



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
February 11, 2020
7:00 p.m.

A G E N D A

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- January 14, 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/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.

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.

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.

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

- January 14, 2019

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.

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.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

February 11, 2020

7:00 p.m.

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.

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING Tuesday, March 10, 2020 @ 7:00 p.m.

16. ADJOURNMENT

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 asses 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.

That Application D13/FRA requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit relief of 5.38 metres for a proposed setback of 21.62 metres from the centreline of the road instead of 27 metres, as required.

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

The Committee voted on the motion with all in favour.

5. OTHER MATTERS

- None.

6. ADJOURNMENT



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
JANUARY 14, 2019
7:00 PM
COUNCIL CHAMBERS

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
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

1 - 6. COMMITTEE OF ADJUSTMENT

- See January 14, 2020 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:15 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, December 10, 2019, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

11(a) Zoning By-law Application D14/DAY – Andrew and Ann Day – Part Lot 26, Concession Gore, 7171 Concession 1 & 4071 Sideroad 25 South

The purpose and effect of the application is to meet the requirements for Severance Application B50-19, to amend Township of Puslinch Comprehensive Zoning By-law 023-2018 to remove the Site Specific Agricultural A(sp78) Zone from the severed parcel and rezone the parcel to Agricultural.

- Jeff Buisman, agent for the applicant, provided an overview of the application and advised that as a result of the Committee's comments for the owners 2019 consent application the entrance to the property was relocated to a new location.
- There were no questions or comments.

The Committee has no concerns and supports the proposed rezoning.

12. LAND DIVISION

12(a) Severance Application B81/19 (D10/MAR) – Gina Martinello, Part Lot 10, Concession 4, no municipal address, Puslinch.

Proposed severance is 55 metres frontage x 121.9 metres = 0.67 hectares, vacant land for proposed rural residential use.

Retained parcel is 15.02 hectares with 183.83 metres frontage on Sideroad 10 North and 168.81 metres frontage on Forestell Road, existing and proposed vacant rehabilitated former gravel pit.

- Nancy Shoemaker agent for the applicant, provided an overview of the application and noted that there was a previous severance application which was withdrawn as there were 2 problems so the applicant withdrew the application to deal with the issues.
- There were no questions or comments.

Moved by: Dennis O'Connor

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

12(b) Severance Application B82/19 (D10/SHE) – Marjorie Sheppard and Judith Douglas, Part Lot 15, Concession 3, 4484 Wellington Road 35, Puslinch.

Proposed lot line adjustment is 45 metres x 53.03 metres = 0.244 hectares with no frontage, vacant land to be added to abutting residential lot – Jeff and Michelle Sobol.

Retained parcel is 0.582 hectares with 53.03 metres frontage, existing and proposed residential use with existing dwelling.

- There was no one in attendance to provide an overview of the application, so Zachary Prince outlined the reason for the application.
- There were no further questions or comments.

Moved by: Deep Basi

Seconded by: Dan Kennedy

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. If there is no entrance currently on the property, that the Owner obtain an approved Entrance Permit verifying safe access and site lines 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.
3. The Committee would like to have a more thorough explanation as to why the lot line adjustment should be made.

CARRIED

12(c) Severance Application B83/19 (D10/SOB) – Jeff and Michelle Sobol, Part Lot 15, Concession 3, 6872 Wellington Rd 34, Puslinch.

Proposed lot line adjustment is 18.9 metres frontage x 37.5 metres = 0.7 hectares, vacant land to be added to abutting residential lot for access – Marjorie Sheppard and Judith Douglas.

Retained parcel is 2.586 hectares with 142.92 metres frontage on Wellington Road 35 and 157.75 metres frontage on Wellington Road 34, existing and proposed residential and agricultural use with existing house.

- There was no one in attendance to provide an overview of the application, so Zachary Prince outlined the reason for the application.
- John Sepulis stated that the driveway is already in place and it will be legally transferred to the property it accesses.
- There were no further questions or comments.

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

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

12(d) Severance Application B85/19 (D10/KUP) – Brenda Kupferschmidt, Part Lot 13, Concession 3, 4597 Sideroad 12, Puslinch.

Proposed severance is 123 metres frontage x 65 metres = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 41.7 hectares with 211.0 metres frontage on Concession Road 4 and 169 metres frontage on Sideroad 12, existing and proposed agricultural use with existing dwelling, barn and sheds.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that a minor variance application was approved by the Committee at a previous meeting and the owner is now applying to sever the lot. He further noted that there was a previous discussion regarding the 30 metre buffers from the wetlands on the property.
- Deep Basi inquired as to the previous MDS calculation.
- Jeff Buisman advised that they were adjusted and approved.
- Dan Kennedy asked if an EIS was done on the property.
- Jeff Buisman advised that it was done on the abutting property and was included in the application for information purposes.
- Dan Kennedy further inquired if the EIS will be enforced.
- Jeff Buisman advised that there is no mechanism in place to honour the EIS.
- John Sepulis asked if the GRCA has any objections to the previous minor variance application.
- Jeff Buisman read the GRCA comments to the committee.
- There were no further questions or comments.

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, February 11, 2020 @ 7:00 p.m.

16. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That the Planning & Development Advisory Committee is adjourned at 7:36 p.m.

CARRIED



**Application #1 - Lot Area
4388 Watson Road South**

Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
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): Arnold Earl GREGOR & Dianne Isabella GREGOR

Address: 4388 Watson Road South

City: Puslinch, ON

Postal Code: N0B 2J0

E-mail Address: _____

Telephone Number: _____

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

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

2. Provide a description of the "entire" property: Retained Parcel

Municipal address: 4388 Watson Road South

Concession: 9 Lot: 24

Registered Plan Number: Part 1, 61R-993

Area: 0.38ha ha Depth: 74m m Frontage: 37m m
_____ ac _____ ft _____ ft

Width of road allowance (if known): 20.12m

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).

The Minor Variance request is as follows:

A) To permit a reduced lot area of the retained parcel to be 0.38ha instead of 0.40ha as required in Section 5(3)(e)(iii) of the Zoning By-law.

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

A minor variance is required to bring the subject property into compliance. A lot line adjustment is being submitted simultaneously with this Minor Variance Application. As a result of the lot line adjustment, the retained parcel will have a reduced area of 0.38ha instead of 0.40ha and the variance is required to address the non-conformance.

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: Agricultural

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?

Watson Road South

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.

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:
Retained Parcel

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? Rural Residential

The abutting properties? Rural Residential / Agricultural

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

See sketch for details

Building Details:	Existing:		Proposed:	
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)

N/A

Building Details:	Existing:		Proposed:	
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: Sept. 2008

Date of construction of buildings property: Many years ago

16. How long have the existing uses continued on the subject property? Many 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:

N/A

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 type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B61-19	County of Wellington	Lot 24, Con 9	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

- An additional lot line adjustment application is being submitted simultaneously for 4388 Watson Road South (PIN 71191-0025).

- A Minor Variance Application is being submitted as a condition of approved Severance Application B61-19 for 4394 Watson Road South (PIN 71191-0069)

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) Arnold Earl GREGOR & Dianne Isabella GREGOR of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.

X

[Redacted Signature]

X

Dec 19 / 19

Date

X

[Redacted Signature]

X

Dec 19 / 19

Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph 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 City of Guelph in the

County/Region of Wellington this 19 day of

December, 20 19.

Signature of Owner or authorized
solicitor or agent

Dec 19, 2019

Date

Signature of Commissioner
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

Dec 19, 2019

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.

December 18, 2019

27076-19

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

RECEIVED

DEC 20 2019

Township of Puslinch

**Re: Minor Variance Applications & Sketch for Severance Application B61-19
4388 & 4394 Watson Road South
Part of Lot 24, Concession 9
PIN 71191-0025 & 71191-0069
Township of Puslinch**

Please find enclosed two applications for minor variances on the above-mentioned properties. Included with this submission are copies of the minor variance sketch, completed application forms, required deeds, PIN reports and map, Source Water Protection Forms and a cheque in the amount of \$1,412.00 to the Township of Puslinch.

Application #1 – Reduced Area for 4388 Watson Road South:

A minor variance is required to bring the parcel at 4388 Watson Road South into zoning conformance. A lot line adjustment application is being submitted to the County of Wellington so that a 200± m² triangular parcel is taken from 4388 Watson Road and added to the abutting parcel to the east at 4394 Watson Road South. The purpose of this lot line adjustment is to allow for a safe entrance to the Retained Parcel of Severance Application B61-19. This adjustment will leave 4388 Watson Road with 0.38 ha instead of 0.40 ha as required in the Zoning By-law. This Minor Variance Application is required to recognize the deficiency.

The Minor Variance request is as follows:

- A. To permit a reduced lot area of the retained parcel to be 0.38 ha instead of 0.40 ha as required in Section 5(3)(e)(iii) of the Zoning By-law.**

An alternate option would have been to have another Lot Line Adjustment Severance to add 200 m² to the rear of #4388 so that it would keep the minimum area of 0.40 ha. We felt, however, that since no development is proposed for #4388, the extra land was not necessary and a Minor Variance would be a reasonable process for this situation.

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

We provide the opinion that the minor variance request meets the four tests for a minor variance.

Application #2 – Reduced Frontage for 4394 Watson Road South (B61-19):

A second minor variance application is being submitted simultaneously with the proposed lot line adjustment. This variance request is for the lands to be added to and the retained parcel of Severance Application B61-19. Application B61-19 has been approved subject to conditions including the requirement of zoning compliance and an entrance permit. The minor variance request is as follows:

B. To permit a reduced lot frontage of the retained and merged parcel to be 69 m instead of 121.9 m as required in Section 5(3)(b) of the Zoning By-law.

Severance Application B61-19 is an approved Lot Line Adjustment Severance that will add 19.4 ha to a smaller parcel known as #4396 Watson Road. The net effect was to sever the large property known as 4394 Watson Road South (PIN 71191-0069) essentially in half. The retained parcel is vacant and has an area of 17.9 ha.

A condition of the Application B61-19 is for an entrance permit on the retained parcel along with a minor variance for the reduced frontage. The parcel has been evaluated and a safe entrance is only possible on the triangular parcel which is why the lot line adjustment is being requested.

The proposed lot line adjustment that is being submitted simultaneously to the County will sever a 200± m² parcel of frontage from #4388 and merge it with the retained parcel of Application B61-19. This will then allow for a safe entrance on the retained parcel of B61-19.

The intent of the minimum lot frontage in the Zoning By-law is to ensure that an entrance is available for the present and future use of the property. Although the frontage is under the required minimum for Agricultural lots over 4.0 ha, the proposed lot line adjustment will allow for a frontage of 69 m, where a safe entrance is available and therefore, we feel that the reduced frontage is minor in nature. The remaining zoning requirements have been met.

We provide the opinion that the minor variance request meets the four tests for a minor variance.



LAND SURVEYORS and ENGINEERS

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 Kevin & Lori Hayden
cc Arnold Gregor

Drinking Water Source Protection Screening Form

Office Use Only

Roll Number: _____

File Number: _____

Submission Date: _____

WHPA, IPZ, ICA: _____

Vulnerability Score: _____

For assistance in completing this form, please refer to the “Explanatory Guide” beginning on page 5.

1. Property Information

Municipal Address of Subject Property: 4388 Watson Road South, Puslinch, ON

Property Owner: Arnold & Dianne GREGOR

2. Proposal (Please check all that apply to this application):

	Building
<input type="checkbox"/>	New Structure
<input type="checkbox"/>	Expansion or Conversion of an Existing Structure
<input type="checkbox"/>	New or Replacement Septic System
<input type="checkbox"/>	New Well (Transport Pathway)
<input type="checkbox"/>	Geothermal System (Transport Pathway)
<input type="checkbox"/>	Change of Use

	Planning
<input checked="" type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Official Plan Amendment
<input type="checkbox"/>	Consent Application
<input type="checkbox"/>	Zoning By-law Amendment Application
<input type="checkbox"/>	Subdivision/Condominium Application
<input type="checkbox"/>	Site Plan Application

Brief Description of the Proposed Use of Land, Proposed Buildings or Structures

A minor variance request is being made for the proposed retained parcel at the above mentioned property. A lot line adjustment is being submitted simultaneously and the adjustment will leave the subject property with an area of 0.38ha instead of 0.40ha. The Minor Variance request is as follows:

A) To permit a reduced lot area of the proposed retained parcel to be 0.38ha instead of 0.40ha as required in Section 5(3)(e)(iii) of the Zoning By-law.

No development is proposed.

3. Potential Threat Activities Associated with the Application

Please check all applicable activities that may be associated with the development proposal:

3.1 Fuel Handling and Storage greater than 250 litres

- ☐ Liquid fuel (i.e. gasoline or diesel)
- ☐ Fuel oil (home heating)
- ☐ Waste oil (heating)

3.2 Chemical Handling and Storage

- ☐ Paints and other coatings (including stains, enamels, lacquers, rust paint)
- ☐ Dry cleaning chemicals
- ☐ Automotive repair/maintenance and/or industrial manufacturing and processing (e.g. degreasers, automotive fluids, oils, furniture stripping products, chemical solvents, adhesives)
- ☐ Solvent based degreasers or liquids for washing metal parts

If yes to any of the above, please indicate the type(s) of chemicals if known:

- ☐ 3.2.1 Dense Non-Aqueous Phase Liquids (DNAPLs), including chlorinated solvents
- ☐ 3.2.2 Organic Solvents

3.3 Road Salt Application and/or Outdoor Storage

- ☐ Road salt storage, outside > 5,000 tonnes
- ☐ Road salt application in a parking lot

☐ **3.4 Snow Storage (see guide)**

3.5 Waste Storage or Disposal (see guide)

- ☐ 3.5.1 Storage of raw, untreated liquids and solids that are pumped out of septic systems and holding tanks (not including septic tanks)
- ☐ 3.5.2 Storage and/or disposal of oils; hazardous waste; liquid industrial waste; industrial and commercial waste; or PCB waste (does not include restaurant oil or grease)

3.6 Storm Water Management/Industrial Sewage

- ☐ Stormwater management facility (treatment, retention, infiltration or control of stormwater)

- ☐ Car or truck washing facility
- ☐ Oil and Water Separator
- ☐ Sediment control (ie Stormceptor)

3.7 Septic Systems

- ☒ Septic system for residential or small-scale commercial/industrial/institutional use **Existing**
- ☐ Septic system (Greater than 10,000 litres per day) for commercial/industrial/institutional use (note an Environmental Compliance Approval would be required)

3.8 Agricultural / Commercial

- ☐ 3.8.1 Application, handling and storage of fertilizers and / or pesticides
- ☐ 3.8.2 Application, handling and storage of agricultural source material (i.e. manure)
- ☐ 3.8.3 Application, handling and storage of non-agricultural source material (e.g. biosolids, commercial food wastes, etc.)
- ☐ 3.8.4 Grazing and pasturing of livestock
- ☐ 3.8.5 Nutrient Management Plan or Strategy applies to property

3.9 Water Taking

- ☒ 3.9.1 Private well (existing or new) **Existing**
- ☐ 3.9.2 Greater than 50,000 litres per day of water being used (note a Permit to Take Water would be required)
- ☐ **3.10 Recharge Reduction – creation of impervious surfaces (including large roofed areas, pavement) – only applies within Town of Erin**
- ☒ **3.11 Transport Pathway (see guidance includes wells, aggregate pits, geothermal systems)**
- ☐ **None of the above are applicable**

4. Declaration (Owner or Applicant) or Person Engaged in Activity

Owner

I, _____, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

Date

Signature

Applicant or Authorized Agent

I, Jeff Buisman of Van Harten Surveying Inc., declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

December 17, 2019

Date



Signature

Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act*, 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act*. Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*.

For any inquiries about the collection of this information, please contact the Risk Management Official, Wellington Source Water Protection, 7444 Wellington Road 21, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.

SEVERANCE & MINOR VARIANCE SKETCH

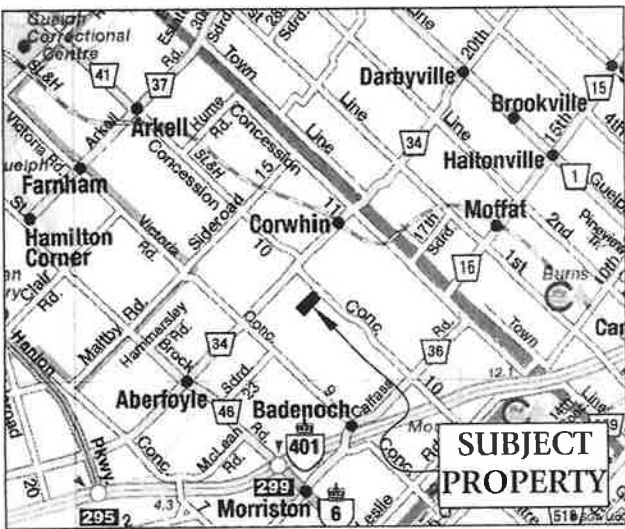
PART OF LOT 24, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000

0 40 80 160 240 meters

VAN HARTEN SURVEYING INC.

KEYMAP



MINOR VARIANCE REQUESTS:

- (A) TO PERMIT A REDUCED LOT AREA ON THE RETAINED PARCEL TO BE 0.38ha INSTEAD OF 0.40ha AS REQUIRED IN SECTION 5(3)(e)(iii) OF THE ZONING BY-LAW.
- (B) TO PERMIT A REDUCED LOT FRONTAGE ON THE RETAINED & MERGED PARCEL TO BE 69m INSTEAD OF 121.9m AS REQUIRED IN SECTION 5(3)(b) OF THE ZONING BY-LAW



ZONING : NATURAL ENVIRONMENT
O.P. : CORE GREENLANDS

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 A COUNTY OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS AND GREENLANDS WITH AN UNDERLYING DESIGNATION OF SECONDARY AGRICULTURAL.
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. PROPERTY OWNERS: ARNOLD & DIANNE GREGOR.

THIS SKETCH WAS PREPARED
ON THE 5th DAY OF SEPTEMBER 2019
AMENDED ON THE 20th DAY OF DECEMBER 2019

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 27076-19

Dec 20, 2019 9:56:45 AM

G:\PUSLINCH\CON9\ACAD\SEV & MV LOT 24 (HAYDEN) UTM.dwg



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: January 30, 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 GRE (Arnold & Diane Gregor)**
4388 Watson Road South
Rear Part Lot 24, Concession 9

We have reviewed the application for minor variance and provide the following comments with the benefit of a site visit on January 23rd, 2020.

Planning Opinion

The variance requested would provide relief from Section 11(4) of the Zoning By-law requesting permission for a reduction in lot area for the proposed retained parcel. The applicants are requesting a reduced lot area for the retained parcel of 0.38 ha (0.94 ac), whereas 0.4 ha (0.99 ac) is required within the Agricultural (A) Zone.

This application is being submitted to accompany and support a related severance application B61/19. The purpose of this application is to sever off a small 200 m² portion of the retained property to provide driveway access to an adjacent property.

The Committee should be satisfied with a lot area deficient of the prescribed 1-acre minimum. Generally, 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.

Section of By-law	Required	Proposed
Section 11(4)	Minimum lot area of 0.4 hectares (0.99 acres).	Proposing a lot area of 0.38 hectares (0.94 acres).


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 related consent will provide safe access to the neighboring property. It is not anticipated that the reduced lot area will have any negative impacts on the septic and well on-site.• There is sufficient amount of amenity space on the subject property.• The variance does not impact the minimum frontage requirements.

	<ul style="list-style-type: none"> • Thus, we consider the variance minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject lands are zoned agricultural (A). • A single detached dwelling is permitted within this zone. • The intent of the minimum lot area is to ensure that there is adequate area for on-site servicing (i.e. septic).
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The proposed severed parcel is designated CORE GREENLANDS and GREENLANDS. The natural features include: Wetlands, Significant Wooded Areas, and Environmentally Sensitive Area. • The subject lands are also identified as being within the Paris Galt Moraine Policy Area. • The location of the driveway is a condition of consent B61/19 and a tree preservation plan is a requirement of said application.
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 minimum lot area requirement is to ensure that servicing can be accommodated and that the lot size is appropriate to the area and viable. • Staff consider the proposed lot size desirable and appropriate in this area based on the surrounding uses. • The septic and well are at the rear of the property and are not impacted.

In conclusion, planning staff is of the opinion that the requested variance **does meet the four 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.

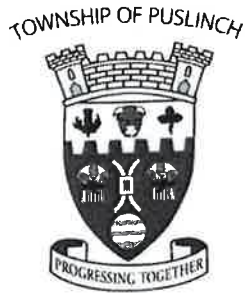
Respectfully submitted
County of Wellington Planning and Development Department



Matthieu Daoust, BES
Junior Planner



Curtis Marshall, MCIP, RPP
Manager of Development Planning



**Application #2 for B61-19
(Lot Frontage)
4394 Watson Road South**

Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
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): Arnold Earl GREGOR

Address: 4388 Watson Road South

City: Puslinch, ON

Postal Code: N0B 2J0

E-mail Address: _____

Telephone Number: _____

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

None

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

2. Provide a description of the "entire" property: Retained Parcel

Municipal address: 4394 Watson Road South

Concession: 9 Lot: 24

Registered Plan Number: _____

Area: 17.9 ha Depth: 972 m Frontage: 69 m
_____ ac _____ ft _____ ft

Width of road allowance (if known): 20.12m

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).

The Minor Variance request is as follows:

B) To permit a reduced lot frontage of the retained and merged parcel to be 69m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.

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

A minor variance request is being made for the retained parcel of Severance Application B61-19. This application has been approved subject to conditions including the requirement of Zoning By-law compliance.

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural, Core Greenlands & Greenlands

Zoning Designation: Agricultural & Natural Environment

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?

Watson Road South

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.

N/A

Existing and Proposed Service:**10. Indicate the applicable water supply and sewage disposal:****N/A for
Retained Parcel**

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 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 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? Vacant - Agricultural

The abutting properties? Rural Residential / Agricultural

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

N/A

Building Details:	Existing:		Proposed:	
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)

N/A

Building Details:	Existing:		Proposed:	
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: February 2019

Date of construction of buildings property: Vacant

16. How long have the existing uses continued on the subject property? Many 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:

N/A

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 type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B61-19	County of Wellington	Lot 24, Con 9	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

A lot line adjustment application and minor variance application are being submitted simultaneously for 4388 Watson Road South (PIN 71191-0025).

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) Arnold Earl GREGOR of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.

X 
Signature of Owner(s)

X Dec 19/19
Date

Signature of Owner(s)

Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph 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 City of Guelph in the

County/Region of Wellington this 19 day of

December, 20 19.


Signature of Owner or authorized

Dec 19, 2019
Date

Dec 19, 2019
Date

a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

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.



LAND SURVEYORS and ENGINEERS

December 18, 2019

27076-19

Jeff.Buisman@vanharten.com

RECEIVED

DEC 20 2019

Township of Puslinch

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Applications & Sketch for Severance Application B61-19
4388 & 4394 Watson Road South
Part of Lot 24, Concession 9
PIN 71191-0025 & 71191-0069
Township of Puslinch**

Please find enclosed two applications for minor variances on the above-mentioned properties. Included with this submission are copies of the minor variance sketch, completed application forms, required deeds, PIN reports and map, Source Water Protection Forms and a cheque in the amount of \$1,412.00 to the Township of Puslinch.

Application #1 – Reduced Area for 4388 Watson Road South:

A minor variance is required to bring the parcel at 4388 Watson Road South into zoning conformance. A lot line adjustment application is being submitted to the County of Wellington so that a 200± m² triangular parcel is taken from 4388 Watson Road and added to the abutting parcel to the east at 4394 Watson Road South. The purpose of this lot line adjustment is to allow for a safe entrance to the Retained Parcel of Severance Application B61-19. This adjustment will leave 4388 Watson Road with 0.38 ha instead of 0.40 ha as required in the Zoning By-law. This Minor Variance Application is required to recognize the deficiency.

The Minor Variance request is as follows:

- A. To permit a reduced lot area of the retained parcel to be 0.38 ha instead of 0.40 ha as required in Section 5(3)(e)(iii) of the Zoning By-law.**

An alternate option would have been to have another Lot Line Adjustment Severance to add 200 m² to the rear of #4388 so that it would keep the minimum area of 0.40 ha. We felt, however, that since no development is proposed for #4388, the extra land was not necessary and a Minor Variance would be a reasonable process for this situation.

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

We provide the opinion that the minor variance request meets the four tests for a minor variance.

Application #2 – Reduced Frontage for 4394 Watson Road South (B61-19):

A second minor variance application is being submitted simultaneously with the proposed lot line adjustment. This variance request is for the lands to be added to and the retained parcel of Severance Application B61-19. Application B61-19 has been approved subject to conditions including the requirement of zoning compliance and an entrance permit. The minor variance request is as follows:

B. To permit a reduced lot frontage of the retained and merged parcel to be 69 m instead of 121.9 m as required in Section 5(3)(b) of the Zoning By-law.

Severance Application B61-19 is an approved Lot Line Adjustment Severance that will add 19.4 ha to a smaller parcel known as #4396 Watson Road. The net effect was to sever the large property known as 4394 Watson Road South (PIN 71191-0069) essentially in half. The retained parcel is vacant and has an area of 17.9 ha.

A condition of the Application B61-19 is for an entrance permit on the retained parcel along with a minor variance for the reduced frontage. The parcel has been evaluated and a safe entrance is only possible on the triangular parcel which is why the lot line adjustment is being requested.

The proposed lot line adjustment that is being submitted simultaneously to the County will sever a 200± m² parcel of frontage from #4388 and merge it with the retained parcel of Application B61-19. This will then allow for a safe entrance on the retained parcel of B61-19.

The intent of the minimum lot frontage in the Zoning By-law is to ensure that an entrance is available for the present and future use of the property. Although the frontage is under the required minimum for Agricultural lots over 4.0 ha, the proposed lot line adjustment will allow for a frontage of 69 m, where a safe entrance is available and therefore, we feel that the reduced frontage is minor in nature. The remaining zoning requirements have been met.

We provide the opinion that the minor variance request meets the four tests for a minor variance.



LAND SURVEYORS and ENGINEERS

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 Kevin & Lori Hayden
cc Arnold Gregor

SEVERANCE & MINOR VARIANCE SKETCH

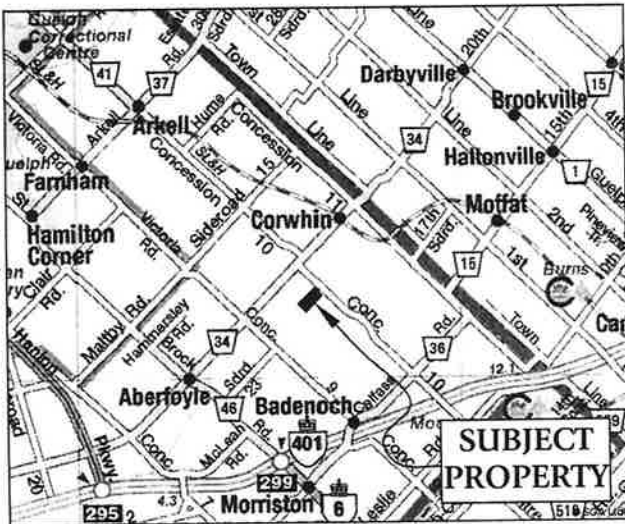
PART OF LOT 24, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

KEYMAP



MINOR VARIANCE REQUESTS:

- (A) TO PERMIT A REDUCED LOT AREA ON THE RETAINED PARCEL TO BE 0.38ha INSTEAD OF 0.40ha AS REQUIRED IN SECTION 5(3)(e)(iii) OF THE ZONING BY-LAW.
- (B) TO PERMIT A REDUCED LOT FRONTAGE ON THE RETAINED & MERGED PARCEL TO BE 69m INSTEAD OF 121.9m AS REQUIRED IN SECTION 5(3)(b) OF THE ZONING BY-LAW

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 A COUNTY OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS AND GREENLANDS WITH AN UNDERLYING DESIGNATION OF SECONDARY AGRICULTURAL.
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. PROPERTY OWNERS: ARNOLD & DIANNE GREGOR.

THIS SKETCH WAS PREPARED
ON THE 5th DAY OF SEPTEMBER 2019
AMENDED ON THE 20th DAY OF DECEMBER 2019

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 27076-19

Dec 20, 2019-9:56:45 AM

G:\PUSLINCH\CON9\ACAD\SEV & MV LOT 24 (HAYDEN) UTM.dwg



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: January 30, 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/GRE (Arnold Earl Gregor)**
4394 Watson Road South
Rear Part Lot 24, Concession 9

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 January 23rd, 2020.

Planning Opinion

The variance requested would provide relief from Section 11.3 of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 69 metres is proposed whereas the by-law requires a minimum lot frontage of 120 metres for properties that are greater than 4 hectares in size.

Lot line adjustment application **B61/19** was approved on November 14th, 2019 by the Land Division Committee and adds a 19.4 ha (47.9 ac) agricultural parcel land to a with neighboring residential lot. A 17.9 ha (44.2 ac) parcel is retained for agricultural uses and is subject of this minor variance. The minor variance application is a condition of approval for the above noted severance application.

The agent has noted that a lot line adjustment has been submitted to the County of Wellington so that a 200m² triangular parcel is taken from an adjacent lot and added to the subject lands to allow for a safe entrance to the retained parcel on the aforementioned severance application. If approved, this would result in a 69 m frontage, which is the subject of the requested minor variance.

This minor variance application maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

Proposal:

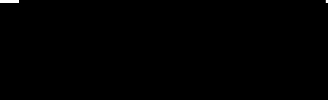
Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	11.3	The by-law requires a minimum lot frontage of 120 metres for properties greater than 4 hectares	Requesting a lot frontage of 69 metres.

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 minimum lot area is met for both the severed and retained parcel.• The frontage on the related severed parcel is met. We consider the variance minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">• The subject lands are zoned Agricultural (A).• A singled detached dwelling is a permitted use within the Agricultural (A) zone.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">• The retained parcel is designated CORE GREENLANDS and GREENLANDS. The natural features include: Wetlands, Significant Wooded Areas, and Environmentally Sensitive Area.• The subject lands are also identified as being within the Paris Galt Moraine Policy Area.• This application is related to a lot line adjustment application and is a condition of approval.• Generally, meets the intent of the Official Plan.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none">• The reduced frontage for the retained parcel was created as a result of a severance.• The intent of the minimum lot frontage is to ensure that an entrance is available and also to ensure the viability of present and future use of the property.• The proposed severed and retained lots meet the minimum lot area requirement for the Agricultural (A) zone.• County staff are satisfied that the reduced frontage is sufficient in this case, desirable, and appropriate for the development and use of the land.

In conclusion, planning staff is of the opinion that the requested variance application **meets the four 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, BES
Junior Planner



Curtis Marshall, MCIP, RPP
Manager of Development Planning

Drinking Water Source Protection Screening Form

Office Use Only

Roll Number: _____

File Number: _____

Submission Date: _____

WHPA, IPZ, ICA: _____

Vulnerability Score: _____

For assistance in completing this form, please refer to the “Explanatory Guide” beginning on page 5.

1. Property Information

Municipal Address of Subject Property: 4394 Watson Road South, Puslinch, ON

Property Owner: Arnold GREGOR

2. Proposal (Please check all that apply to this application):

	Building
	New Structure
	Expansion or Conversion of an Existing Structure
	New or Replacement Septic System
	New Well (Transport Pathway)
	Geothermal System (Transport Pathway)
	Change of Use

	Planning
<input checked="" type="checkbox"/>	Minor Variance
	Official Plan Amendment
	Consent Application
	Zoning By-law Amendment Application
	Subdivision/Condominium Application
	Site Plan Application

Brief Description of the Proposed Use of Land, Proposed Buildings or Structures

A minor variance request is being made for the retained parcel of Severance Application B61-19 and lands to be added to from new lot line adjustment application. Application B61-19 has been approved subject to conditions including the requirement of Zoning By-law compliance. The Minor Variance request is as follows:

B) To permit a reduced lot frontage of the retained and merged parcel to be 69m instead of 121.9m as required in Section 5(3)(b) of the Zoning By-law.

No development is proposed.

3. Potential Threat Activities Associated with the Application

Please check all applicable activities that may be associated with the development proposal:

3.1 Fuel Handling and Storage greater than 250 litres

- ☐ Liquid fuel (i.e. gasoline or diesel)
- ☐ Fuel oil (home heating)
- ☐ Waste oil (heating)

3.2 Chemical Handling and Storage

- ☐ Paints and other coatings (including stains, enamels, lacquers, rust paint)
- ☐ Dry cleaning chemicals
- ☐ Automotive repair/maintenance and/or industrial manufacturing and processing (e.g. degreasers, automotive fluids, oils, furniture stripping products, chemical solvents, adhesives)
- ☐ Solvent based degreasers or liquids for washing metal parts

If yes to any of the above, please indicate the type(s) of chemicals if known:

- ☐ 3.2.1 Dense Non-Aqueous Phase Liquids (DNAPLs), including chlorinated solvents
- ☐ 3.2.2 Organic Solvents

3.3 Road Salt Application and/or Outdoor Storage

- ☐ Road salt storage, outside > 5,000 tonnes
- ☐ Road salt application in a parking lot

☐ **3.4 Snow Storage (see guide)**

3.5 Waste Storage or Disposal (see guide)

- ☐ 3.5.1 Storage of raw, untreated liquids and solids that are pumped out of septic systems and holding tanks (not including septic tanks)
- ☐ 3.5.2 Storage and/or disposal of oils; hazardous waste; liquid industrial waste; industrial and commercial waste; or PCB waste (does not include restaurant oil or grease)

3.6 Storm Water Management/Industrial Sewage

- ☐ Stormwater management facility (treatment, retention, infiltration or control of stormwater)

- ☐ Car or truck washing facility
- ☐ Oil and Water Separator
- ☐ Sediment control (ie Stormceptor)

3.7 Septic Systems

- ☐ Septic system for residential or small-scale commercial/industrial/institutional use
- ☐ Septic system (Greater than 10,000 litres per day) for commercial/industrial/institutional use (note an Environmental Compliance Approval would be required)

3.8 Agricultural / Commercial

- ☐ 3.8.1 Application, handling and storage of fertilizers and / or pesticides
- ☐ 3.8.2 Application, handling and storage of agricultural source material (i.e. manure)
- ☐ 3.8.3 Application, handling and storage of non-agricultural source material (e.g. biosolids, commercial food wastes, etc.)
- ☒ 3.8.4 Grazing and pasturing of livestock
- ☐ 3.8.5 Nutrient Management Plan or Strategy applies to property

3.9 Water Taking

- ☐ 3.9.1 Private well (existing or new)
- ☐ 3.9.2 Greater than 50,000 litres per day of water being used (note a Permit to Take Water would be required)
- ☐ **3.10 Recharge Reduction – creation of impervious surfaces (including large roofed areas, pavement) – only applies within Town of Erin**
- ☐ **3.11 Transport Pathway (see guidance includes wells, aggregate pits, geothermal systems)**

☒ **None of the above are applicable Retained Parcel is vacant**

4. Declaration (Owner or Applicant) or Person Engaged in Activity

Owner

I, _____, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

Date

Signature

Applicant or Authorized Agent

I, Jeff Buisman of Van Harten Surveying Inc., declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

December 17, 2019

Date



Signature

Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act*, 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act*. Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*.

For any inquiries about the collection of this information, please contact the Risk Management Official, Wellington Source Water Protection, 7444 Wellington Road 21, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.



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): Frank Rasmussen and Dora Lynn Eaglesham

Address: 7189 Concession 1

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

Applicant (Agent) Name(s): Black, Shoemaker, Robinson & Donaldson Limited

Address: 257 Woodlawn Road West, Unit 101

City: Guelph

Postal Code: N1H 8J1

E-mail Address: nancy@bsrd.com

Telephone Number: 519-822-4031

Fax:

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

THE TORONTO-DOMINION BANK
1907 Oxford Street East,
London, Ontario
N5V 4L9

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

2. Provide a description of the "entire" property:

Municipal address: 7179 Concession 1

Concession: Gore Concession Lot: NE 1/2 Lot 27

Registered Plan Number: _____

Area: 16.628 ha Depth: 943 m Frontage: 28.79 m
41.08 ac 3,093.8 ft 94.45 ft

Width of road allowance (if known): 20.117 m

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).

Lot Frontage regulation in the Agricultural Zone is a minimum of **121.9 metres**. In May of 2004, the property had a variance approved for a reduced lot frontage of 72.96 m after approval of a consent. As a result of the approval of a new consent (B76-19), the lot frontage will be reduced to **28.79 m**.

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

Property does not meet lot frontage currently. With the severance approved by Land Division Committee, the lot frontage has been further reduced but is still greater than the reduced Lot Frontage allowed for newly created lots through the consent process.

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: Agricultural (A)

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?

Concession 1

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.

N/A

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? Rural Residential

The abutting properties? Rural Residential and Agricultural

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	Log House		Metal Clad Building and Log Building	
Main Building height	7 m	22.9 ft.	5 and 5 m	16.4 and 16.4 ft.
*Percentage lot coverage	0.15 m	ft.	0.6% and 0.3% m	ft.
*Number of parking spaces	1		1 and 0	
*Number of loading spaces	None		0 and 0	
Number of floors	2		1 and 1	
Total floor area	163 m ²	1,754 ft ²	99 and 47 m ²	1,065 and 506 ft ²
Ground floor area (exclude basement)	106.8 m ²	1150 ft ²	99 and 47 m ²	1,065 and 506 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	234 m	767.7 ft.	216 and 188.6 m	708.6 and 618.7 ft.
Rear Yard	697 m	2,286 ft.	709 and 747 m	2,326 and 2,451 ft.
Side Yards Left	145 m	475.7 ft.	190 and 10.6 m	623.3 and 24.7 ft.
Right	40	131.2	10.4 and 56.7	34.1 and 186

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

Date of acquisition of subject property: December 10, 1984

Date of construction of buildings property: 1840

16. How long have the existing uses continued on the subject property? 180 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:

Minor Variance for Lot Frontage
Township File A6/2004
Approved with reduced frontage of 72.96 m

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)	X		B76-19	County- Land Division Com.	Yes	Severance	Conditional Approval
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current	Township of Puslinch	Yes	Condition of Consent	In Process

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) Frank Rasmussen and Dora Lynn Eaglesham of the
Township of Puslinch County/~~Region~~ of
Wellington do hereby authorize
Black, Shoemaker, Robinson & Donaldson Ltd. to act as my agent in this application.


Jan 14, 2020
Date

Affidavit:

I (we) Nancy Shoemaker of the
City of Guelph 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 City of Guelph in the
County/~~Region~~ of Wellington this 14th day of
January, 2020.


Signature of Owner or authorized
solicitor or agent

January 14, 2020
Date


Signature of Commissioner,
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
Expires March 28, 2022

January 14, 2020
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.



January 15, 2020

Project: 19-14-948

Ms. Lynne Banks
Development Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

RECEIVED

JAN 16 2020

Township of Puslinch

Dear Ms. Banks:

**Re: Applications for Minor Variance
7179 Concession 1
Condition of Consent Application B76-19
Owner: Frank Rasmussen and Dora Lynn Eaglesham**

Please find enclosed an "Application for Minor Variance" for the above-noted property. Also enclosed is a cheque payable to the Township of Puslinch in the amount of \$1,221.00 to cover the Township's processing fees. Finally, I have included a sketch illustrating the original consent.

In accordance with condition 7 of the Land Division Committee approval, the owner is to achieve zoning compliance for the retained parcel to the satisfaction of the Township of Puslinch. In discussion with Township staff, the owner is required to apply for a minor variance to recognize the retained parcel's reduced frontage of 28.79 metres in lieu of the by-law required frontage of 121.9 metres.

Should you require any additional information in support of this application, please call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

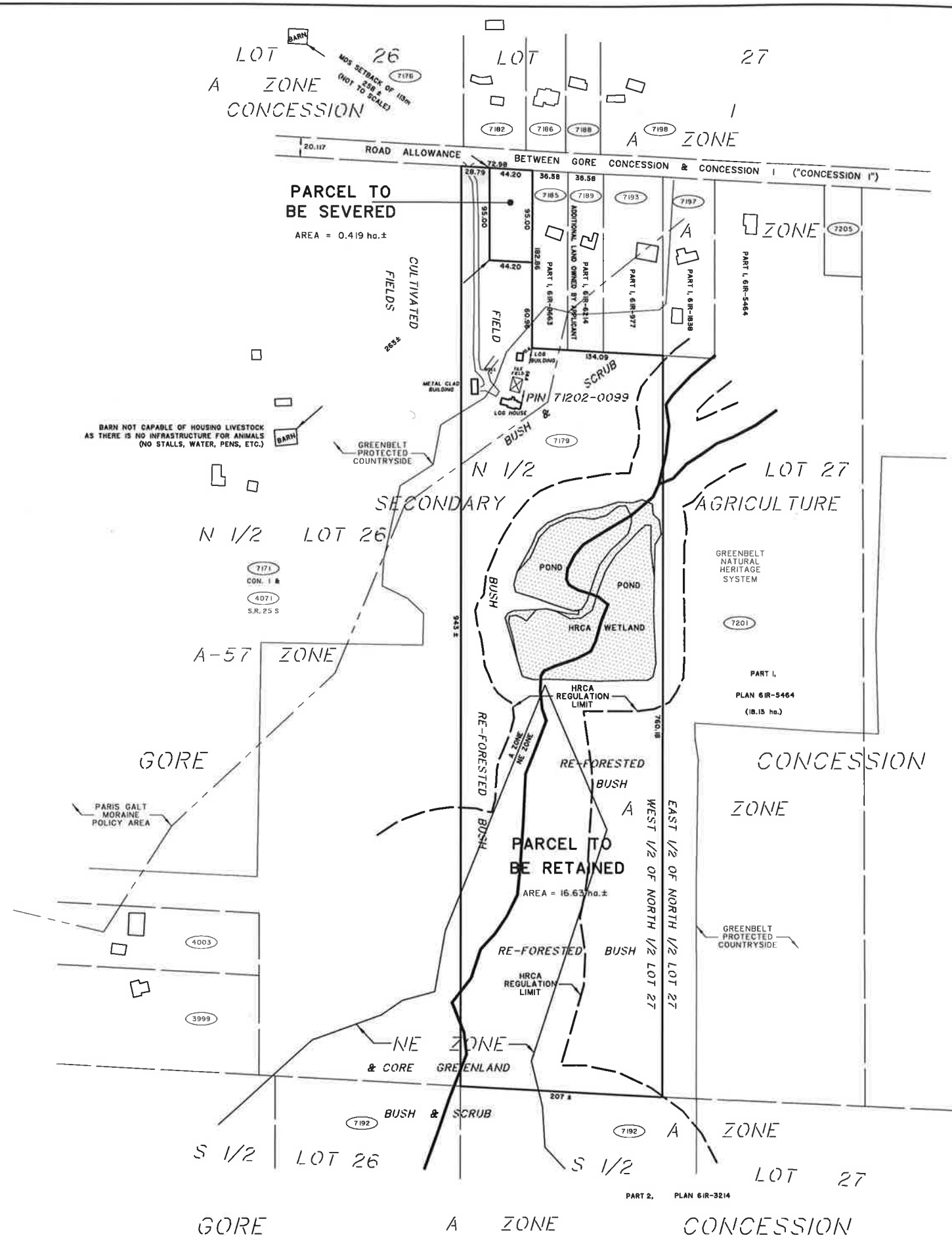
[Redacted signature]

Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments

Copy: Frank Rasmussen and Dora Lynn Eaglesham

Surveying | Mapping | GIS
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1
T: [519] 822-4031 | F: [519] 822-1220
www.jdbarnes.com



SKETCH
PREPARED FOR CONSENT APPLICATION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1:3000

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

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:
1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED
FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS
AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: SECONDARY AGRICULTURAL & CORE GREENLANDS
SEVERED PARCEL: SECONDARY AGRICULTURAL
THIS PROPERTY IS PARTIALLY SITUATED WITHIN THE PARIS GALT MORaine POLICY AREA
THIS PROPERTY IS SITUATED WITHIN THE HALTON-HAMILTON SOURCE PROTECTION PLAN

TOWNSHIP ZONING DESIGNATION:

SEVERED PARCEL: AGRICULTURAL (A)
RETAINED PARCEL: AGRICULTURAL (A) & NATURAL ENVIRONMENT (NE)

LEGEND:

- 5674 DENOTES MUNICIPAL ADDRESS
- DENOTES REGULATED WETLAND (FROM HRCA MAPPING)
- DENOTES APPROXIMATE EDGE OF TREE CANOPY
- DENOTES HRCA REGULATED WATERCOURSE

THIS SKETCH WAS PREPARED FOR
FRANK RASMUSSEN
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

LEO LIU
ONTARIO LAND SURVEYOR

© COPYRIGHT 2019: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS SKETCH, IN WHOLE OR IN PART, WITHOUT
THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
& Urban and Rural Planners
A wholly owned subsidiary of J.D.Barnes Ltd.

WWW.BSRD.COM

101-257 Woodlawn Rd. W
Guelph, Ontario N1H 8J1

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

DATE: OCTOBER 28, 2019 KS PROJECT 19-14-948-00-A



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: January 30, 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/RAS (Frank Rasmussen & Dora Lynn Eaglesham)**
7179 Concession 1
Part Lot 27, Concession Gore

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 January 23rd, 2020.

Planning Opinion

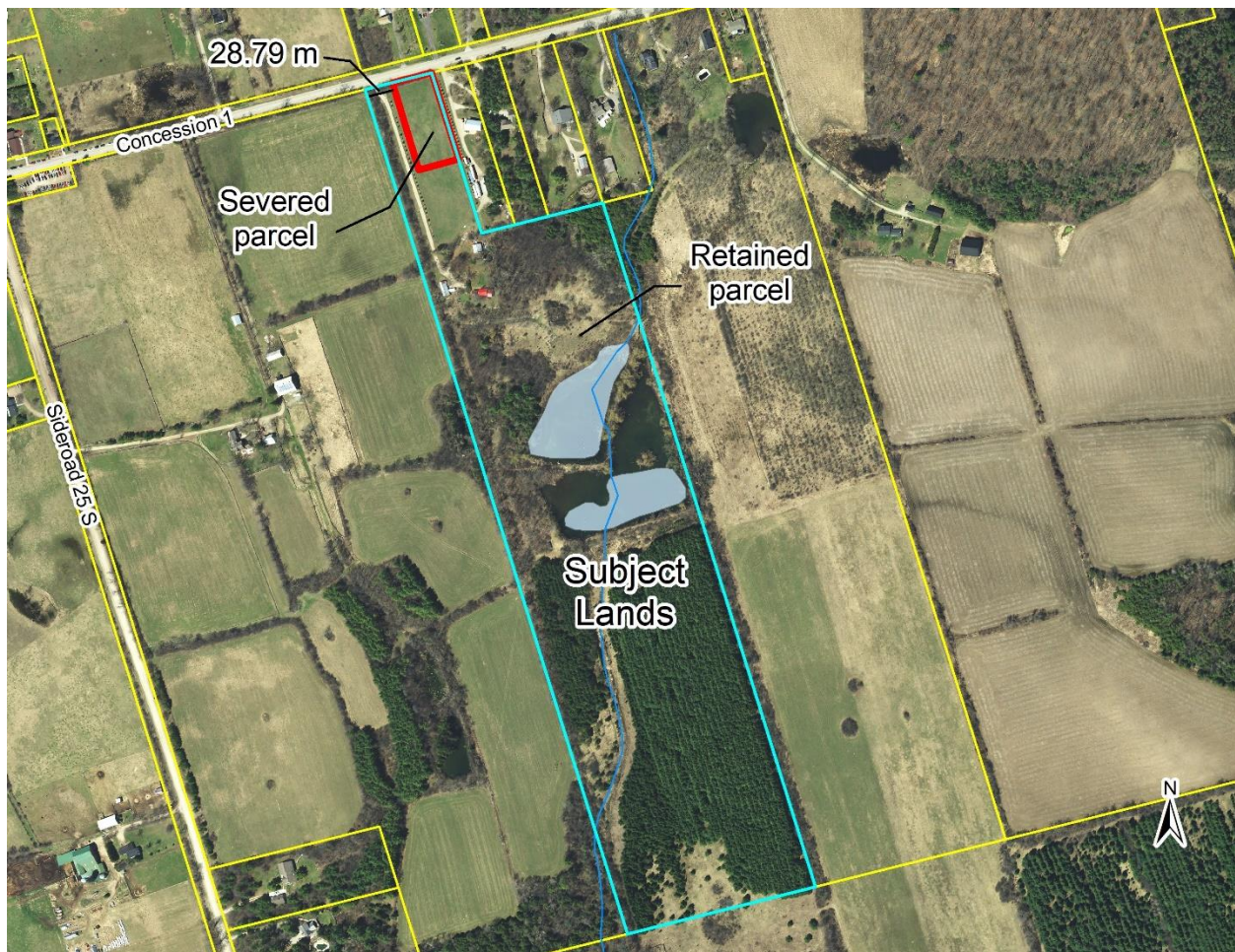
The variance requested would provide relief from Section 11.3 of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 28.79 metres is proposed whereas the by-law requires a minimum lot frontage of 120 metres for properties that are greater than 4 hectares in size.

Severance application **B76/19** was conditionally approved on January 9th, 2020 by the Land Division Committee to create a new 0.419 ha (1.03 ac) residential lot. A 16.63 ha (41.1 ac) parcel would be retained for residential uses (one existing dwelling and two existing storage sheds). The minor variance application is a condition of the above noted severance application.

This minor variance application maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

Proposal:

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	11.3	The by-law requires a minimum lot frontage of 120 metres for properties greater than 4 hectares.	Requesting a lot frontage of 28.79 metres.



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 minimum lot area is met for both the severed and retained parcel. The frontage on the severed parcel is met. We consider the variance minor in terms of impact. There is appropriate access maintained for the retained parcel in the existing driveway.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject lands are zoned Agricultural (A) and portion of the lands are identified as Environmental Protection Overlay (EP) zone. A singled detached dwelling is a permitted use within the Agricultural (A) zone.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> The subject property is designated Secondary Agricultural and Greenlands per the County Official Plan. The subject lands are also identified as being within the Paris Galt Moraine Policy Area. A single detached dwelling is a permitted use within the aforementioned designation.

That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The reduced frontage for the retained parcel was created as a result of a severance. • The intent of the minimum lot frontage is to ensure that an entrance is available and also to ensure the viability of present and future use of and access to and from the property. • The retained lot meet the minimum lot area requirement for the Agricultural (A) zone. • County staff are satisfied that the reduced frontage is sufficient in this case, desirable, and appropriate for the development and use of the land.
------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

In conclusion, planning staff is of the opinion that the requested variance application **meets the four 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, BES
Junior Planner



Curtis Marshall, MCIP, RPP
Manager of Development Planning

January 10, 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: December 20, 2019

FILE NO. B99-19

APPLICANT

Arnold Gregor
4388 Watson Road South
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 24
Concession 9

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

Retained parcel is 0.38 hectares with 37m 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.

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

February 19, 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

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

SECTION B

Required Fee: \$ 4340
Fee Received: Dec 20/19

File No. B99-19

Accepted as Complete on: Dec 20/19

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) Arnold Earl GREGOR & Dianne Isabella GREGOR

Address 4388 Watson Road South, 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: _____

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 ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

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

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

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

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

Part of Lot 24, Concession 9 (PIN 71191-0069)

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

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part of Lot 24

Registered Plan No.

Lot No.

Reference Plan No. 61R-993

Part No. 1

Civic Address 4388 Watson Road South

(b) When was property acquired: Sept. 2008

Registered Instrument No. WC223087

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 18 ±

AREA

200m² ±

Depth

Existing Use(s)

Rural Residential

Existing Buildings or structures: None

Proposed Uses (s): To be added to 4394 Watson Road (PIN 71191-0069) for an entrance to the retained parcel of Application B61-19

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 [] (check appropriate space)

[] Municipally owned and operated piped water system

[] Well [] individual [] communal

[] Lake

[X] 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

[X] Other (specify): Not required for agricultural use

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 37 / 55 ±

AREA

0.38 ha ±

Depth

74 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling and Garage

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 [] 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 [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 [X] 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.

PIN 71191-0068 Created by Consent October 4th, 2007 by Instrument No. WC189595 (File No. B123/07) for Rural Residential purposes. Transferred from Marie Louise Connors to Arnold Earl Gregor.

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 [X] NO []

Recently Approved Severance Application B61-19

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 for a boundary adjustment and 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 area on the lands to be added to, however no development is proposed within the wetland area and this application is for a boundary adjustment.

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 Greenlands and Core Greenlands with an underlying designation of Secondary Agricultural in the Official Plan. This proposal follows the guidelines set out in Section 10.4.6 that states lot line adjustments are permitted for boundary adjustments as long as there is no adverse effect on agriculture will occur.

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. What is the zoning of the subject lands? **Agricultural and Natural Environment**

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

A minor variance for the reduced lot area of the retained parcel is being submitted

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

29. 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, provide complete name and address of Mortgagee

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

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

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []
None

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

Severed	Width	Length	Area	Use
	Width	Length	Area	Use
Retained	Width 8±m	Length 10±m	Area 80±m²	Use Garage
	Width	Length	Area	Use

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

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

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

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



LAND SURVEYORS and ENGINEERS

December 18, 2019

27076-19

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
Previous Severance Application B61-19
4388 & 4394 Watson Road South
Part of Lot 24, Concession 9
PIN 71191-0025 & 71191-0069
Township of Puslinch**

RECEIVED

DEC 20 2019

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, PIN report and map, the required deed, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$410.00 and a cheque to Wellington County for \$4,340.00.

Proposal:

The proposal of this lot line adjustment is to sever a small, triangular portion of land from the frontage of #4388 Watson Road South (PIN 71191-0025) and merge it with the large abutting parcel to the east known as #4394 Watson Road South (PIN 71191-0069). The purpose of this boundary adjustment is to provide additional frontage for the retained parcel of Approved Application B61-19 so that a safe entrance can be constructed for the retained parcel of Application B61-19.

The severed parcel has a frontage of 18m for an area of $200 \pm \text{m}^2$. The proposed driveway will be at the north end of the triangle and then veer south to the Retained Lands of Application B61-19. The road superintendent has reviewed and confirmed the proposed location. Also in accordance with Condition 10 of Severance Application B61-19, a Tree Protection and Compensation plan will be prepared for the proposed new driveway.

The lands to be added to (and retained of B61-19) currently has a frontage of 51 m; however this boundary adjustment will create a frontage of 69 m. The Township of Puslinch Zoning By-law states that the minimum frontage requirement for Agricultural parcels over 4.0 ha is 121.9 m, and therefore a minor variance application is being submitted to the Township to permit the reduced frontage of 69 m.

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

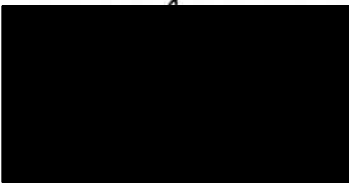
The lands to be added to has an area of 17.9 ha, is currently vacant and the remaining zoning requirements are met.

The retained parcel will have frontage of 37 m, with an area of 0.38 ha where an existing dwelling and garage will remain. The minimum lot area requirement in the Zoning By-law is 0.40 ha and as a result of the lot line adjustment, the area is reduced to 0.38 ha. An additional minor variance is being submitted to the Township to recognize the lot area deficiency. Although under the requirement, the buildings exist and the reduced lot area will not change the use or function of the parcel. The remaining zoning requirements are met and no development is proposed.

The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted for boundary adjustments as long as there is no adverse effect on agricultural operations.

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 Kevin & Lori Hayden
cc Arnold Gregor

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 [X] NO []

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

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

YES [X] NO []

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

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), Arnold Earl GREGOR & Dianne Isabella GREGOR the Registered Owners of
Part of Lot 24, Concession 9, Part 1, 61R-993 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.

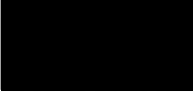
Is authorized to submit an application for consent on my (our) behalf.


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

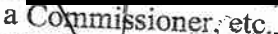
APPLICANT'S DECLARATION
This must be completed by the Applicant for the proposed consent

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 24, Concession 9, Part 1, 61R-993 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

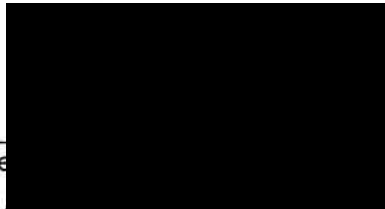
This 19 day of Dec 20 19 
(Owner or Applicant)
Printed Commissioner's, etc. Name


a Commissioner, etc.,
County/Region of Wellington Province of Ontario,
for Van Harten Surveying Inc.
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



Date

Dec 17, 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

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: Dec 20/19

File No. 399-19

Accepted as Complete on: Dec 20/19

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) Arnold Earl GREGOR

Address 4388 Watson Road South, 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: _____

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 9

Lot No. Part of Lot 24

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 4394 Watson Road South

(b) When was property acquired: February 2019

Registered Instrument No. WC562053

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Wednesday, January 8, 2020 12:20 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B99-19 - Screening Form
Attachments: WHPA_Map_4388WatsonRdSouth.pdf

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), 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.

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: Tuesday, December 31, 2019 10:31 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B99-19 - Screening Form

Good Morning.

Here is an application for your review. We plan to circulate January 9th.

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

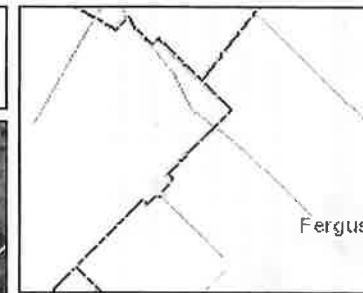
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Explore
Wellington

4118 Watson Road South, 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

0.1 0 0.03 0.1 Kilometers

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

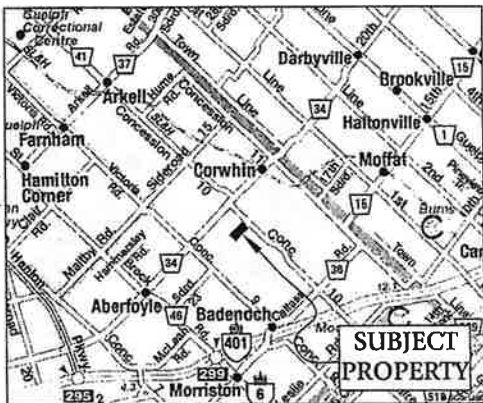
WGS_1984_Web_Mercator_Auxiliary_Sphere
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Notes

SEVERANCE & MINOR VARIANCE SKETCH
PART OF LOT 24, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000
0 40 80 160 240 meters
VAN HARTEN SURVEYING INC.

KEYMAP



MINOR VARIANCE REQUESTS:

- (A) TO PERMIT A REDUCED LOT AREA ON THE RETAINED PARCEL TO BE 0.38ha INSTEAD OF 0.40ha AS REQUIRED IN SECTION 5(3)(e)(iii) OF THE ZONING BY-LAW.
- (B) TO PERMIT A REDUCED LOT FRONTAGE ON THE RETAINED & MERGED PARCEL TO BE 69m INSTEAD OF 121.9m AS REQUIRED IN SECTION 5(3)(b) OF THE ZONING BY-LAW

ZONING : NATURAL ENVIRONMENT
O.P. : CORE GREENLANDS

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 A COUNTY OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS AND GREENLANDS WITH AN UNDERLYING DESIGNATION OF SECONDARY AGRICULTURAL.
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. PROPERTY OWNERS: ARNOLD & DIANNE GREGOR.

THIS SKETCH WAS PREPARED
ON THE 5th DAY OF SEPTEMBER 2019
AMENDED ON THE 20th DAY OF DECEMBER 2019

JEFFREY E. BOISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 27076-19

Dec 20, 2019-9:56:45 AM

G:\PUSLINCH\CON9\ACAD\SEV & MV LOT 24 (HAYDEN) UTM.dwg

LANDS
① TO BE
RETAINED
AREA=0.38±ha

LANDS TO BE
② SEVERED
AREA=200±m²
AND ADDED TO
RETAINED OF B61/19

LOT 24

CONCESSION

71190 - 0023
LOT

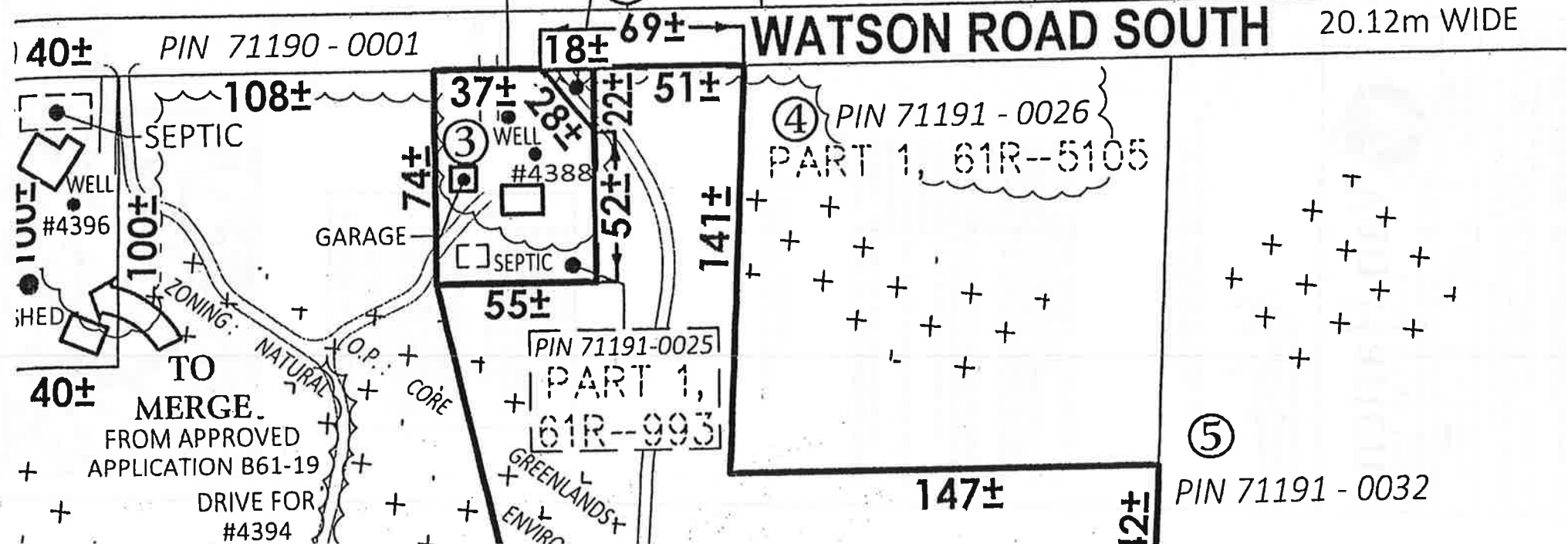
⑫
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71190
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71190
- 0034

10

PIN 71190 - 0035

LOT 25



SEVERANCE & MINOR VARIANCE SKETCH

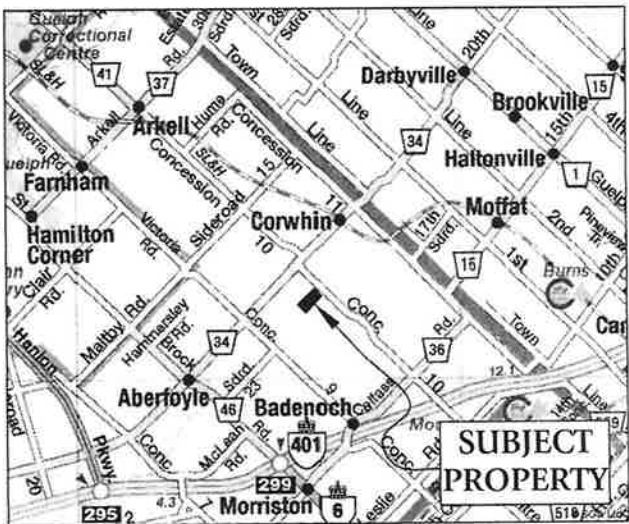
PART OF LOT 24, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000

0 40 80 160 240 meters

VAN HARTEN SURVEYING INC.

KEYMAP



MINOR VARIANCE REQUESTS:

- (A) TO PERMIT A REDUCED LOT AREA ON THE RETAINED PARCEL TO BE 0.38ha INSTEAD OF 0.40ha AS REQUIRED IN SECTION 5(3)(e)(iii) OF THE ZONING BY-LAW.
- (B) TO PERMIT A REDUCED LOT FRONTAGE ON THE RETAINED & MERGED PARCEL TO BE 69m INSTEAD OF 121.9m AS REQUIRED IN SECTION 5(3)(b) OF THE ZONING BY-LAW

ZONING : NATURAL ENVIRONMENT
O.P. : CORE GREENLANDS

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 A COUNTY OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS AND GREENLANDS WITH AN UNDERLYING DESIGNATION OF SECONDARY AGRICULTURAL.
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. PROPERTY OWNERS: ARNOLD & DIANNE GREGOR.

THIS SKETCH WAS PREPARED
ON THE 5th DAY OF SEPTEMBER 2019
AMENDED ON THE 20th DAY OF DECEMBER 2019

JEFFREY L. BOISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 27076-19

Dec 20, 2019-9:56:45 AM

G:\PUSLINCH\CON9\ACAD\SEV & MV LOT 24 (HAYDEN) UTM.dwg

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

February 4, 2020

NOTICE OF A REVISED 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.

REVISED APPLICATION SUBMITTED ON: February 4, 2020

FILE NO. B65-19

APPLICANT

Csilla, Valeria & Ferenc Farkas
4453 Sideroad 20 North
RR#6
Guelph N1H 6J3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 21
Concession 2

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

Retained parcel is revised sketch 39.6 hectares with 672m frontage on Sideroad 20N, 270m frontage on Wellington Rd 34 and 316m frontage on Highway 401, existing and proposed agricultural use with existing dwelling, barn, sheds & pond.

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

February 19, 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 |
| County Engineering | MTO – London | MTO – Owen Sound |
| 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: \$ 4340
Fee Received: Oct 2/19File No. 365-19Accepted as Complete on: Oct 2/19**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Csilla FARKAS, Valeria FARKAS & Ferenc FARKASAddress 4453 Sideroad 20 North, 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 x225Email: 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 lot 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 **2**Lot No. **Part of Lot 21**

Registered Plan No. _____Lot No. _____

Reference Plan No. **61R-8375**Part No. **2**
61R-3309Part No. **4**

Civic Address **4453 Sideroad 20 North**

(b) When was property acquired: **August 2010**Registered Instrument No. **WC287554**

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

Frontage/Width **90 ±**AREA **0.80 ha ±**

Depth **89 ±**Existing Use(s) **Agricultural – Vacant Land**

Existing Buildings or structures: **None**

Proposed Uses (s): **Rural Residential**

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

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well☒ individual☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): **Individual**

☐ Pit Privy

☐ Other (Specify):

6. Description of Land intended to be RETAINED:

Metric ☒Imperial ☐

Frontage/Width672 / 1050 ±AREA39.6 ha ±

Depth409 ±Existing Use(s)Agricultural

Existing Buildings or structures: Dwelling, Barn, Sheds & Pond

Proposed Uses (s):Agricultural (No Change)

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<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

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):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES ☒NO ☐

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

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

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

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

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

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

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

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

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

YES ☐NO ☒

Name of Rail Line Company:

17. Is there an airport or aircraft landing strip nearby? YES [] NO [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. The required MDS distance is 187m which is met.

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 on the subject property, however; the proposed boundary is not within or near 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 and this severance follows the guidelines set out in Section 10.4.4 for rural residential severances.

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 & 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.

- **Hydro Easement as in INST No. IS12102**
- **Mortgage as in INST No. WC367375 with the Royal Bank of Canada located at 10 York Mills Road, 3rd Floor, Toronto, ON, M2P 0A2**

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: **Horses**

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

32. <u>Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands</u>					
<u>Retained</u>	Width	<u>4.5m±</u>	Length	<u>5.5m±</u>	Area <u>25m²±</u> Use <u>Shed</u>
	Width	<u>15m±</u>	Length	<u>20m±</u>	Area <u>300m²±</u> Use <u>Horse Barn</u>
	Width	<u>15m±</u>	Length	<u>18m±</u>	Area <u>270m²±</u> Use <u>Pole Shed</u>
	Width	<u>6m±</u>	Length	<u>15m±</u>	Area <u>90m²±</u> Use <u>Drive Shed</u>



February 4, 2020

27489-19

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch – Application B65-19
4453 Sideroad 20 North
Part of Lot 21, Concession 2
PIN 71201-0160
Township of Puslinch**

Please find enclosed the amended severance sketch and amended application pages 4-7 for a deferred severance on the above-mentioned property.

Proposal

Application B65-19 was deferred at the November 2019 Land Division Committee in order to allow time to review entrance options. The County of Wellington Roads Department was not in support of an entrance along Wellington County Road 34 and after various discussions we are proposing to change the location of the proposed severance.

The severance is being moved from the north-west corner along County Road 34 to the south-west corner of the property along Sideroad 20 North. The proposed parcel is configured to have a similar depth and width as the two adjacent parcels to the south and will have an area of 0.8ha.

The proposed configuration will allow for safe sightlines for the future entrance. The severance is outside of the wetland and natural features and the proposal conforms to the applicable policies.

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.

Previously MDS was a concern as the requirement could not be met. The revised severance will be 455±m from the barn on the retained parcel and the required distance using Type B MDS calculation is 187m, therefore MDS can be met.

We are requesting to have this application recirculated in order to be brought back to the Committee for review.

Overall Review

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 – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- MDS requirements can be met.
- Zoning requirements are met.

In summary, this severance is a very practical and an efficient use of an open space.

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 Csilla Farkas

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 []		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? 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: Meagan Ferris

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.

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), Ferenc FARKAS, Valeria FARKAS & Csilla FARKAS the Registered Owners of
Part of Lot 21, Concession 2, as in INST. IS12862 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 authorized to submit an application for consent on my (our) behalf.

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 21, Concession 2, as in INST. IS12862 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 1 day of October 20 19

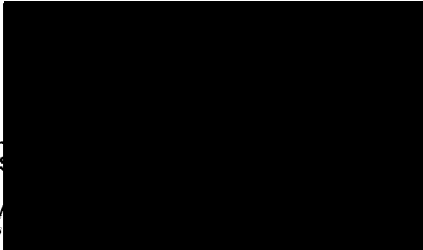
(Owner or Applicant)

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc. 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)



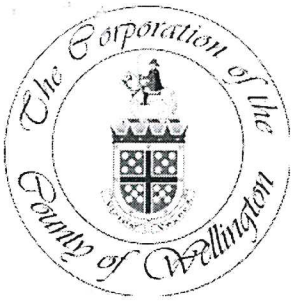
Date

OCT 1, 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



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

27489-19

Owner(s) of Livestock Facility Csilla Farkas

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 4453 Silveroad 20 N Municipality [REDACTED]

Lot 21 Concession 2 Division [REDACTED]

Lot Size (where livestock facility is located) [REDACTED] hectares [REDACTED] acres [REDACTED]

Signature of Livestock Facility Owner [REDACTED] Date Aug 20/19

BARN(S) SIZE

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

[REDACTED] ft²/m² [REDACTED] ft²/m²

- Manure Storage Types
- Solid manure: 18% dry matter, or more
- Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack

V2 Solid, outside, covered

V3 Solid, outside, no cover, ≥30% dry matter

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

V5 Liquid, inside, underneath slatted floor

V6 Liquid, outside, with a permanent, tight-fitting cover

L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage

L2 Liquid, outside, with a permanent floating cover

M1 Liquid, outside, no cover, straight-walled storage

M2 Liquid, outside, roof, but with open sides

H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		V3
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	6	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

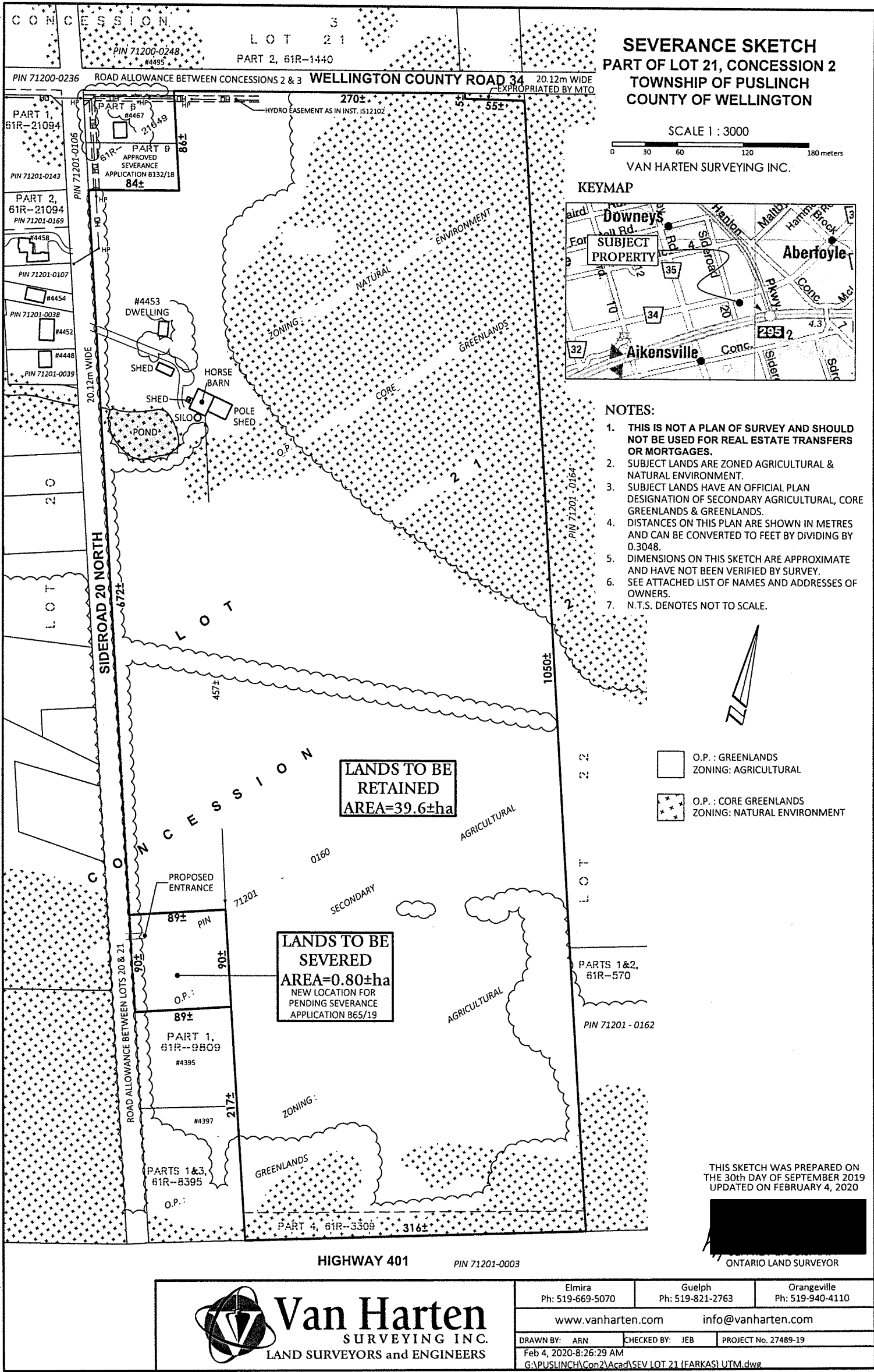
QUESTIONS?

PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9
F 519.923.1694

Linda Redmond, Senior Planner
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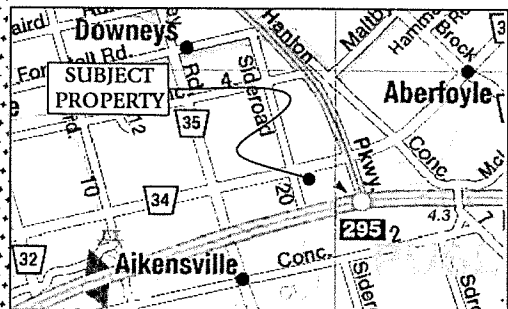
Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130



SEVERANCE SKETCH
PART OF LOT 21, CONCESSION 2
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 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.
7. N.T.S. DENOTES NOT TO SCALE.

- O.P. : GREENLANDS
ZONING: AGRICULTURAL
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

LANDS TO BE
RETAINED
AREA=39.6±ha

LANDS TO BE
SEVERED
AREA=0.80±ha
NEW LOCATION FOR
PENDING SEVERANCE
APPLICATION B65/19

THIS SKETCH WAS PREPARED ON
THE 30th DAY OF SEPTEMBER 2019
UPDATED ON FEBRUARY 4, 2020

ONTARIO LAND SURVEYOR

 **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. 27489-19
Feb 4, 2020-8:26:29 AM G:\PUSLINCH\Con2\Acad\SEV LOT 21 (FARKAS) UTM.dwg		

265-19


SCALE 1 : 3000


0 30 60 120 180 meters

VAN HARTEN SURVEYING INC.

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2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
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 O.P. : GREENLANDS
ZONING: AGRICULTURAL

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ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON
THE 30th DAY OF SEPTEMBER 2019
UPDATED ON FEBRUARY 4, 2020

ONTARIO LAND SURVEYOR

HIGHWAY 401

PIN 71201-0003



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DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 27489-19

Feb 4, 2020-8:26:29 AM

G:\PUSLINCH\Con2\Acad\SEV LOT 21 (FARKAS) UTM.dwg

365-19