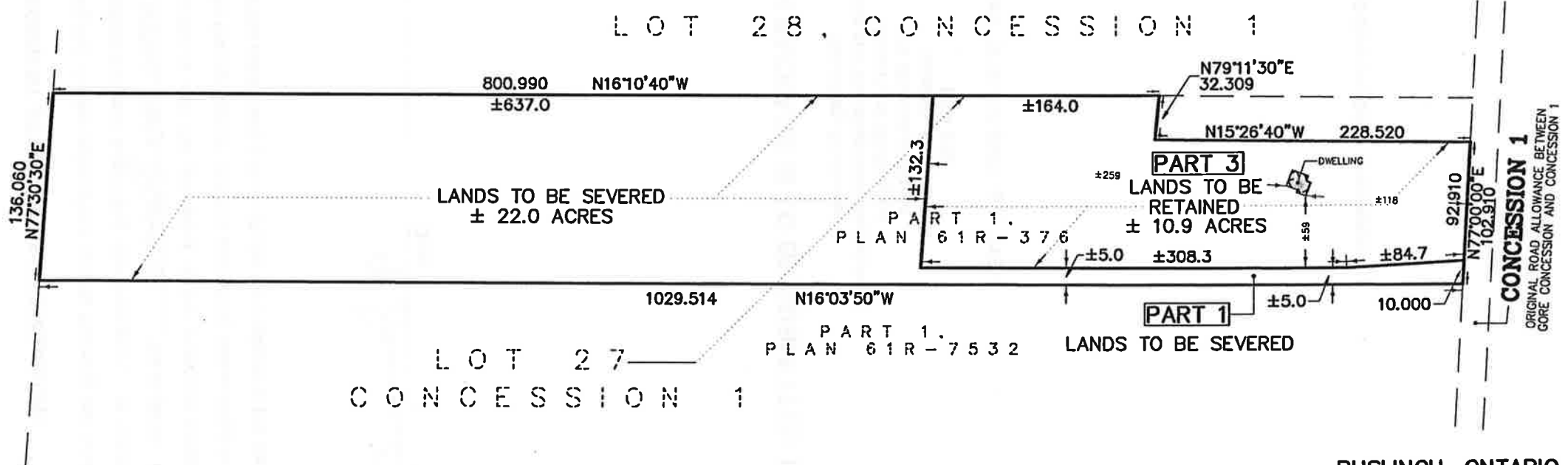
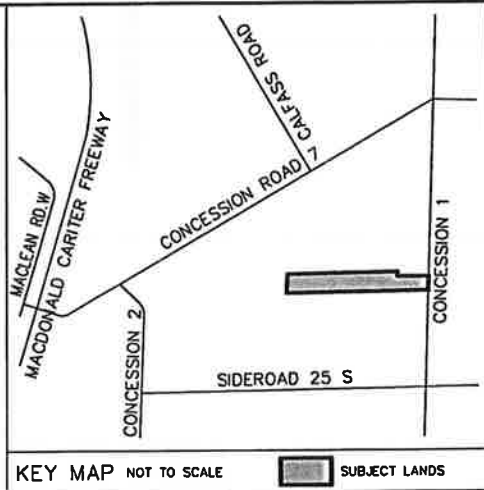


S.D. McLAREN, O.L.S. - 2019



NOTE:
THIS SKETCH IS AN ORIGINAL IF
EMBOSSSED BY THE SURVEYORS SEAL, OR
IF IT IS CERTIFIED IN AN ELECTRONIC
VERSION.


NOTE:
THIS SKETCH CONTAINS INFORMATION
FROM PLAN 61R-376



BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE
REFERRED TO THE NORTHERLY LIMIT OF
CONCESSION ROAD 1 AS SHOWN ON PLAN
61R-376 AS BEING N77°00'00"E.

METRIC NOTE:
DISTANCES AND COORDINATES
SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY 0.3048

PUSLINCH, ONTARIO
7204 CONCESSION 1

 **A.T. McLaren Limited**
LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn LC	Checked SDM	Scale 1:3000	Dwg.No. 36181-SK
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February 14, 2020

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 30, 2020

FILE NO. B13-20

APPLICANT

Brian Nichols
6637 Roszell Road
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 3
Concession 4

Proposed lot line adjustment is 8.1 hectares with 111m frontage, existing agricultural use to be added to abutting agricultural parcel – Martin & Paula Deter.

Retained parcel is 3.6 hectares with 108m frontage, existing and proposed rural residential use with existing dwelling, barn & ponds.

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

March 18, 2020

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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal 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

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 4430
Fee Received: Jan 30/20

File No. B13-20

Accepted as Complete on: Jan 30/20

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Brian Andrew NICHOLS

Address 6637 Roszell Road, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

☒ **Conveyance to effect an addition to a lot**

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

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

Part of Lot 3, Concession 4 as in INST ROS542994 (PIN 71212-0024)

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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 3

Registered Plan No.

Lot No.

Reference Plan No. 61R-9748

Part No. 1

Civic Address 6637 Roszell Road

(b) When was property acquired: August 2004 (Original)
June 2019 (Estate)

Registered Instrument No. WC73100
WC570095

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 111 / 244 ±

AREA

8.1 ha ±

Depth 412 ±

Existing Use(s)

Agricultural Field

Existing Buildings or structures: None

Proposed Uses (s): To be added to 6554 Concession 4 (PIN 71212-0024) for continued agricultural use

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☐ Right-of-way

☐ County Road

☐ Private road

☒ Municipal road, maintained year round

☐ Crown access road

☐ Municipal road, seasonally maintained

☐ Water access

☐ Easement

☐ Other Farm entrance exists on severed parcel

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

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☒ Other (specify): Not required for agricultural use

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank ☐ individual ☐ communal

☐ Pit Privy

☒ Other (specify): Not required for agricultural use

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width 108 / 132 ±

AREA

3.6 ha ±

Depth 438 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling, Barn and Ponds

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [X] NO []
*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [X]
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO []
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [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 meters [1640']? YES [] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]
Name of Rail Line Company: _____
17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]
19. PREVIOUS USE INFORMATION:
- a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []
If YES, what was the nature and type of industrial use(s)? _____

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

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

20. Is this a **resubmission** of a previous application?

YES [] NO [X]

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

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

YES [] NO [X]

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X]

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

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

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

The Natural Heritage System mapping indicates that there is a wetland and floodplain area on the subject property, however no development is proposed within the wetland area and the boundary will follow the edge of bush/natural features.

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

The subject property is designated as Prime Agricultural, Secondary Agricultural, Core Greenlands, and Greensland in the Official Plan. This proposal follows the guidelines set out in Section 10.3.5 for Prime Agricultural parcels that states that lot line adjustments are permitted where no adverse effect on agriculture will occur and where a more viable agricultural operation will result.

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

N/A

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

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



LAND SURVEYORS and ENGINEERS

January 30, 2020

27850-19

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application and Sketch
6637 Roszell Road & 6554 Concession 4
Part of Lot 3, Concession 4
Part 1, Registered Plan 61R-9748
PINS 71212-0088 & 71212-0024
Township of Puslinch**

RECEIVED

JAN 30 2020

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance and Sketch on the above mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, the required deeds, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$420.00 and a cheque to Wellington County for \$4,430.00.

Proposal:

The proposal of this lot line adjustment is to sever large portion of agricultural land from #6637 Roszell Road (PIN71212-0088) and merge it with the abutting parcel to the south at #6554 Concession Road 4 (PIN 71212-0024) for continued agricultural use. The purpose of the lot line adjustment is to reconfigure the boundaries so that the existing rural residence and natural features (bush and ponds) can be separated from the agricultural parcel and that a larger agricultural operation will result on the lands to the south.

The Severed Parcel has an area of 8.1 ha that consists of agricultural field. The "Lands to be Added to" has an area of 21.1 ha where a dwelling, barn and accessory buildings will remain, along with large agricultural fields. The "Retained Parcel" will have an area of 3.6 ha, where an existing dwelling, barn and ponds will remain.

The proposed boundary was configured to follow the edge of trees and natural features and contain little to no agricultural field. The severance is logical and reflective of the ongoing use of the land. The lands will be merged with the parcel to the south for continued agricultural use. There is an existing field entrance along the frontage of the severed parcel that will continue to be used to access the property.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

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



LAND SURVEYORS and ENGINEERS

After reviewing the Minimum Distance Separation (MDS) Guidelines, it is our interpretation that MDS setbacks are not applicable to this application as this proposal is for a boundary adjustment and not the creation of a new lot, which is outlined in Guideline #8.

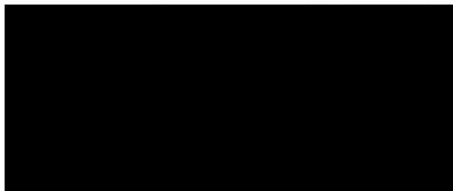
There is an existing haul route along the north portion of the "Lands to be Added to" that serves as a road/driveway for trucks to travel from the gravel pit across the road on Roszell Road (PIN 71212-0019) to County Road No. 32. This haul route will continue but not impede the agricultural activity for the merged parcel.

There is a wetland and floodplain on the retained parcel and based on GRCA mapping it is located close to the proposed boundary. The Provincial Growth Plan recommends a 30 m buffer to a natural feature. We provide the opinion, however, that the proposed limit is more logical so that no agricultural field is removed from the severed parcel. There is also no development proposed on the retained parcel and thus no negative impact on the environmental features. The proposed boundary is the more logical location.

The proposed lot line adjustment follows the guidelines in Section 10.3.5 of the Wellington County Official Plan for lot line adjustments of lands that are designated Prime Agricultural. This section states that lot line adjustments are permitted where no adverse effect of agriculture will occur and where a more viable agricultural operation will result. This severance meets that requirement as the land use will not change and a more viable operation will result.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Brian Nichols
cc Martin & Paula Deter

www.vanharten.com

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

34. Source Water Protection Plan

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

If YES, please complete the Source Water Protection Form and submit with your application.

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [] NO [X]

If yes, please indicate the person you have met/spoken to:

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

None

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

Please see covering letter.

NOTES:

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

OWNER'S AUTHORIZATION:

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

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

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

I, (we), Brian Andrew NICHOLS the Registered Owners of
Part of Lot 3, Concession 4, Part 1, 61R-9748 the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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

X

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) _____
Part of Lot 3, Concession 4, Part 1, 61R-9748 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 _____ (Owner or Applicant)
Guelph In the _____

County/-Region of Wellington

This 29 day of January 20 20

(Applicant)

Commissioner of Oaths

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

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner



Date

Jan 29, 2020

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Jan 30/20

File No. BR-20

Accepted as Complete on: Jan 30/20

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) Martin & Paula DETER

Address 6554 Concession 4, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 3

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 6554 Concession 4

(b) When was property acquired: March 2004

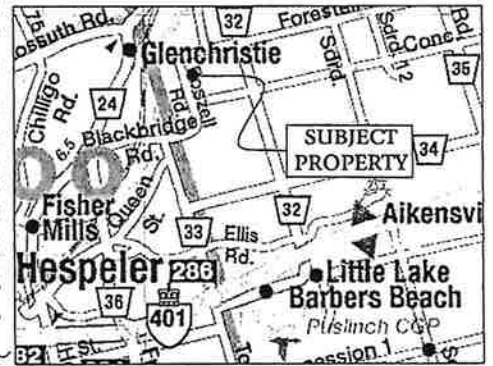
Registered Instrument No. WC56641

CONCESSION 3 4
LOT 3
ZONING: EXTRACTIVE

SEVERANCE SKETCH
PART OF LOT 3, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000
0 30 60 120 180 meters
VAN HARTEN SURVEYING INC.

KEYMAP

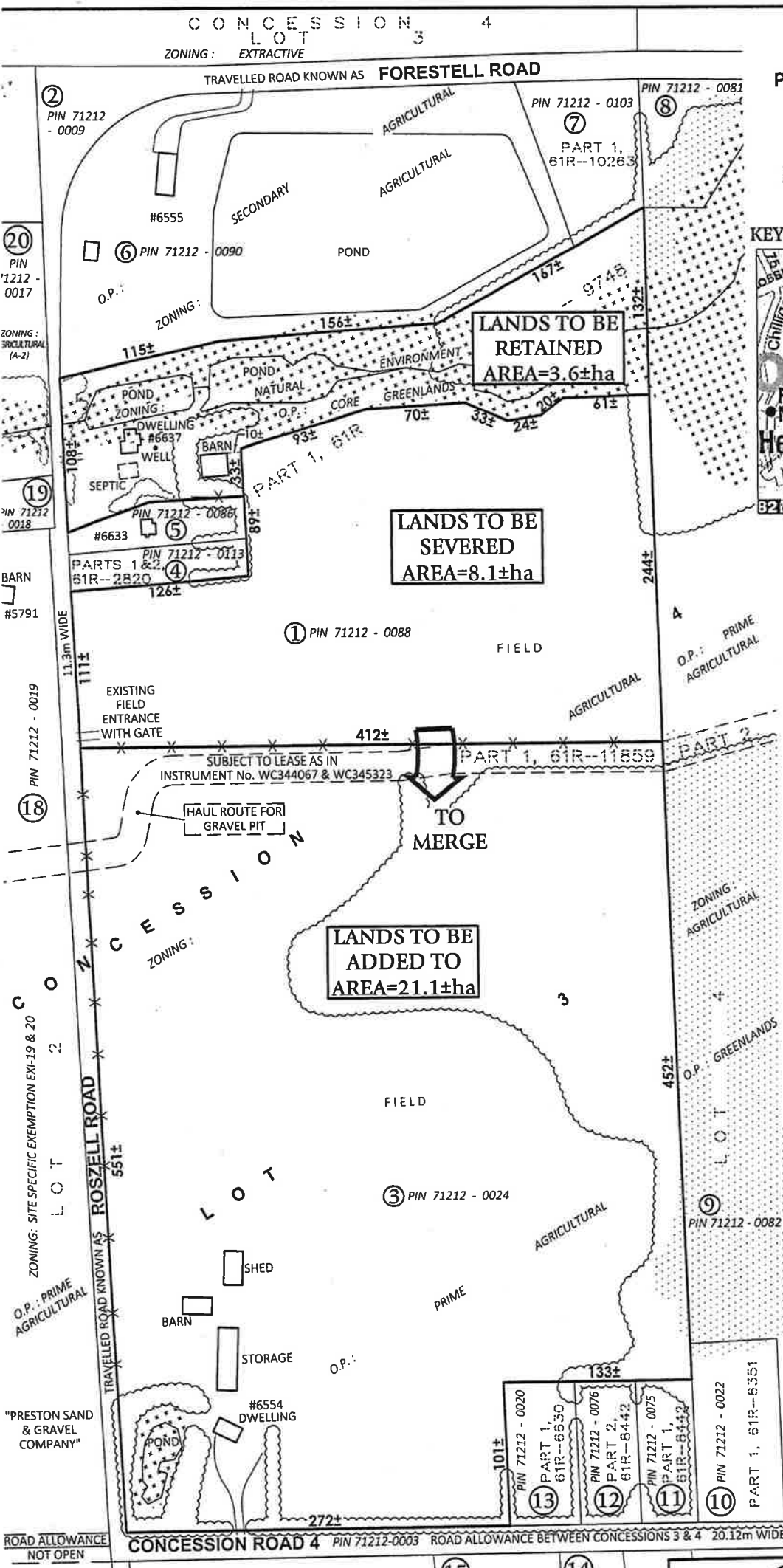


NOTES:

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 & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

O.P. : GREENLANDS
ZONING: AGRICULTURAL

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT



THIS SKETCH WAS PREPARED ON
THE 29th DAY OF JANUARY 2020



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 27850-19

Jan 29, 2020-10:59:10 AM

G:\PUSLINCH\Con4\ACAD\SEV LOT 3 (NICHOLS) UTM.dwg

February 14, 2020

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: February 05, 2020

FILE NO. B14-20

APPLICANT

Paul & Maria Leombruni
6945 Forestell Road
RR#6
Guelph N1H 6J3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 18
Concession 4

Proposed severance is 0.4 hectares with 51m frontage, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 31m frontage, existing and proposed rural residential use with existing dwelling & two garages.

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

March 18, 2020

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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal 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 Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4430
 Fee Received: Feb 5/20

File No. B14-20
 Accepted as Complete on: Feb 5/20

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

2. (a) Name of Registered Owner(s) Paul Santino LEOMBRUNI & Maria Concetta LEOMBRUNI

Address 6945 Forestell Road, RR#6, Guelph, ON, N1H 6J3

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new parcel for rural residential purposes.

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 18

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 6945 Forestell Road

(b) When was property acquired: May 1999

Registered Instrument No. LT15096

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 51 / 60 ±

AREA 0.4 ha ±

Depth 75 ±

Existing Use(s) Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

6. Description of Land intended to be RETAINED:
Metric [X] Imperial []
Frontage/Width 31 / 82 ± AREA 3.6 ha ±
Depth 487 ± Existing Use(s) Rural Residential
Existing Buildings or structures: Dwelling and two garages
Proposed Uses (s): No Change

Type of access (Check appropriate space)	Existing [X]	Proposed []
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

☐ Municipally owned and operated piped water system
☒ Well ☒ individual ☐ communal
☐ Lake
☐ Other

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

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

The Natural Heritage System mapping indicates that there is a wetland area on the retained parcel, however the severance boundaries are well outside of this feature.

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

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

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

N/A

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

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

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

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

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

• [REDACTED]

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

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

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

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

<u>Retained</u>	Width	<u>10±m</u>	Length	<u>29±m</u>	Area	<u>290±m²</u>	Use	<u>Garage 1</u>
	Width	<u>7±m</u>	Length	<u>12±m</u>	Area	<u>84±m²</u>	Use	<u>Garage 2</u>
<u>Severed</u>	Width		Length		Area		Use	
	Width		Length		Area		Use	

February 5, 2020

24581-17

Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: Severance Application & Sketch
6945 Forestell Road
Part of Lot 18, Concession 4
PIN 71200-0024
Township of Puslinch

RECEIVED

FEB 05 2020

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN report and map, the required deeds, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$420.00 and a cheque to Wellington County for \$4,430.00.

Proposal:

The proposal is to create a new rural residential parcel along Forestell Road with a frontage of $51\pm$ m, an average depth of $75\pm$ m, for an area of 0.4 ha. The land consists of cut grass and rows of planted trees. The severance is an efficient use of open space with flat terrain and a safe entrance can be provided. The retained parcel will have a frontage of $31\pm$ m, depth of $487\pm$ m for an area of $3.6\pm$ ha where the existing dwelling and garages will remain.

The severed parcel was configured to follow a tree row and the rear property line is angled to follow the natural features as well as increase the spatial separation to the existing dwelling.

We are expecting a requirement for a road widening along Forestell Road from the City of Guelph as was required for Severance Application B172-17 located to the east. The road widening covers the width of the entire property at $82\pm$ m, depth of $5\pm$ m for an area of $410\pm$ m².

The subject property is zoned Agricultural and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for both the severed and retained parcels.

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

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- MDS requirements are met.
- Zoning requirements are met for the severed parcel.

In summary, this severance is a very practical and follows the relevant criteria for severances.

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

Very truly yours,
Van Harten Surveying Inc.



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

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

DRY	SEMI-SOLID	LIQUID
Open Pile <input type="checkbox"/>	Open Pile <input type="checkbox"/>	Covered Tank <input type="checkbox"/>
Covered Pile <input type="checkbox"/>	Storage with Buck Walls <input type="checkbox"/>	Aboveground Uncovered Tank <input type="checkbox"/>
		Belowground Uncovered Tank <input type="checkbox"/>
		Open Earth-sided Pit <input type="checkbox"/>

34. Are there any drainage systems on the retained and severed lands? YES ☐ NO ☒

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. **Source Water Protection Plan**

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

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? YES ☐ NO ☒

If yes, please indicate the person you have met/spoken to:

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

Please see covering letter.

NOTES:

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.

OWNER'S AUTHORIZATION:

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

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

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

I, (we), Paul Santino LEOMBRUNI & Maria Concetta LEOMBRUNI the Registered Owners of
Part of Lot 18, Concession 4, as in INST No. MS64628 Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is a

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

Part of Lot 18, Concession 4, as in INST No. MS64628 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 4 day of February 20 20

Commissioner of Oaths

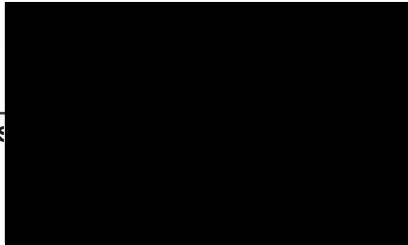
(Owner or Applicant)

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

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s)



Date

Feb 4, 2020

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, February 11, 2020 9:02 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B14-20 - SW Screening Form
Attachments: WHPA_Map_6945ForestellRoad.pdf

Hi Jana

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

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: February 6, 2020 12:06 PM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B14-20 - SW Screening Form

Hello.

Please see the attached consent application for your review.
We plan to circulate February 14th.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca

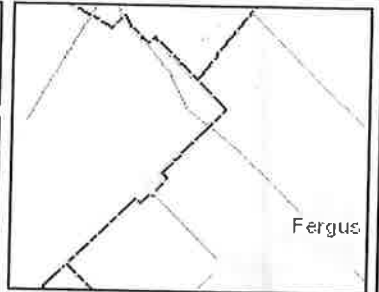
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Explore
Wellington

6945 Forestell Road, Puslinch



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Waterbodies

Watercourses

Municipalities

Ontario - Urban Centres

Well Locations

Wellhead Protection Area Boundaries

- A
- B
- C
- D

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 6 (D)

RoadsLookup

0.4 0 0.20 0.4 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

BLOCK 4, 61M--176

O.P. INDUSTRIAL

ZONING : B.2-4 (HANLON CREEK BUSINESS PARK)

CITY OF GUELPH

⑥ PIN 71200 - 0277

PROPOSED
ROAD
WIDENING
AREA=410±m²

BLOCK 23,
61M--176
0.3m RESERVE

FORESTELL ROAD

MAIL BOX & BELL BOX

TRAVELLED ROAD KNOWN AS

20.0m WIDE

PART 1, 1
61R--21415

PART 2,
61R--21415
CREATED BY
CONSENT B172/17

LANDS TO BE
SEVERED
AREA=0.4±ha

EXISTING
DWELLING
#6951

② PIN 71200 - 0025

1 8
AGRICULTURAL

EXISTING
DWELLING
#6945

SEPTIC

SECONDARY

① PIN 71200 - 0024

GARAGE/SHED

GARAGE/SHED
ZONING :

LANDS TO BE
RETAINED
AREA=3.6±ha

AGRICULTURAL

EXISTING
DWELLING
#6941

ZONING :
O.P. CORE GREENLANDS

ENVIRONMENT

③ PIN 71200 - 0022

④ PIN 71200 - 0239

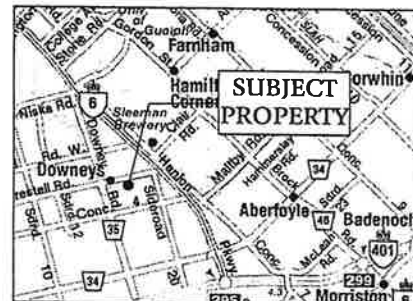
SEVERANCE SKETCH PART OF LOT 18, CONCESSION 4 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.

KEYMAP



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, GREENLANDS & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.



O.P. : GREENLANDS

ZONING: AGRICULTURAL

O.P. : CORE GREENLANDS

ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED
ON THE 4th DAY OF FEBRUARY 2020

ONTARIO LAND SURVEYOR



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PROJECT No. 24581-17

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