



Planning & Development Advisory Committee
Tuesday September 8, 2015
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

COMMITTEE OF ADJUSTMENT:

1. **OPENING REMARKS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **APPROVAL OF MINUTES**

August 11, 2015 (See Attachment A)

4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
None
5. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. **OPENING REMARKS**
7. **DISCLOSURE OF PECUNIARY INTEREST**
8. **APPROVAL OF MINUTES**

Planning & Development Advisory Committee meeting minutes held Tuesday August 11, 2015 be adopted (See Attachment B)

9. **APPLICATIONS FOR SITE ALTERATION** - None
10. **ZONING BY-LAW AMENDMENTS**
- 10 a) **Rezoning Application D14/FRO** – Robert and Lisa Frosh, 6505 Concession 1, Concession Gore, Part Lot 1, municipally known as 6505 Concession 1.

To rezone an existing barn to not house animals. County of Wellington Severance Application B32/15 severs a parcel which results in the existing barn on the retained parcel not meeting MDS 1 requirements. (See Attachment C)

11. LAND DIVISION (See Attachment D)

11(a) Severance Application B72/15 (D10/PLA) – Jill Plaxton, Concession 9, Part Lot 16, municipally known as 7683 Maltby Road E.

Proposed severance is 76.2m fr x 76.2m = 0.58 hectare vacant lands for proposed rural residential use.

Retained parcel is 16.75 hectares with 325 m frontage, existing and proposed rural residential and agricultural use with existing dwelling, garage, barn, tack house & tennis court.

11(b) Severance Application B75/15 (D10/NOO) – Todd Noonan and Debbie McIntosh, Concession 1 , Part Lot 6, municipally known as 6620 Concession 1.

Proposed severance 66.54 m frontage x 60.96 m = 4050 square metres, vacant land for proposed rural residential use.

Retained parcel is 41.26 hectares with 313.53m frontage, existing and proposed rural residential and horse boarding with existing 2 barns, farm house and additional house.

11(c) Severance Application B77/15 (D10/OOS) – Michael Oosterveld and Jennifer MacDonald, Part Lot 2, Plan 131 municipally known as 131 Cooks Mill Rd.

Proposed severance is 44m fr x 95m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 1.1 hectares with 47m frontage on Cook's Mill Road and 11 metre frontage on Wellington Road 41, existing and proposed rural residential use with existing dwelling and shed.

11(d) Severance Application B78/15 (D10/PIL) – Douglas Pilkey, Concession 10, Part Lot 10, municipally known as 16 Hume Road

Proposed severance is 85m fr x 132m = 1.1 hectares, existing and proposed rural residential use with existing dwelling and garage.

Retained parcel is 11 hectares with 189 m frontage on Wellington Road 41 and 230m frontage on Hume road, existing and proposed agricultural and bushland.

11(e) Severance Application B79/15 (D10/MCA) Estate of Barbara McAllister, Concession 1, Part Lot 26, municipally known as 4195 Sideroad 25 South

Proposed lot line adjustment is 1.8 hectares with 46m frontage, vacant land to be added to abutting rural residential lot

Retained parcel is 37 hectares with 329 m frontage, existing and proposed agricultural and residential use with existing dwelling and barn.

- 11(f) Severance Application B80/15 (D10/YZE)** – William Yzerman, Concession Gore, Part Lot 16, municipally known as 6895 Concession 1.

Proposed severance is 1.4 hectares with 77m frontage, existing agricultural and bush for proposed rural residential use.

Retained parcel is 35.3 hectares with 390m frontage, existing and proposed agricultural and residential use with existing dwelling, drive shed, coverall, bank barn and horse barn.

- 11(g) Severance Application B81/15 (D10/YZE)** William Yzerman, Concession Gore, Part Lot 16, municipally known as 6895 Concession 1.

Proposed lot line adjustment is 0.7 hectares with 21 metre frontage, vacant land to be added to rural residential lot.

Retained parcel is 35.3 hectares with 390m frontage, existing and proposed agricultural and residential use with existing dwelling, drive shed, coverall, bank barn and horse barn.

- 12. OTHER MATTERS** – no matters
- 13. CLOSED MEETING** – no matters
- 14. NEXT MEETING** - Tuesday October 13 @ 7 p.m.
- 15. ADJOURNMENT**

ATTACHMENT "A"



Committee of Adjustment Meeting
August 11, 2015
7:00 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Dianne Paron
Councilor Ken Roth
Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator	Glenn Wellings
Karen Landry	Al Tschanz
Rob Stovel	Doreen Tschanz
Rob Schiedel	Kelli Todd Wallace
Dianne O'Krafka	Matt Robson
Lawrence and Patricia Flaming	Kevin Crozier
Tyler and Sharon Butzke	Ben Spiegel
Kerry Hillis	Nipun Madan

1. OPENING REMARKS

- The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery Township Staff would present the application, then the applicant would have the opportunity to speak to present the purpose and details of the application and any 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 Ken Roth, Seconded by Dianne Paron.

- That the minutes of the Committee of Adjustment meeting held Tuesday June 9th, 2015 be adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/ONT – 2333380 Ontario Inc – Property described as Concession 7, Rear Part Lot 20, 28 Brock Road N, Township of Puslinch

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow:

1. A 1 metre side yard setback between the rear of the proposed addition and the north lot line
2. A 0.3 m setback between the proposed laneway and south side lot line
3. Relief of 34m² is requested to accommodate the existing upper floor, and relief of 99m² is requested to accommodate the proposed addition – for a total relief of an additional 133m² to permit a maximum floor area of 353m²
4. Relief of the buffering requirements

- Kelly Patzer summarized the application for minor variance as submitted, stated that relief #2 and # 4 as requested are not required as per the by-law,

noted that no objections were received from circulated agencies and Township Staff has no objection to the approval of the application subject to the condition that the application would be subject to Site Plan Approval. One objection was received yesterday from the Public stating that the proposed 1 metre on the north lot line was not minor.

- Nipun Madan stated he proposed a small pharmacy addition to the existing doctor's office which would be no larger than 100 square feet and to move the laneway to the other side of the property.
- Nipun Madan noted that the relief of the side yard would need 1 metre at the rear corner of the addition, but would maintain a 4 metre side yard setback at the front of the addition.
- Nipun Madan indicated that relief is requested for the maximum permitted gross floor area of the building to incorporate the 34m² of existing floor space that exceeds that in the by-law, and to allow for the 99m² proposed addition.
- Nipun Madan stated he spoke to the south neighbor who would like an opaque fence and consents to any tree removal required as a result of moving the driveway condition.
- The Chair asked if anyone in the gallery wished to speak to the application.
- Patricia Flaming, of 30 Brock Road N, stated she is concerned for the side yard reduction from 3 metres to 1 metre. Trees along the property have died due to the hard pack from the development and laneway. The original development required buffering and screening that was never completed.
- Kelly Patzer noted the application will be subject to Site Plan Approval and appropriate landscaping and screening will be a requirement between the commercial and residential properties.
- Ken Roth questioned how the addition would be compatible with the neighbouring properties.
- Nipun Madan noted that Patricia Flaming and he did meet to review the development proposal. The laneway will be moved to the other side of the property and the new addition will provide her with a consistent, aesthetically pleasing structure beside her property and will not have any windows and noted the neighbour to the south did not have objections.
- Dianne Paron asked about the hard surface and how it affected the trees.
- Nipun Madan indicated it was from the existing development and was unsure how the addition would affect any existing landscaping.
- Karen Landry noted that the condition should be altered to state that the owner shall apply for and obtain Site Plan Approval and enter into a Site Plan Agreement with the Township by a date no later than August 31, 2017.
- Dr. Nipun Madan agreed to the condition.
- There were no further questions or comments.

Moved by Ken Roth and Seconded by Dianne Paron,

In the matter of Section 45 (1) of the Planning Act, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to allow:

1. A 1 metre side yard setback between the rear of the proposed addition and the north lot line, whereas Section 11.3(c), Hamlet Commercial Zone, Zone Requirements, of the by-law, requires a minimum interior side yard of 3 metres where an interior side yard abuts a lot in a zone other than a C1 Zone.
2. A maximum floor area of 353 square metres, whereas Section 11(4.f(ii)), Hamlet Commercial (C1-6 – Medical Office) Zone, of the by-law allows a maximum floor area of 220 square metres.

The request is hereby Approved with the Following Conditions:

1. The owner/applicant shall obtain Site Plan Approval and enter into a Site Plan Agreement with the Township of Puslinch by a date no later than August 31, 2017.
2. The one metre side yard setback shall apply to the north lot line only
3. The proposed addition shall be no greater than 99 m².

CARRIED

4(b) **Minor Variance Application D13/TOD Kelli P. Todd – Property described as Plan 386, Part Lot 3 & 12, 5 Eagle Lane, Township of Puslinch.**

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow:

1. A 13.65 +/- metre setback from the Natural Environment Zone for a proposed deck
2. A 17.549 +/- metre setback from the Natural Environment Zone for a proposed dwelling
3. A 1.7 metre +/- side yard setback for a dwelling with no attached garage on the south side of the property for a deck and covered entry porch.
 - Kelly Patzer summarized the application, stating requested relief #1 is not required as the minimum setback for accessory structures, including decks, is 3 metres from the Natural Environment Zone.
 - Kelly Patzer noted that the Building Department objected to the side yard reduction for the reason being that when there is not an attached garage, the side yard is used for parking. A plan was given to Township Staff detailing where designated parking would be located, addressing the Building Departments concern. Township Staff have no objection to the approval of the application. No objections were received from circulated public.
 - Kelly Patzer noted the application would be subject to the condition that the requested 1.7 metre side yard setback would apply to only the balcony that extends to grade and the covered porch on the south side lot line.
 - Kevin Crozier, agent for the application, indicated the existing cottage built in 1952 and deck is closer to the lake than what is proposed. The owner is rebuilding a home and moving it back from its existing footprint, which now has a 0.845 metre existing setback on the north side lot line. The proposed new house will meet the required side yard setback on the north side yard. The new house will have a better septic than the existing holding tank which is currently located closer to the lake. There will be a drilled well versus the current shallow well.
 - Kevin Crozier noted the GRCA has no objection to the application.
 - No one in gallery wished to speak to the application.
 - John Sepulis asked if the new well and septic locations met the distance requirements under the Ontario Building Code
 - Kevin Cozier stated that the proposed locations met the minimum setback distances under the OBC.
 - There were no further questions or comments.

Moved by Dennis O'Connor and Seconded by Dianne Paron,

In the matter of Section 45 (1) of the *Planning Act*, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to allow:

1. A 17.549 +/- metre setback from the Natural Environment Zone for a proposed dwelling, whereas Section 3(25.a) of the by-law, Setbacks from the Natural Environment Zone, requires a 30 metre setback for a dwelling from the Natural Environment Zone
2. A 1.7 metre +/- side yard width for a dwelling with no attached garage on the south side of the property for a deck and covered entry porch whereas Section

7.3d) Resort Residential Zone, requires an interior side yard width (minimum) of 3 m on one side and 2 m on the other side when there is not a private garage attached to a single detached dwelling.

The request is hereby Approved with the Following Conditions:

1. The 1.7 metre side yard setback applies to only the balcony that extends to grade and the covered porch on the south side lot line.

CARRIED

4(c) Minor Variance Application D13/REI – Reid’s Heritage Homes – Property described as Concession 2, Part Lot 11, 6765 Wellington Road 34, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow for a minimum lot frontage of 55.0 metres (180.5 ft).

- Kelly Patzer summarized the application, noting it is related to a County of Wellington severance application, to sever three lots that inadvertently merged on title. The proposed frontage is what had previously existed prior to the lots merging to one. Township Staff have no objection to the approval of the application and no objections were received from circulated public.
- Matthew Robson of Reid’s heritage Homes, agent for the application stated that the properties merged on title after inadvertently being held under the same ownership. There is no new development proposed and the severance and minor variance are to recognize original lot lines.
- There were no questions or comments from the gallery or the Committee

Moved by Dennis O’Connor and Seconded by Ken Roth,

In the matter of Section 45 (1) of the Planning Act, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to allow:

1. A minimum lot frontage of 55.0 (180.5 feet), whereas Section 5.3(b), Agricultural Zone, Zone Requirements of the by-law, requires a minimum lot frontage of 121.9 metres for properties greater than 4.0 hectares in area.

CARRIED

4(d) Minor Variance Application D13/REI – Reid’s Heritage Homes – Property described as Concession 2, Part Lot 13, 6815 Wellington Road 34, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow to for a minimum lot frontage of 24.0 metres (78.7ft).

- Kelly Patzer noted the purpose of the application is the same as the previous application, to sever the merged parcel back to the three lots.
- Matthew Robson stated there was no further information or comments to be made for this application.
- There were no questions or comments from the gallery or Committee

Moved by Dennis O’Connor and Seconded by Dianne Paron,

In the matter of Section 45 (1) of the *Planning Act*, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to allow:

1. A minimum lot frontage of 24.0 metres (78.7 feet), whereas Section 5.3(b), Agricultural Zone, Zone Requirements of the by-law, requires a minimum lot frontage of 121.9 metres for properties greater than 4.0 hectares in area.

CARRIED

5. ADJOURNMENT

- The Committee of Adjustment meeting adjourned at 7:44 p.m.

ATTACHMENT "B"



Planning & Development Advisory Committee Meeting
August 11, 2015
7:00 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Dianne Paron
Councilor Ken Roth
Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator	Glenn Wellings
Karen Landry	Al Tschanz
Rob Stovel	Doreen Tschanz
Rob Schiedel	Kelli Todd Wallace
Dianne O'Krafka	Matt Robson
Lawrence and Patricia Flaming	Kevin Crozier
Tyler and Sharon Butzke	Ben Spiegel
Kerry Hillis	Nipun Madan

1. - 5. COMMITTEE OF ADJUSTMENT

- See August 11, 2015 Committee of Adjustment Minutes

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

- The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on planning development applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Dennis O'Connor
- That the minutes of the Tuesday June 9th, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE ALTERATION

- None

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

11(a) Severance Application B56/15 (D10/LAN) – Loretta Landry, Concession Gore, Part Lot 10, municipally known as 0 Sideroad 10 S.

Proposed severance is 120m frontage x 120 m = 1.44 hectares, existing agricultural and bush for proposed rural residential use.

Retained parcel is 27.4 hectares with 554 m frontage, existing and proposed agricultural land and bush.

- Kelly Patzer stated the proposed and retained parcels meet the requirements of the Township Zoning By-law

Moved by Dennis O'Connor, Seconded by Dianne Paron that the following comments are forwarded to the County of Wellington Land Division Committee:

- Placement of parcel could be better situated to reduce impact to the agricultural farmed lands
- Severance exceeds 0.4ha (1ac) minimum lot size & no reason given for larger requested lot size

CARRIED

11(b) Severance Application B66/15 (D10/DRS) – DRS Developments Ltd., Concession 7, Part Lot 31, municipally known as 66 Queen Street.

Proposed severance 87 m frontage x 55 m = 0.48 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 37.4 hectares with 603m frontage, existing and proposed agricultural use with existing house.

- Kelly Patzer stated the proposed and retained parcels meet the requirements of the Township Zoning By-law.
- Rob Stovel noted he is the agent for the application.
- Rob Stovel stated one plus acre of farmland is proposed to be severed in an areas where there are Class 4-6 soils within the Secondary Agricultural OP designation; there is an existing knoll and there are no MDS conflicts; a drilled well and tertiary septic are proposed
- Rob Stovel indicated that the MTO commented to keep the severance in the general area of the existing development to maintain a setback from the proposed Highway by-pass.
- Rob Stovel stated the parcel is setback from any natural environment features and Conservation Halton is reviewing the application.
- Moved by Ken Roth, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:
- No Comments

CARRIED

11(c) Severance Application B67/15 (D10/SAN) – Donald & Fern Sanderson, Concession 10, Part Lot 10, municipally known as 978 Watson R S

Proposed severance is 46m fr x 91m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 46m fr x 91 m = 0.4 hectares, existing and proposed rural residential use with existing dwelling and garage.

- Kelly Patzer stated the proposed and retained parcels meet the requirements of the Township Zoning By-law
- Moved by Dennis O'Connor, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:
- No Comments

CARRIED

11(d) Severance Application B71/15 (D10/KRA) – Ned & Lily Krayishnik, Concession 1, Part Lot 7, municipally known as 6643 Concession 2

Proposed lot line adjustment is 8.7 hectares with no frontage, existing residential and agricultural use with dwelling, barn and 2 sheds to be added to abutting agricultural parcel – Norman Doud Estate

Retained parcel is 2.35 hectares with 30 metre frontage, existing and proposed rural residential use with existing dwelling.

- Karen Landry stated the Township will be requesting the County apply the following conditions to the application:
 - THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition; and
 - That the dwelling referred to in the consent application as the “former Krayishnik residence” be demolished or that the applicant/owner apply for and obtain a rezoning to permit a second dwelling for farm help on the merged lands (6637 Concession 2); and
 - That the County shall confirm whether an Official Plan Amendment is required to permit a second dwelling for farm help on the merged lands (6637 Concession 2); and
 - That should an Official Plan Amendment be required, that the applicant/owner apply for and obtain an Official Plan Amendment to permit a second dwelling for farm help on the merged lands (6637 Concession 2); and
 - That the applicant/owner apply for and obtain a building permit and complete the works required under the building permit for the dwelling referred to in the consent application as the “former Krayishnik residence” to the satisfaction of the Township’s Chief Building Official, including a sewage system that meets the requirements of the Ontario Building Code; and
 - That the applicant/owner apply for and obtain a building permit and complete the works required under the building permit for the change in use of the accessory building to a barn, referred to in the consent application as a “barn”, to the satisfaction of the Township’s Chief Building Official; and
 - That the County confirm that and requirements under MDSI or MDSII, as the case may be, have been achieved.
- Glenn Wellings, agent representing the owner and proposed purchaser, noted there is an illegal second residence on the property that is to be removed, or in this case conveyed to a neighbouring property with a horse boarding operations who would require a rezoning to permit a second residence for farm help
- Glenn Wellings stated Ms. Tschanz owns a farm property and the second dwelling for farm help will enhance the horse operation on the property.
- Ken Roth noted MDS requirements are to be identified due to the barn on the parcel to be severed
- John Sepulis noted concern that the second dwelling is currently a duplex and noted it should be one dwelling.
- Moved by Ken Roth, Seconded by Dennis O’Connor that the following comments be forwarded to the County of Wellington Land Division Committee:
 - County staff are to confirm that the application meets MDS requirements
 - Township staff are to identify any minor variance requirement
 - The Committee supports Township comments

CARRIED

12. OTHER MATTERS

- Kelly Patzer arranged ID badge photos

13. CLOSED MEETING - no matters

14. FUTURE MEETINGS

- Tuesday September 8, 7:00 p.m.

15. ADJOURNMENT

- Moved by Dianne Paron and Seconded by Dennis O'Conner.
- That the Planning & Development Advisory Committee adjourns at 8:13 p.m.

CARRIED

CLERK'S DEPARTMENT	
TO	<i>JP</i>
Copy	
Please Handle	<input checked="" type="checkbox"/>
For Your Information	
Council Agenda	
File	



July 30, 2015
 Jeff.Buisman@vanharten.com
 22726-15

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

RECEIVED
 AUG 04 2015
 Township of Puslinch

Attention: Karen Landry, CAO

Dear Ms. Landry,

Re: **Zone Change D14/FRO for Severance Application B32/15
 6529 Concession 1
 Part of Lot 1-3, Concession GORE
 Township of Puslinch**

We submitted a zone change application to the Township to rezone the existing barn on the Retained Lands of Severance Application B32/15 to not house animals. The zone change will allow the owner to maintain the barn which is currently in good condition and will satisfy MDS requirements as required as a condition of Severance Application B32/15.

We have received input from Kelly Patzer, Puslinch Development Coordinator, Robert Kelly, Puslinch Chief Building Official and Sarah Wilhelm, County of Wellington Planner with a variety of comments, preferences and advice. I have reviewed them with the client and the client would like to proceed with the zone change application.

Below is a summary of my understanding of the situation and factors to consider.

- Our client would like to have a severance that incorporates the second small house on this farm. This severance has been approved subject to conditions.
- The proximity of the proposed severance limit is too close to the barn on the retained parcel to pass the MDS 1 test.
- One option would be to demolish the barn, but the barn is in good shape and has some historic and aesthetic features that the client would like to keep. Our client is quite adamant that they would like to keep this barn.

- The County Planner has informed us that, in these situations, OMAFRA asks that the barn be rezoned to not have animals.
- One concern was whether or not the barn has to be reviewed under the Ontario Building Code and that the barn may not pass the structural tests as an accessory building instead of a barn.
- The building will still be a barn in that it could be used to store hay, straw or farm machinery and therefore it is not considered an accessory building.
- There is no building permit application or building project being sought and therefore the Chief Building Official does not have to evaluate the barn under the Ontario Building Code.
- Another concern is proper notification to the public of the proposed restriction.
- The zone change application is probably the best public notification process available to a future purchaser. A future purchaser and their solicitor is expected to implement the principle of “buyer beware” and should check the zoning of the subject property before purchase.
- In the event that a future purchaser wants a significant change to the barn, that owner would have to apply for a building permit at which point the Chief Building Official would have to enforce the Ontario Building Code.
- A similar example of this type of zone change application is on Page 5-13 of the Puslinch Zoning By-law, sub-section (mm) A-39 which prohibits the housing of livestock or manure storage in the buildings and tank existing as of the date of passing of this by-law

One of the comments of sub-section (mm) is that there is lack of clarity of which buildings or if they are replaced and the location of the buildings. I suggest that a PART on a Reference Plan be established for the area of the existing barn to clarify the location and extent to which the amendment applies. Any further development on the farm, such as a new barn at another location or removal of the existing barn, will be subject to existing Zoning, Building Code and MDS regulations.

Preservation of this barn is important to the owners who have a long heritage on this property. Preservation of this barn is good for the agricultural aesthetics of Puslinch.

We feel that the proposed application adequately addresses the concerns that have been raised, as well as accomplish the client’s goal of preserving the barn.

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

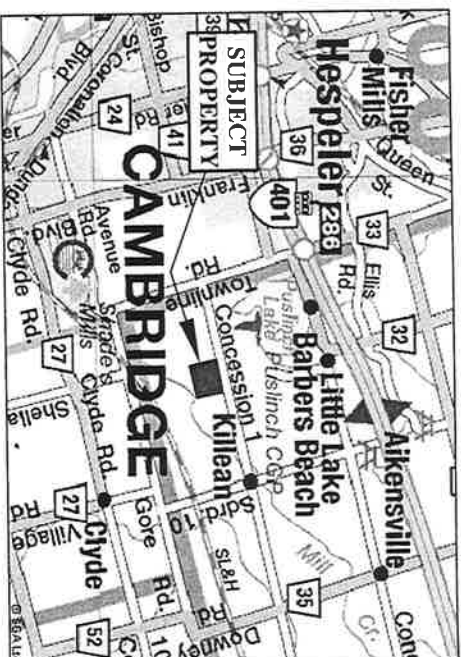
JEB:lb

c.c. Robert & Lisa Frosch

**ZONE CHANGE SKETCH
PART OF LOTS 1, 2 & 3,
GORE CONCESSION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE: 1 - 5000

0 25 50 100 200 300 metres
VAN HARTEN SURVEYING INC.



ZONE CHANGE REQUEST: (A) TO REZONE THE EXISTING BARN TO NOT HOUSE ANIMALS.

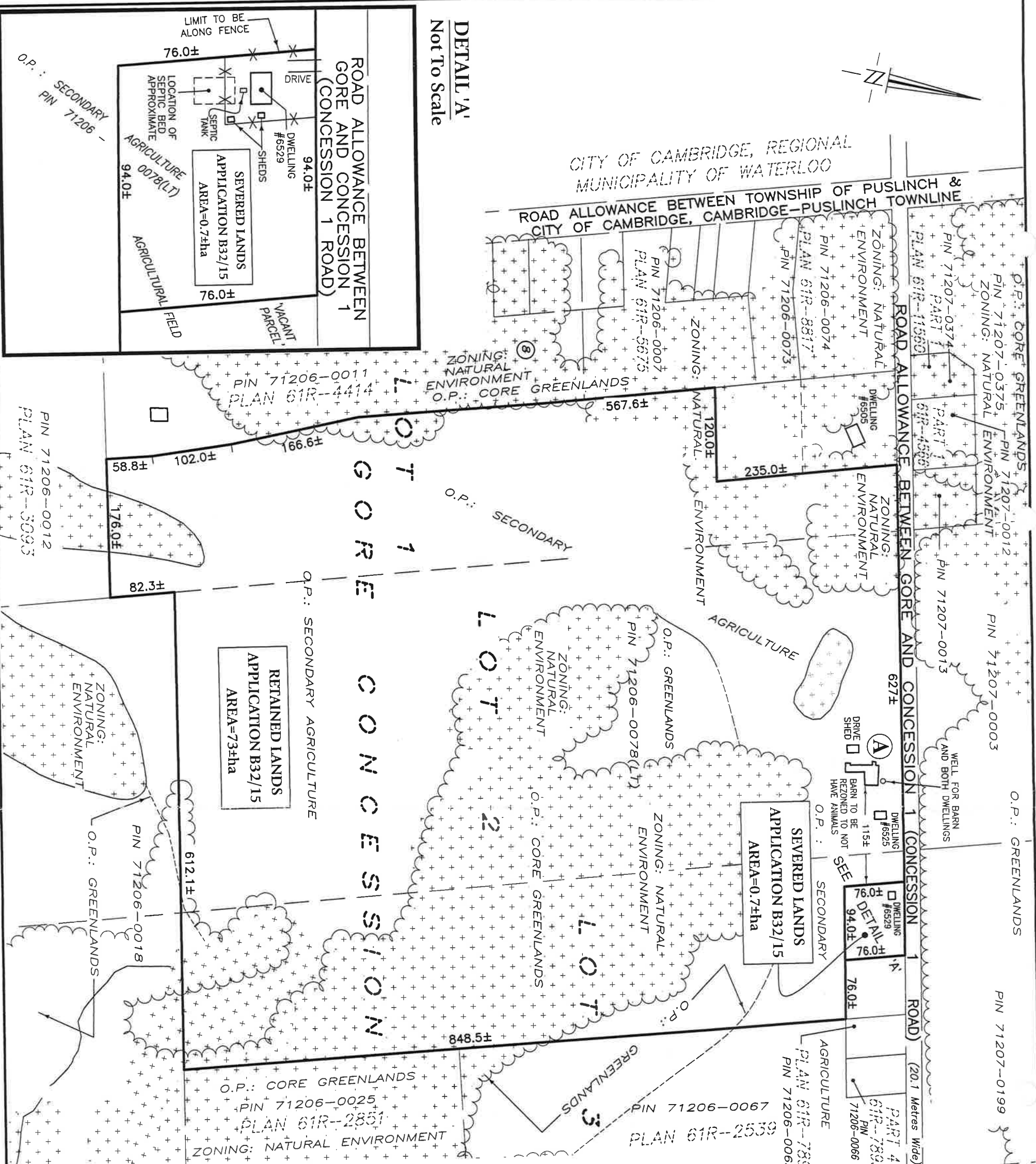
SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON THE 18th DAY OF JUNE, 2015.

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

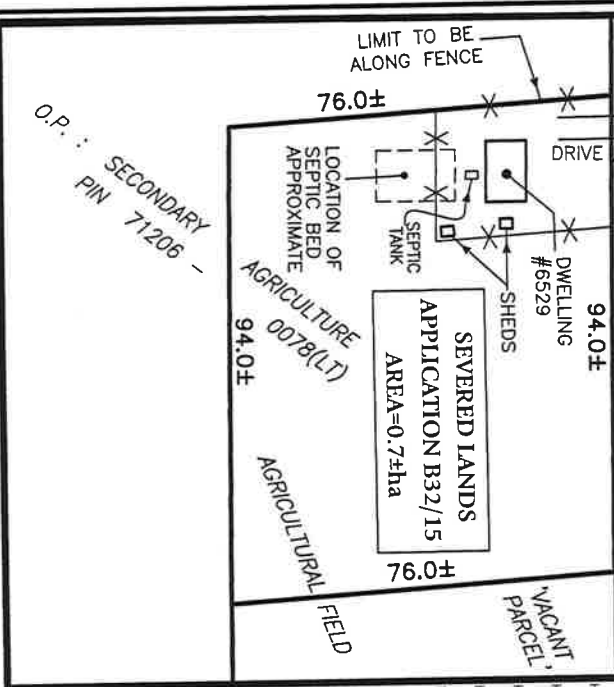
NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURE AND CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



DETAIL 'A'
Not To Scale

ROAD ALLOWANCE BETWEEN GORE AND CONCESSION 1 (CONCESSION 1 ROAD)



Van Harten
LAND SURVEYORS and ENGINEERS
SURVEYING INC.

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

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

DRAWN BY: N.C.H. CHECKED BY: J.E.B. PROJECT No. 22726-15
Jun 19, 2015 - 10:13am
e:\puslinch\concore\Acad\SEVERANCES\ZONE CHANGE SKETCH\PTLOT1-3\FROSCH-B.dwg

ATTACHMENT "D"

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

CLERK'S DEPARTMENT	
TO	KP
Copy	
Please Handle	
For Your Information	
Council Agenda	
August 14, 2015	

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: July 13, 2015

FILE NO. B72/15

APPLICANT

Jill Plaxton
7683 Maltby Rd E
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 16
Concession 9

Proposed severance is 76.2m fr x 76.2m = 0.58 hectares (Part 1 on sketch) vacant land for proposed rural residential use.

Retained parcel is 16.75 hectares with 325m frontage (Part 2 on sketch) existing and proposed rural residential & agricultural use with existing dwelling, garage, barn, tack house & tennis court.

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

September 16, 2015

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Neighbouring Municipality - City of Guelph

Bell Canada County Clerk Roads

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

RECEIVED

AUG 19 2015

Township of Puslinch

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: \$ 1000
Fee Received: July 13/15
File No. BTA/15
Accepted as Complete on: Aug 7/15

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

2. (a) Name of Registered Owner(s) JILL MERRY PLAXTON

Address 7683 MALBY ROAD EAST
PUSLICH, ONTARIO NOB 250

Phone No. [REDACTED] Email: _____

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

7683 MALBY ROAD EAST
PUSLICH NOB 250

Phone No. [REDACTED] Email: _____

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

Phone No. _____ Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER APPLICANT AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER APPLICANT AGENT

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

RURAL RESIDENTIAL AGRICULTURAL URBAN RESIDENTIAL COMMERCIAL/INDUSTRIAL

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.

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

Local Municipality: TOWNSHIP of PUSLACCA
Concession 9 Lot No. 16
Registered Plan No. — Lot No. —
Reference Plan No. 61R 9458 Part No. 2
Civic Address 1683 MACLBY ROAD LEAST

(b) When was property acquired: 1972 Registered Instrument No. —

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 76.2 M AREA 2.58 ha
Depth 76.2 M Existing Use(s) RURAL AG.
Existing Buildings or structures: 2 STOREY DWELLING, FR GARAGE, METAL SHED, TENNIS COURT, Pool
Proposed Uses (s): RURAL RES

Type of access (Check appropriate space)

Existing

Proposed []

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

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

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

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): —

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 325 ± m AREA 16,75 ha
 Depth 410 ± m Existing Use(s) RURAL AGRICULTURAL
 Existing Buildings or structures: SEE SKETCH

Proposed Uses (s): _____

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

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES NO If answer to 9b) is YES, these must be shown on the severance sketch

NOT VISIBLE

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 [X]

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If YES, does the application conform with the applicable Provincial Plan(s) YES [] NO [X]

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

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

27. a) What is the existing **Local Official Plan** designation(s) of the subject land? (severed and retained)
SECONDARY AGRICULTURAL
- b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)
11
- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).
- Amendment Number(s): _____ File Number(s): _____

28. What is the zoning of the subject lands? SECONDARY AGR.

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

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

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

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: 3 HORSES

Type: Dairy Beef Cattle Swine Poultry Other

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

Severed Width NONE Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained Width SIDE SKEDD Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

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

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input checked="" 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:

JAMESON PICKARD

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.

NOTES:

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

PART 1, 61R-1832 PIN 71187-0052 (LT)
PART 1, 61R-11858 PIN 71187-0119 (LT)
MNR WETLAND (OBTAINED FROM WELLINGTON COUNTY MAPING WEBSITE) OFFICIAL PLAN: CORE GREENLANDS
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PART 1, 61R-10050 PIN 71189-0135 (LT)
PART 1, 61R-7952 PIN 71189-0092 (LT)

PART 2, 61R-2109 PIN 71189-0136 (LT)

PART 1, 61R-2019

PART 1, 61R-9458

PART 1, 61R-9458

8

10

9

171.80 POST AND WIRE FENCE 103.0 27.16 38.10 76.20 (250) 76.20 (250) 76.20 (250) 76.20 (250) 143.50 181.80 269.20 141.03

MALTRY ROAD EAST

DISTANCE TO MNR WETLAND #167

ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSION 9

PART 1 LANDS TO BE SEVERED AREA = 0.58±ha

PART 2 LANDS TO BE RETAINED AREA = 16.75±ha

PART 1, 61R-10551 PIN 71189-0148 (LT)

OFFICIAL PLAN: SECONDARY AGRICULTURAL

NORTHEAST HALF OF LOT 16, CONCESSION 9



4

PART 2, 61R-10551 PIN 71189-0123 (LT)

WOODED AREA (OBTAINED FROM WELLINGTON COUNTY MAPING WEBSITE) OFFICIAL PLAN: CORE GREENLANDS

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

CLERK'S DEPARTMENT	
TO	KP
Copy	
Please Handle	
For Your Information	
Council Agenda	
File	August 14, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: August 5, 2015

FILE NO. B75/15

APPLICANT

Todd Noonan & Debbie McIntosh
 6620 Concession 1
 Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 6
 Concession 1

Proposed severance is 66.54m fr x 60.96m = 4050 square metres, vacant land for proposed rural residential use.

Retained parcel is 41.26 hectares with 313.53m frontage, existing and proposed rural residential and horse boarding with existing 2 barns, farm house and additional house.

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

September 16, 2015

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MAILED TO:

- Local Municipality - Puslinch County Planning Conservation Authority - GRCA
- Bell Canada County Clerk Roads
- Neighbour - as per list verified by local municipality and filed by applicant with this application

RECEIVED

AUG 19 2015

Township of Puslinch

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$1,000
Fee Received: August 5, 2015
File No. B75/K
Accepted as Complete on: Aug 5/15

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

2. Name of Registered Owner(s) TODD NOONAN AND DEBBIE MCINTOSH

Address 6620 CONCESSION 1, PUSLINCH, ON N0B 2J0

Phone No. Home: [REDACTED]

Name and Address of Applicant (as authorized by Owner) SAME AS ABOVE

Phone No.

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

Phone No.
Fax No.

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

REGISTERED OWNER [X] APPLICANT [] AGENT []

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

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

OR

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

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

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

Local Municipality: PUSLINCH

Concession I Lot No. PT LOT 6

Registered Plan No. 61R-1101 Lot No.

Reference Plan No. Part No.

Civic Address 6620 CONCESSION 1, PUSLINCH, ON N0B 2J0

(b) When was property acquired: 2008 Registered Instrument No. WC 219382

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

Frontage/Width 66.54 m AREA 4050 m²

Depth 60.96 m Existing Use(s) Field/meadow

Existing Buildings or structures: NO

Proposed Uses (s): RESIDENTIAL

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

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

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

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

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

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

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

Frontage/Width 313.53 m AREA 41.26 ± ha

Depth 966-21 m Existing Use(s) RESIDENTIAL, HORSE BOARDING, HAY

Existing Buildings or structures: 2 BARNS, FARM HOUSE, ADDITIONAL HOUSE

Proposed Uses (s): HORSE BOARDING, HAY

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25. Is the subject land within an area of land designated under any provincial plan or plans?
 Greenbelt Plan Places to Grow Other CORE GREENLANDS
 If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES NO

26. Is the subject land a proposed surplus farm dwelling?* YES NO
 *If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

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

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

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

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

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

If YES, what is the zoning of the subject lands? AGRICULTURE (A-43)
NATURAL ENVIRONMENT (NE-14)

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

If NO, a) has an application been made for re-zoning?
 YES NO File Number: _____

b) has an application been made for a minor variance?
 YES NO File Number: _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES NO
 If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee. SAME AS REGISTERED OWNERS

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

31. a) <u>PRESENT LAND USES-Severed & Retained Lands</u>			<u>PROPOSED LAND USES</u>		
<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	<u>0</u>	<u>28</u>	Agricultural	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Idle Agricultural Land	<u>1</u>	<u>20</u>	Surplus Farm House	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Woodlot/Bushland	<u>0</u>	<u>15</u>	Retirement Lot	<input type="checkbox"/>	<input type="checkbox"/>
Pasture	<u>0</u>	<u>23</u>	Farm-help Lot	<input type="checkbox"/>	<input type="checkbox"/>
Number of Buildings	<u>0</u>	<u>5</u>	Non-Farm Residence	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Area of Residence	<u>0</u>	<u>4</u>	Comm./Ind./Instit.	<input type="checkbox"/>	<input type="checkbox"/>
Other Uses (e.g. <u>business</u>)	<u>0</u>	<u>12</u>	Addition to a Lot	<input type="checkbox"/>	<input type="checkbox"/>

b) Existing Crops:
 Severed N/A Retained HAY

c) Proposed Crops:
 Severed N/A Retained HAY

32. Type of Farm Operation conducted on these subject lands:
 Type: Dairy Beef Cattle Swine Poultry Other HORSE
 Units Number _____ 39

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

Severed Width N/A Length N/A Area N/A Use N/A
 Width N/A Length N/A Area N/A Use N/A
 Retained Width 12.6m Length 43.7m Area 550.6m² Use HORSE BOARDING
 Width 44.1m Length 37.3m Area 1645m² Use HORSE BOARDING

34. Manure Storage Facilities on these lands:

Type:	DRY	SEMI-SOLID	LIQUID
Open Pile	<input checked="" 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"/>

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

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

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

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

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

N/A

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

NOTES:

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



County of Wellington

FARM DATA SHEET
Minimum Distance Separation 1 (MDS1)

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

Livestock Facility 7000 MOONIAN ROAD BEARIE MCMURDO SH

Lot 519 240 0625 Civic Address 6620 CONCESSION 1, BISHOP

Lot PIPIWA Concession 1 DIV 28 acres

of Livestock Facility Owner CHRISSIE Date AUG 4 2015

Permanent Manure or Material Storage Types

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

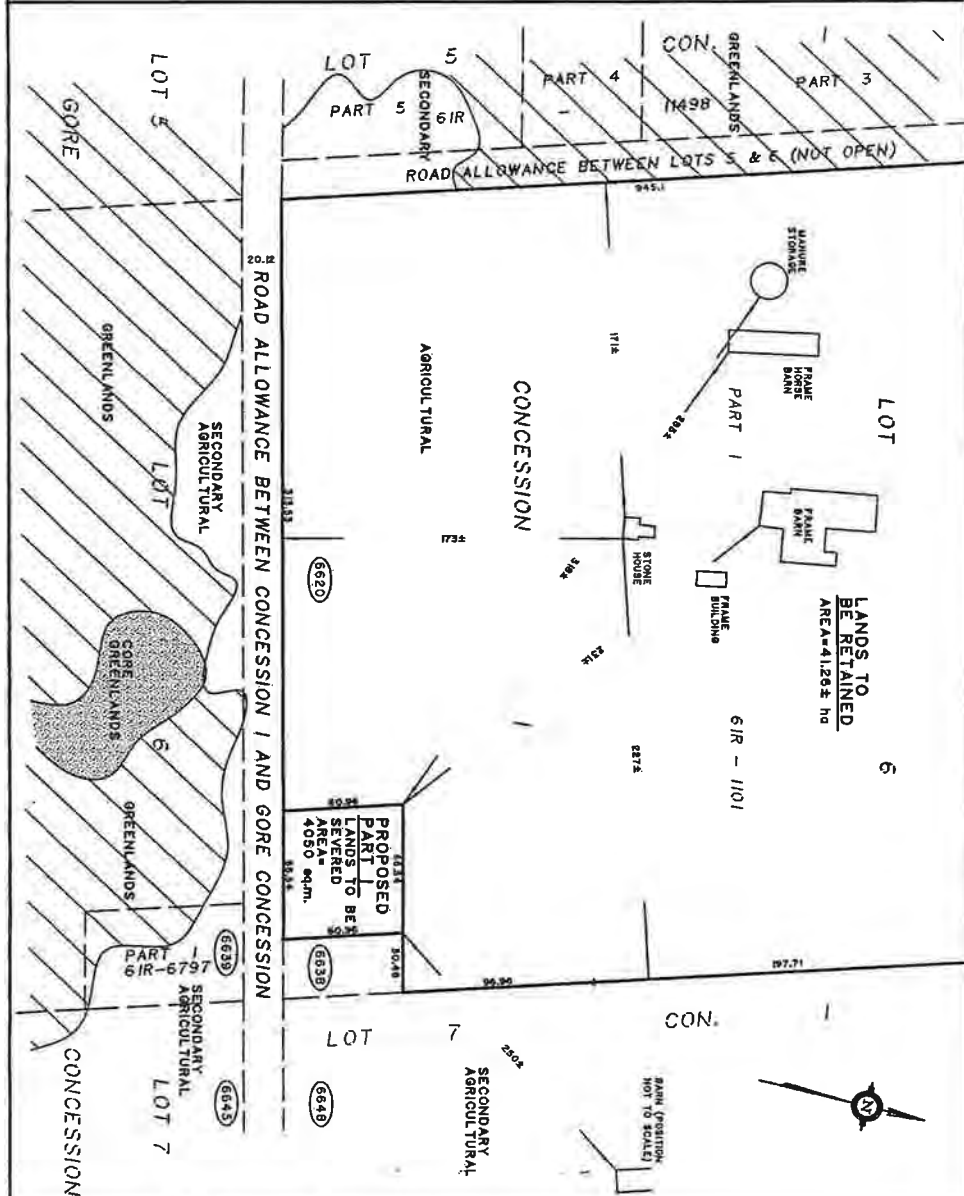
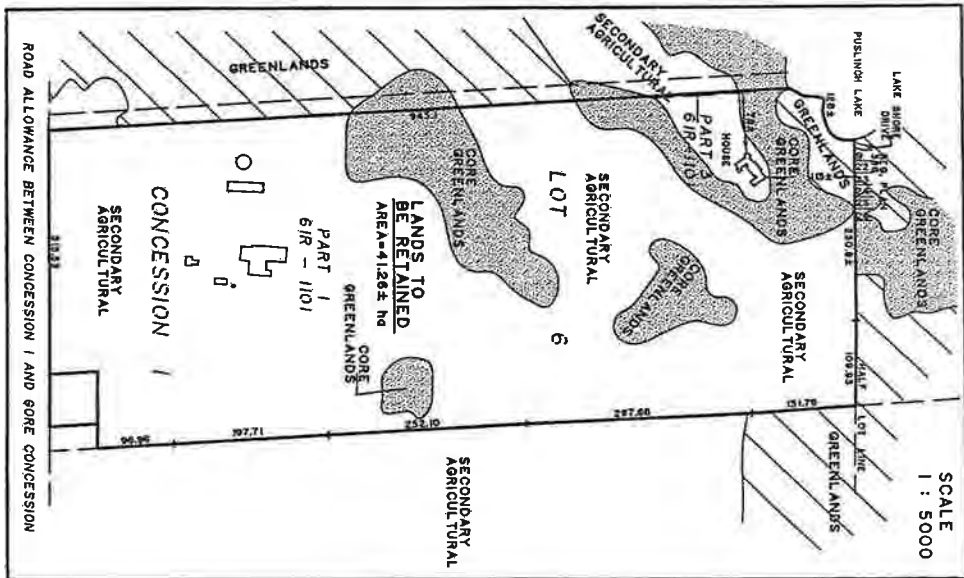
- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
-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

BARN(S) SIZE: _____ (ft² / m²)
large barn 1645 (ft² / m²)
sm barn 550.6 (ft² / m²)

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

Type / Serial	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backgrunders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
	Large-framed: 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed: 455 kg - 545 kg (for example - Guernseys)		
	Small-framed: 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed: 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed: 148 kg - 455 kg (for example - Guernseys)		
	Small-framed: 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed: 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed: 39 kg - 148 kg (for example - Guernseys)		
	Small-framed: 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/boars, Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for the purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
	Large-framed, mature: >881 kg (including unweaned offspring)		
	Medium-framed, mature: 227 kg - 680 kg (including unweaned offspring)		
	Small-framed, mature: <227 kg (including unweaned offspring)		
	Ewes & rams (for meat lambs, includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation, includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids, includes unweaned offspring & replacements) Does & bucks (for dairy, includes unweaned offspring & replacements) Kids (dairy or feeder kids)		
Chickens	Layer hens (for selling eggs, after transfer from pullet barn) Layer pullets (day olds until transferred into layer barn) Broiler breeder growers (males/ females transferred out to layer barn) Broiler breeder layers (males/ females transferred in from grower barn) Broilers on an 8 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle		
Turkeys	Broilers on any other cycle, or unknown Turkey pullets (day old until transferred to layer turkey barn) Turkey breeder layers (males/ females transferred in from grower barn) Breeder toms Broilers (day olds to 6.2 kg) Hens (day olds up to 6.2 kg to 10.8 kg, 7.5 kg is typical) Toms (day olds to over 10.8 kg to 20 kg, 14.5 kg is typical) Turkeys at any other weights, or unknown		
Veal	Milk-fed Grain-fed		
Other HORSE	<u>BOARDING</u>	<u>39</u>	<u>V3</u>
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		



KEYPLAN
NOT TO SCALE

SKETCH
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 2000

METRIC: DISTANCES SHOWN ON THIS PLAN 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. DIMENSIONS SHOWN HEREON ARE AS SHOWN ON REFERENCED PLAN 88-1101 AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CORNER FIELD SURVEY.

THIS SKETCH WAS PREPARED FOR TODD NOONAN & DEBBIE MCINTOSH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SERVEY F. HULL
ONTIAGO LAND SURVEYOR

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

BSRP
Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1G5

DATE: JUNE 29, 2015

PROJ: 01 13-8531-1

DATE: JUNE 29, 2015

PROJ: 01 13-8531-1

OK

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

CLERK'S DEPARTMENT	
TO	KP
Copy	
Please Handle	
For Your Information	
Council Agenda	August 18, 2015
File	

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: August 10, 2015

FILE NO. B77/15

APPLICANT

Michael Oosterveld & Jennifer MacDonald
 131 Cooks Mill Rd
 Guelph ON N1H 6H8

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 2, East of the Blind Line
 Registered Plan 131

Proposed severance is 44m fr x 95m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 1.1 hectares with 47m frontage on Cook's Mill Road and 11m frontage on Wellington Rd 41, existing and proposed rural residential use with existing dwelling and shed.

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

September 16, 2015

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch County Planning
 County Engineering
 Bell Canada County Clerk Roads

Conservation Authority - GRCA

RECEIVED

AUG 19 2015

Township of Puslinch

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

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: \$ 1000
Fee Received: Aug 10/15
File No. 372/15
Accepted as Complete on: Aug 10/15

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

2. (a) Name of Registered Owner(s) Michael Rance OOSTERVELD & Jennifer Ann MACDONALD

Address 131 Cooks Mill Road, Guelph, ON, N1H 6H8

Phone No. [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 VanHarten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for 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.

The future owner of the lands to be severed is not known

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

Local Municipality: **Township of Puslinch**

Concession _____ Lot No. _____

Registered Plan No. **131 East of Blind Lane** Lot No. **Part of Lot 2**

Reference Plan No. **61R-9146** Part No. **Part 1**

Civic Address **131 Cooks Mill Road**

(b) When was property acquired: **December 2009** Registered Instrument No. **WC264125**

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

Frontage/Width **44 ±** AREA **0.4 ha ±**

Depth **95 ±** Existing Use(s) **Vacant**

Existing Buildings or structures: **None**

Proposed Uses (s): **Rural residential dwelling**

Type of access (Check appropriate space) Existing Proposed

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

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

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

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

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

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

Frontage/Width	<u>47 ±</u>	AREA	<u>1.1 ha ±</u>
Depth	<u>178 ±</u>	Existing Use(s)	<u>Rural residential</u>
Existing Buildings or structures: <u>Dwelling, shed</u>			
Proposed Uses (s): <u>No Change</u>			

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 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 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
 b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?
YES NO If answer to 9b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []

26. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]
 *If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

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

b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)
Prime Agricultural, Greenlands & Core Greenlands

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

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

28. What is the zoning of the subject lands? **Agricultural(A) & Natural Environment Zone**

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

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

YES [] NO [X]

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

YES [] NO [X] **File Number** _____

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

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

For mortgages just provide complete name and address of Mortgagee.

The Toronto-Dominion Bank; 4720 Tahoe Boulevard 5th Floor, Mississauga, ON, L4W 5P2

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

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

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

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

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width 3±m	Length 4±m	Area 12± m²	Use Shed
	Width	Length	Area	Use

33. **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 []	



July 28, 2015
Jeff.Buisman@vanharten.com
22922-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Sketch and Application for Oosterveld
131 Cook's Mill Road
Part of Lot 2, Plan 131 EAST OF BLIND LANE
PIN 71185-0179
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, required deeds, addresses of neighbouring properties, a cheque to Wellington County for \$ 1,000, and a cheque to the GRCA for \$380.

Proposal

The proposal is to create a new rural residential parcel of 44±m wide and 95±m deep (0.4±ha) along the east portion of the subject lands' frontage on Cooks Mill Road. The retained lands will have an area of 1.1± ha where the current dwelling will remain. The existing driveway crosses into the retained parcel; therefore, a new driveway is also proposed for the severed lands.

We reviewed the Official Plan criteria in section 10.4.4 for a proposed severance 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

- MDS compliance
- Adequate space for new dwelling and septic

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

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read 'Jeff Buisman', is written over a horizontal line.

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

JEB:lb

c.c. Michael Oosterveld

34. 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 []

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 [X]

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 [X]

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

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

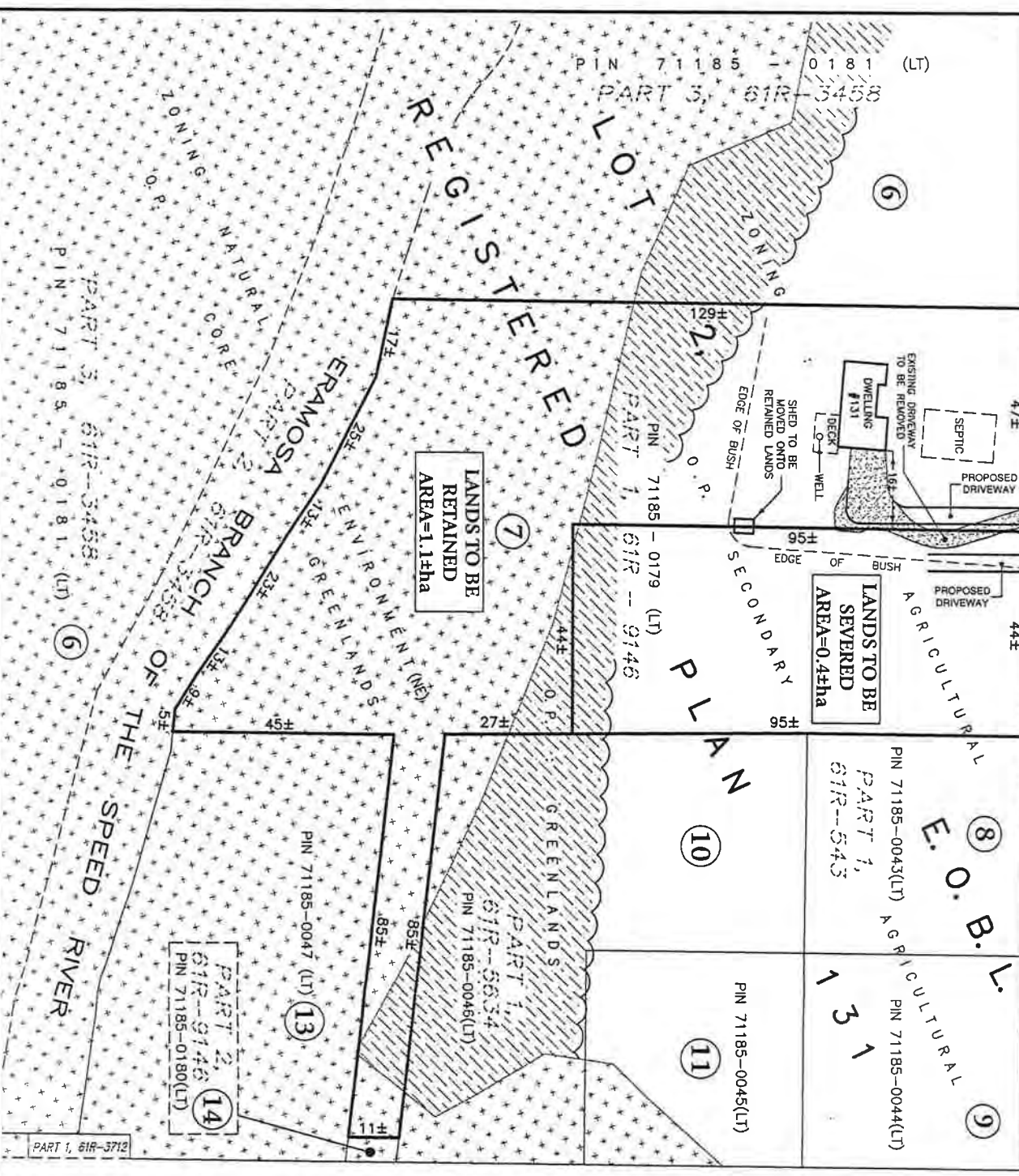
Please see covering letter.

NOTES:

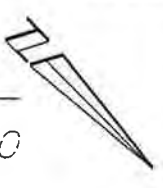
1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
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6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

LOT 2, PART 1, 61R-11895 PIN 71185-0217(LT)	1	E.B.O.L., REGISTERED	PLAN 131	PART 1, 61R-5106 PIN 71185-0042(LT)	5	PART 2, 61R-3602
	2			PART 1, 61R-0212 PIN 71185-0050(LT)	4	
	3			PART 1, 61R-5106 PIN 71185-0041(LT)	5	
	4				4	
	5				5	

TRAVELLED ROAD -
Known As COOK'S MILL ROAD

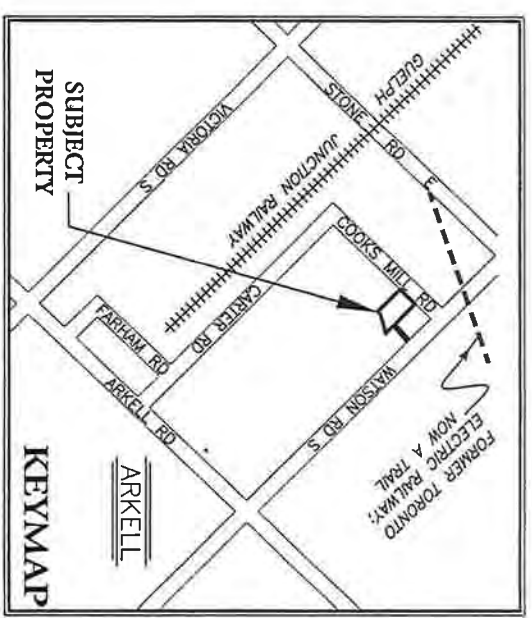


WATSON ROAD PIN 71184-0001(LT) (20.12m WIDE) (COUNTY ROAD No. 41)
ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10



SEVERENCE SKETCH
PART OF LOT 2, EAST OF THE BLIND LINE
REGISTERED PLAN 131
TOWNSHIP OF PUSLUNGH
COUNTY OF WELLINGTON
SCALE 1 : 1000

0 10 20 40 60 metres
VAN HARTEN SURVEYING INC.



SURVEYOR'S CERTIFICATE
THIS SKETCH WAS PREPARED
ON THE 21st DAY OF JULY, 2015

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH, ONTARIO, N1H 3X3 PHONE: 519-821-2763 FAX: 519-821-2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANSEVILLE, ONTARIO, L9W 5G5 PHONE: 519-940-4110 FAX: 519-940-4113 www.vanharten.com
DRAWN BY: N.C.H.	CHECKED BY: J.E.B.
Aug 04, 2015 - 2:24pm	PROJECT No. 22922-15

2277/K

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

CLERK'S DEPARTMENT	
TO	PP
Copy	
Please Handle	
For Your Information	
Council Agenda	
File	
August 14, 2015	

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: August 10, 2015

FILE NO. B78/15

APPLICANT

Douglas Pilkey
 16 Hume Road
 RR#1
 Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 10
 Concession 10

Proposed severance is 85m fr x 132m = 1.1 hectares, existing and proposed rural residential use with existing dwelling and garage.

Retained parcel is 11 hectares with 119m frontage on Wellington Rd 41 and 230m frontage on Hume Rd, existing and proposed agricultural and bushland.

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

September 16, 2015

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

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

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

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

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

MAILED TO:

- Local Municipality - Puslinch County Planning
- County Engineering
- GRCA Bell Canada County Clerk Roads
- Neighbour - as per list verified by local municipality and filed by applicant with this application

RECEIVED

AUG 19 2015

Township of Puslinch

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: \$ 1000
Fee Received: Aug 10/15
File No. 378/15
Accepted as Complete on: Aug 10/15

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

2. (a) Name of Registered Owner(s) Douglas Gordon PILKEY

Address 16 Hume Road, R.R. #1, Puslinch, ON, N0B 2J0

Phone No. [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 VanHarten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for 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 **10** Lot No. **Part of Lot 10**
Registered Plan No. Lot No.
Reference Plan No. **61R-4227** Part No. **Part 2**
Civic Address **16 Hume Road**

(b) When was property acquired: **March 1977** Registered Instrument No. **ROS183254**

5. Description of **Land** intended to be **SEVERED**: Metric Imperial
Frontage/Width **85 ±** AREA **1.1 ha ±**
Depth **132 ±** Existing Use(s) **Rural Residential**
Existing Buildings or structures: **Dwelling, garage**
Proposed Uses (s): **No change**

Type of access (Check appropriate space) Existing Proposed
 Provincial Highway Right-of-way
 County Road Private road
 Municipal road, maintained year round Crown access road
 Municipal road, seasonally maintained Water access
 Easement Other

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 individual communal
 Pit Privy
 Other (Specify): _____

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

Frontage/Width 119/230 ± AREA 11 ha ±

Depth 400 ± Existing Use(s) Cash crops, vacant bushland

Existing Buildings or structures: None

Proposed Uses (s): Rural residential, cash crops, vacant bushland

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 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 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

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES NO If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO []

Name of Rail Line Company: Guelph Junction Railway

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

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

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

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []

26. Is the subject land a proposed surplus farm dwelling? YES [] NO [X]
 *If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

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

b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)
Secondary Agricultural & Core Greenlands

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

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

28. What is the zoning of the subject lands? Agricultural (A) & Natural Environment Zone

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

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

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

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

Nedra JOHNSON c/o 4307 Moody Street, St. Pete's Beach, Florida, USA, 33706

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: **Cash crops**

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

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

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

33. 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	[]



July 28, 2015
Jeff.Buisman@vanharten.com
22961-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Sketch and Application for Pilkey
16 Hume Road
Part of Lot 10, Concession 10
PIN 71188-0104
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, addresses of neighbouring properties, two Farm Data Sheets, a cheque to Wellington County for \$ 1,000 and a cheque to the GRCA for \$380.

Proposal

The proposal is to sever off a parcel of land around the existing dwelling (No. 16 Hume Road). The proposed severed parcel has a width of 85±m, depth of 132±m, and an area of 1.1±ha. The retained lands will have an area of 11± ha where the current cash cropping operation will continue.

We reviewed the Official Plan criteria in section 10.4.4 for a proposed severance 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

- MDS compliance
- Adequate space for new dwelling and septic

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

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read 'Jeffrey E. Buisman', is written over a faint circular stamp.

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

JEB:lb

c.c. Douglas Pilkey

34. 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 []

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 [X]

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 [X]

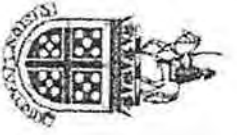
If yes, please indicate the person you have met/spoken to: _____

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

Please see covering letter.

NOTES:

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



County of Wellington

FARM DATA SHEET

Minimum Distance Separation 1 (MDS1)

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

Owner of Livestock Facility John Stolt

Telephone (519) 993-7197

Civic Address 925 Watson Rd S.

Municipality Rustburg

Lot 10 Concession 9 DIV 4

Tillable Hectares/Acres* on the lot where the livestock facility is located 2 hectares 5 acres

Signature of Livestock Facility Owner [Signature]

Date June 23, 2015

Permanent Manure or Material Storage Types

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

BARN(S) SIZE:
_____ (ft² / m²)
_____ (ft² / m²)
_____ (ft² / m²)

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

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)	20	V3
	Feeders (7 - 18 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed, 545 kg - 638 kg (for example - Holsteins)		
	Medium-framed, 455 kg - 545 kg (for example - Guernseys)		
	Small-framed, 384 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed, 82 kg - 545 kg (for example - Holsteins)		
	Medium-framed, 148 kg - 455 kg (for example - Guernseys)		
Swine	Small-framed, 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed, 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed, 39 kg - 148 kg (for example - Guernseys)		
Horses	Small framed, 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/bars, Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or bars (non-SEW)		
	Breeder sills (entire barn designed specifically for this purpose)		
Sheep	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
	Large-framed, mature, >881 kg (including unweaned offspring)		
	Medium-framed, mature, 227 kg - 680 kg (including unweaned offspring)		
Lamb	Small-framed, mature, <227 kg (including unweaned offspring)		
	Ewes & rams (for meat, lambs, includes unweaned offspring & replacements)		
Lamb	Ewes & rams (dairy operation, includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

*see terms defined on reverse side of page

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

Maximum capacity of permanent storages at any time, solid or liquid capacity

Maximum capacity of permanent storages at any time, solid or liquid capacity



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

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

Owner of Livestock Facility John Stoot
 Telephone (579) 993-7192 Civic Address Watson Road
 Municipality Rustick Lot # 1 Concession 28 DIV 9
 Tillable Hectares/Acres* on the lot where the livestock facility is located _____
 Closest distance from the livestock facility to the new lot and/or land use _____
 Closest distance from the manure storage system to the new lot and/or land use _____
 Signature of Livestock Facility Owner [Signature] Date July 2005

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Dairy Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)	40	V3
	Backrounders (7 - 12.5 months)		
	Shoekkeepers (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
	Large-framed: 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed: 455 kg - 545 kg (for example - Guernseys)		
	Small-framed: 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed: 182 kg - 545 kg (for example - Holsteins)		
Swine	Medium-framed: 148 kg - 455 kg (for example - Guernseys)		
	Small-framed: 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed: 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed: 39 kg - 148 kg (for example - Guernseys)		
	Small-framed: 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
Horses	Large-framed, mature: >681 kg (including unweaned offspring)		
	Medium-framed, mature: 227 kg - 680 kg (including unweaned offspring)		
	Small-framed, mature: <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs: includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Permanent Manure or Material Storage Types

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

File No. _____
 Applicant Johna Stoot Info@stoot.com

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

* see terms defined on reverse side of page

LOT 10,
CONCESSION

PIN 71187 0117

ROAD ALLOWANCE BETWEEN
CONCESSIONS 9 & 10

PIN 71188-0001 WATSON ROAD, SOUTH WELLINGTON COUNTY ROAD No. 41

LOT 9, CONCESSION 10

PIN 71188-0012

10

PIN 71188-0042

11

9

PIN 71188-0013

PART 1, 61R-4227

91±

97±

86±

LOT 10, CONCESSION 10

293±

2

PART 2, 61R-4227
PIN 71188-0104

PIN 71187-0120

7

BARN

6
71187-0037

5
PIN 71187-0071

91±

1

PART 1, 61R-9187
PIN 71188-0155

345±m
NOT TO SCALE

ZONING : NATURAL ENVIRONMENT
O.P. : CORE GREENLANDS

LANDS TO BE
RETAINED
AREA=11±ha

ZONING : AGRICULTURAL
O.P. : SECONDARY AGRICULTURAL

314±

PIN 71188-0102

PART 4, 61R-9187
PIN 71188-0153

3

PIN 71188-0154

PIN 71188-0100

HUME ROAD

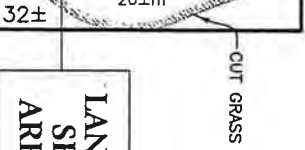
ROAD ALLOWANCE BETWEEN LOTS 10 & 11

ZONING : NATURAL ENVIRONMENT
O.P. : CORE GREENLANDS

230±

EXISTING
DRIVEWAY

LANDS TO BE
SEVERED
AREA=1.1±ha



LIMIT TO BE
APPROXIMATELY
ALONG CREST

66±

85±

132±

132±

85±

85±

HUME ROAD

ROAD ALLOWANCE BETWEEN LOTS 10 & 11

13

PIN 71188-0044

12

PIN 71188-0071

14

PIN 71188-0158

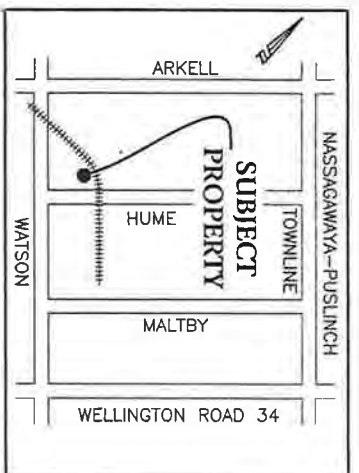
15

PIN 71188-0157

ADDITN
NOT TO SCALE

LOT 11, CONCESSION 10

71188-0061



SEVERANCE SKETCH
PART OF LOT 10, CONCESSION 10
TOWNSHIP OF PUSLINC
COUNTY OF WELLINGTON

SCALE: 1 - 2000

0 20 40 60 80 100 120 metres

VAN HARTEN SURVEYING INC.

NOTES:

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

THIS SKETCH WAS PREPARED
ON THE 6th DAY OF AUGUST, 2015

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

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

DRAWN BY: JAM CHECKED BY: JEB PROJECT No. 22961-15
Aug 06, 2015 - 9:31am
G:\PUSLINC\Cont10\ACAD\SEVERANCES\SEV PT10 (PILKEY).dwg

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

CLERK'S DEPARTMENT	
TO	KJ
Copy	
Please Handle	
For Your Information	
Council Agenda	
File	
August 14, 2015	

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: August 10, 2015

FILE NO. B79/15

APPLICANT

Estate of Barbara McAllister
 c/o Roy McAllister
 2232 Fifth Concession W
 RR#2
 Branchton ON N0B 1L0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 26
 Concession 1

Proposed lot line adjustment is 1.8 hectares with 46m frontage, vacant land to be added to abutting rural residential lot – Peter & Yvonne Smith.

Retained parcel is 37 hectares with 329m frontage, existing and proposed agricultural and residential use with existing dwelling and barn.

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

September 16, 2015

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Bell Canada County Clerk Roads

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

RECEIVED

AUG 19 2015

Township of Puslinch

Conservation Authority - GRCA

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: Aug 10/15

File No. B79/15

Accepted as Complete on: Aug 10/15

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) Peter John & Yvonne Maureen SMITH

Address 4195 Sideroad 25 South, R.R. #2, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

Local Municipality: Township of Puslinch

Concession 1

Lot No. Part of Lot 26

Registered Plan No.

Lot No.

Reference Plan No. 61R-8633

Part No. Part 1

Civic Address 4195 Sideroad 25 South

(b) When was property acquired: November 2008 Registered Instrument No. WC231098

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: \$ 1000
Fee Received: Aug 10/15

File No. B79/15

Accepted as Complete on: Aug 10/15

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

SECTION B: Parcel from which land is being transferred

4. (a) Name of Registered Owner(s) Estate of Barbara McAllister; c/o Roy McAllister

Address **2232 Fifth Concession West, R.R. #2, Branchton, ON, N0B 1L0**

Phone No. **519-623-7653**

Email: **roydhs@gmail.com**

(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 VanHarten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. **519-821-2763 x225**

Email: **Jeff.Buisman@vanharten.com**

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

Conveyance to effect an addition to a lot

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

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

Part of Lot 26, Concession 1, Part 1, 61R-8633

7176 Concession 1

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

Local Municipality: Township of Puslinch
 Concession 1 Lot No. Part of Lot 26
 Registered Plan No. Lot No.
 Reference Plan No. Part No.
 Civic Address 7176 Concession 1

(b) When was property acquired: October 1992 Registered Instrument No. RO679458

5. Description of Land intended to be SEVERED: Metric [X] Imperial []
 Frontage/Width 46 - 156 ± AREA 1.8 ha ±
 Depth 185 ± Existing Use(s) Bush
 Existing Buildings or structures: None
 Proposed Uses (s): To be added to Part 1, 61R-8633 as part of rural residential property

Type of access (Check appropriate space) Existing [X] Proposed []
 Provincial Highway Right-of-way
 County Road Private road
 Municipal road, maintained year round Crown access road
 Municipal road, seasonally maintained Water access
 Easement Other
Entrance exists on lands to be added to.

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

Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other Private well exists on lands to be added to.

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

Municipally owned and operated sanitary sewers
 Septic Tank individual communal
 Pit Privy
 Other Septic exists on lands to be added to.

6. Description of Land intended to be RETAINED: Metric [X] Imperial []
 Frontage/Width 328 ± AREA 37 ha ±
 Depth 1031 ± Existing Use(s) Agricultural, rural residential
 Existing Buildings or structures: Dwelling, barn
 Proposed Uses (s): No Change

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

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

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

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

Municipally owned and operated sanitary sewers
 Septic Tank 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. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]
 b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?
 YES [] NO [X] If answer to 9b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO []
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [X]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [X]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [X] NO []
15. Is there a noxious industrial use within 500 metres [1640']? YES [] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]
 Name of Rail Line Company: _____
17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

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

25. Is the subject land within an area of land designated under any provincial plan or plans?
Greenbelt Plan [] Places to Grow [X] Other [] _____
If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []

26. a) What is the existing **Local Official Plan** designation(s) of the subject land? (severed and retained)

b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)
Secondary Agricultural, Greenlands, and Core Greenlands

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

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

27. What is the zoning of the subject lands? **Agricultural (A) and Natural Environment**

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

If NO, a) has an application been made for re-zoning?
 YES NO File Number _____

b) has an application been made for a minor variance?
 YES NO File Number _____

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

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

Mortgage with Canadian Imperial Bank of Commerce; 25 Victoria Road North, Guelph, ON, N1E 5G6

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

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

	Severed		Area		Use
	Width	Length	Area	Use	
	Width	Length	Area	Use	
Retained	Width 14±m	Length 17±m	Area 238± m²	Use Barn	
	Width	Length	Area	Use	

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

DRY		SEMI-SOLID		LIQUID	
Open Pile <input checked="" 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"/>	

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

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

34. **Source Water Protection Plan**

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

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



August 7, 2015
Jeff.Buisman@vanharten.com
23020-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Severance for Smith
4195 Sideroad 25 South
Part of Lot 26, Concession 1
PIN 71202-0086
Township of Puslinch**

Please find enclosed an application for a lot line adjustment severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, addresses of neighbouring properties, a cheque to Wellington County for \$ 1,000 and a cheque to the GRCA for \$380.

Proposal

The proposal is to increase the depth and width of the property owned by Peter and Yvonne Smith at 4195 Sideroad 25 South (PIN 71202-0086) by acquiring lands to the south and east currently owned by McAllister estate (PIN 71202-0087). The proposed severed parcel has a width of $46\pm\text{m}$ at the road and $156\pm\text{m}$ at the rear of the property, depth of $185\pm\text{m}$, and an area of $1.8\pm\text{ha}$. The retained lands will have an area of $37\pm\text{ha}$ where the current agricultural operation will continue.

The severed lands currently are vacant bushland that has not been used as part of the agricultural operation on the property. The new property limits follow natural boundary features such as the remains of an old stone and wood fence and the edge of the field. Therefore, the severance will not have a negative effect on nearby agricultural operations. The prospective owner, Mr. Peter Smith, intends to maintain and protect the bush area with environmental protection intentions. There are no plans for building or tree clearing.

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

Very truly yours,
Van Harten Surveying Inc.

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

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

JEB:lb

c.c. Peter Smith
c.c. Roy McAllister

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: Sarah Wilhelm

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:

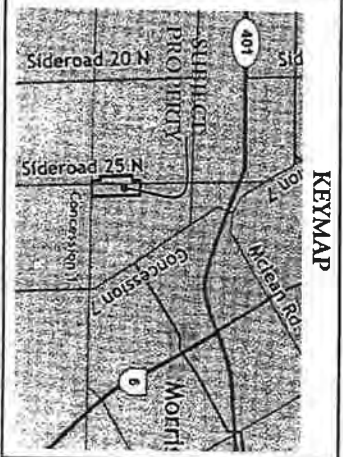
None

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.**



LANDS TO BE ADDED TO AREA=1.1±ha

TO MERGE

LANDS TO BE SEVERED AREA=1.8±ha

LANDS TO BE RETAINED AREA=37±ha

SEVERANCE SKETCH PART OF LOT 26, CONCESSION 1 TOWNSHIP OF PUSLINCCH COUNTY OF WELLINGTON

SCALE: 1 -- 3000
VAN HAREN SURVEYING INC.

NOTES:

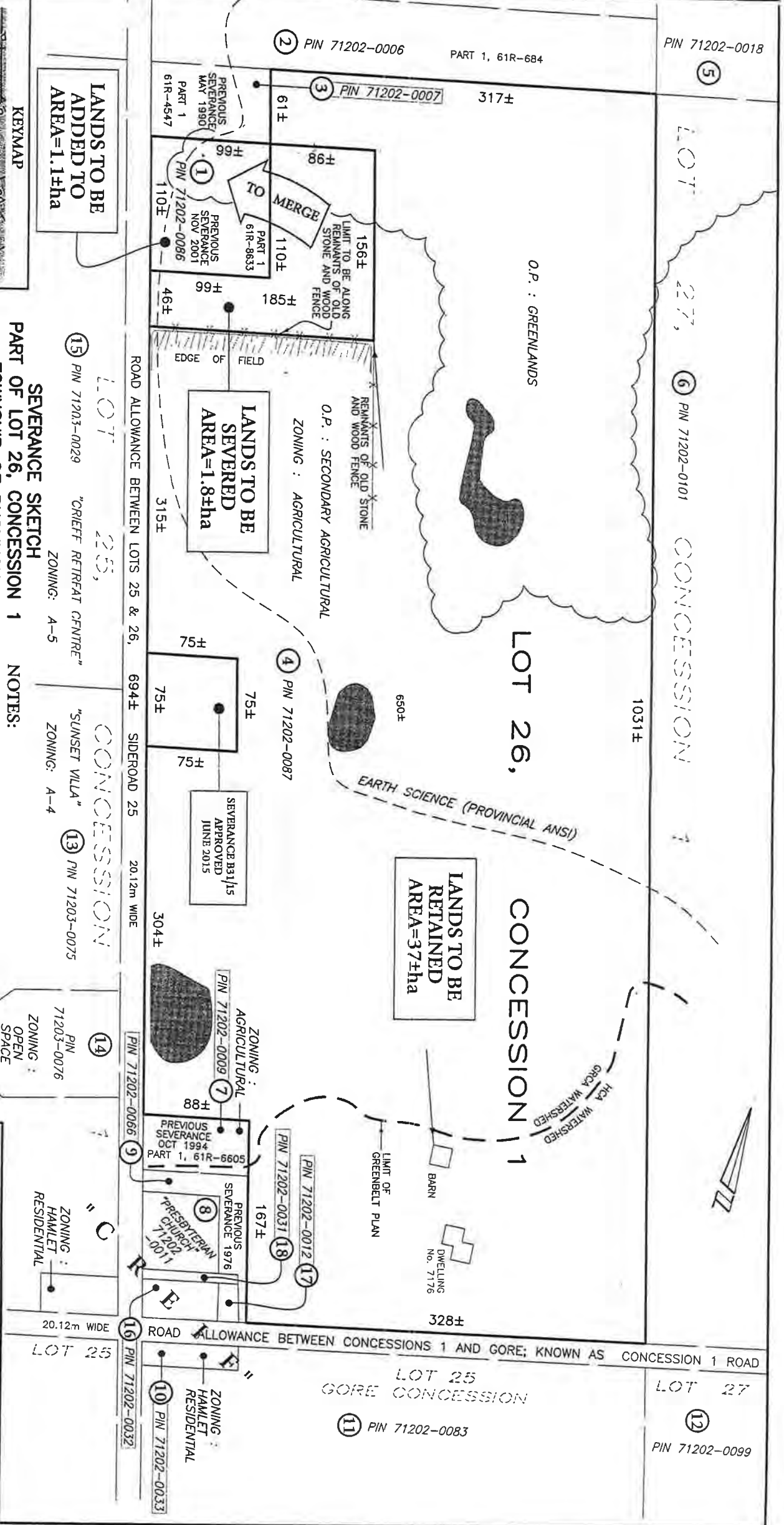
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3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND GREENLANDS.
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Van Harten
LAND SURVEYORS and ENGINEERS SURVEYING INC.

423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: (519) 821 - 2763
FAX: 821 - 2770
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660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: (519) 940 - 4110
FAX: 519 - 940 - 4113
www.vanharten.com

DRAWN BY: JAM CHECKED BY: JEB PROJECT NO. 23020-15
Aug 07 2015 - 3:45pm
G:\PUSLINCCH\Cont\ACAD\SEV PT26 (PETER SMITH).dwg



THIS SKETCH WAS PREPARED ON THE 7th DAY OF AUGUST, 2015
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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

CLERK'S DEPARTMENT	
TO	KP
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Please Handle	
For Your Information	
Council Agenda	
File	

August 14, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: August 10, 2015

FILE NO. B80/15

APPLICANT

William Yzerman
 6895 First Line
 RR#2
 Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
 Part Lot 16
 Gore Concession

Proposed severance is 1.4 hectares with 77m frontage, existing agricultural and bush for proposed rural residential use.

Retained parcel is 35.3 hectares with 390m frontage, existing and proposed agricultural and residential use with existing dwelling, drive shed, coverall, bank barn and horse barn.

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

September 16, 2015

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning
 County Engineering
 Bell Canada County Clerk Roads

Conservation Authority - GRCA

RECEIVED

AGS 7-9 2015
 Township of Puslinch

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: \$ 1000
Fee Received: Aug 10/15
File No. 280/15
Accepted as Complete on: Aug 10/15

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

2. (a) Name of Registered Owner(s) William YZERMAN

Address 6895 First Line R.R. #2, Puslinch, ON, N0B 2J0

Phone No. [REDACTED] 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 VanHarten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for 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 **Gore** Lot No. **Part of Lot 16**
Registered Plan No. Lot No.
Reference Plan No. Part No.
Civic Address **6895 Concession 1**

(b) When was property acquired: **January 2003** Registered Instrument No. **WC16314**

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

Frontage/Width	<u>77 ±</u>	AREA	<u>1.84 ha ±</u>
Depth	<u>224 ±</u>	Existing Use(s)	<u>Cash crops, bush</u>
Existing Buildings or structures:	<u>None</u>		
Proposed Uses (s):	<u>A new rural residential dwelling</u>		

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input checked="" type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input 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 individual communal
 Pit Privy
 Other (Specify): _____

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

Frontage/Width	<u>390 ±</u>	AREA	<u>36 ha ±</u>
Depth	<u>930 ±</u>	Existing Use(s)	<u>Agricultural</u>

Existing Buildings or structures: Dwelling, drive shed, coverall, bank barn, horse barn

Proposed Uses (s): No Change

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

[] Provincial Highway	[] Right-of-way	
[] County Road	[] Private road	
<input checked="" type="checkbox"/> 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
 [] Other

Type of sewage disposal - Existing [] **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 [] 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 []

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [] NO [] If answer to 9b) is YES, these must be shown on the severance sketch

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

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

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

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

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

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

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

Name of Rail Line Company: Canadian Pacific Rail

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 [X] NO []

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

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

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

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []

26. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]
 *If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

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

b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)
Secondary Agricultural, Greenlands & Core Greenlands

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

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

28. What is the zoning of the subject lands? **Agricultural (A) & Natural Environment Zone**

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

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

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

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

Royal Bank of Canada; RoyFarm Mortgage Centre, 36 York Mills Road, 4th Floor, Toronto, ON, M2P 0A4

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

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

Type: Dairy [] Beef Cattle [X] Swine [] Poultry [] Other [X]
20 Horse 44

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

<u>Retained</u>	Width <u>22±m</u>	Length <u>46±m</u>	Area <u>1,012± m²</u>	Use <u>Horse barn</u>
	Width <u>17±m</u>	Length <u>18±m</u>	Area <u>306± m²</u>	Use <u>Bank barn</u>
	Width <u>13±m</u>	Length <u>30±m</u>	Area <u>390± m²</u>	Use <u>Drive shed</u>
	Width <u>15±m</u>	Length <u>43±m</u>	Area <u>645± m²</u>	Use <u>Coverall</u>

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

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



August 7, 2015
Jeff.Buisman@vanharten.com
22685-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Sketch and Applications for Yzerman
6895 Concession 1
Part of Lot 16, Concession GORE
PIN 71204-0072
Township of Puslinch**

Please find enclosed two severance applications on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, addresses of neighbouring properties, Farm Data Sheets, two cheques to Wellington County for \$ 1,000 and a cheque to GRCA for \$380.

Proposal

The proposal is for a Severance for a new rural residential parcel and a Lot Line Adjustment Severance. Both severances will create parcels that are slightly larger than the official plan guideline of 0.8ha, but they have been configured to make efficient and effective use of a small open pocket of land.

The Lot Line Adjustment (Severance No. 2 on the sketch) is configured to add about 40m to the rear so that it can extend to an existing post & wire fence and take advantage of open space to the rear. The proposed severance is also requesting widening of 21m to provide more amenity space for existing rural residence to which this land is being added.

The new parcel will be 77m wide and 224m deep with an area of 1.4 ha. The north limit has been set to take advantage of an existing 20m wide opening and entrance from County Road 32 to the open area behind the bush and wetlands in the front. The north limit has a 135 degree bend 120m from the front so that the new limit can be along the edge of the bush and existing field until it hits an existing post & wire fence in the rear. The new parcel of 1.4 ha is larger than the Official Plan suggestion of 0.8 ha, however this extra space is likely needed to allow for a new house with no impact on the surrounding wetlands. The potential house envelope will not be that large by the time the front wet lands and the appropriate buffers to the front and rear wetlands are incorporated.

We originally considered only a new parcel with the same proposed northerly and easterly property limits so that the whole open area within the bush could be considered for this severance. The total area would have been about 2.0 ha. By incorporating the Lot Line Adjustment severance the two rural residential parcels will now be of a similar size at 1.4 and 1.7 ha.

The agricultural operations on the retained lands will be able to continue without any negative impact.

We reviewed the Official Plan criteria in section 10.4.4 for a proposed severance 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
- MDS compliance
- Adequate space for new dwelling and septic

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

34. 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 []

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 [X]

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 [X]

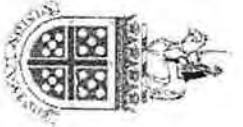
If yes, please indicate the person you have met/spoken to: _____

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

Please see covering letter.

NOTES:

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



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

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

Owner of Livestock Facility Anthony and Barbara FEIRA

Telephone (519) 821-0647 Civic Address 3982 Wellington Road 35
Municipality Rushinch Lot 15 Concession 602 DIV 30 acres

Tillable Hectares/Acres* on the lot where the livestock facility is located _____ hectares 30 acres

Signature of Livestock Facility Owner [Signature] Date Aug 4, 2015

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shotkeepers (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed: 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed: 455 kg - 545 kg (for example - Guernseys)		
	Small-framed: 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed: 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed: 148 kg - 455 kg (for example - Guernseys)		
	Small-framed: 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed: 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed: 39 kg - 148 kg (for example - Guernseys)		
Small-framed: 30 kg - 125 kg (for example - Jerseys)			
Swine	Sows with litter, dry sows/boars, Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
Horses	Feeders (27 kg - 105 kg)		
	Large-framed, mature: >681 kg (including unweaned offspring)		
	Medium-framed, mature: 227 kg - 680 kg (including unweaned offspring)	10	
Sheep	Small-framed, mature: <227 kg (including unweaned offspring)		
	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Permanent Manure or Material Storage Types

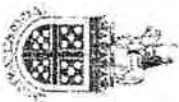
- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
-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

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

BARN(S) SIZE:
Covered: 30 ft x 50 ft (ft² / m²)
6m 100 ft x 50 ft (ft² / m²)

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

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



County of Wellington

FARM DATA SHEET
Minimum Distance Separation 1 (MDS1)

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

Owner of Livestock Facility Hilbert and Tyrod VOGELMANN

Telephone 019 763 6414

Municipality Perth

Civic Address 4018 Wellington Road No 35

Concession Gold DIV 30 acres

Trillable Hectares/Acres* on the lot where the livestock facility is located 30 hectares

Signature of Livestock Facility Owner [Signature]

Date Aug 4 15

Permanent Manure or Material Storage Types

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

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

BARN(S) SIZE:

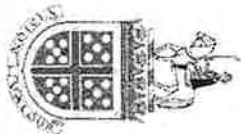
40m x 96m (m² / m²)

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

Animal Type or Material	Description	Housing Capacity* (year quantity)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds) Feeders (7 - 18 months) Backgrounders (7 - 12.5 months) Steers (12.5 - 17.5 months)	<u>20</u>	<u>V3</u>
Dairy Cattle	Milking-age cows (dry or milking) Large-framed: 545 kg - 636 kg (for example - Holsteins) Medium-framed: 455 kg - 545 kg (for example - Guernseys) Small-framed: 364 kg - 455 kg (for example - Jerseys) Heifers (5 months to freshening) Large-framed: 182 kg - 345 kg (for example - Holsteins) Medium-framed: 148 kg - 455 kg (for example - Guernseys) Small-framed: 125 kg - 364 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed: 45 kg - 182 kg (for example - Holsteins) Medium-framed: 39 kg - 148 kg (for example - Guernseys) Small-framed: 30 kg - 125 kg (for example - Jerseys)		
Swine	Sows with litter, dry sows/bars; Segregated Early Weaning (SEW) Sows with litter, dry sows or boars (non-SEW) Pregnant gilts (on the farm designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg)		
Horses	Large-framed, mature: >681 kg (including unweaned offspring) Medium-framed, mature: 227 kg - 681 kg (including unweaned offspring) Small-framed, mature: <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat/lamb): includes unweaned offspring & replacements Ewes & rams (dairy operation): includes unweaned offspring & replacements Lambs (dairy or feeder lambs)		

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat; kids: includes unweaned offspring & replacements) Does & bucks (for dairy; includes unweaned offspring & replacements) Kids (dairy or feeder kids)		
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 a 9 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day old until transferred to layer/turkey barn) Turkey breeder layers (males; females transferred in from grower barn) Breeder toms Broilers (day olds to 6.2 kg) Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical) Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical) Turkeys at any other weights or unknown		
Veal	Milk-fed Grain-fed		
Other			
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		

* See terms defined on reverse side of page



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

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

Owner of Livestock Facility William Yerman

Telephone 519, 822-0850

Civic Address 6895 First Line R.R. #2

Municipality Punish

Lot 16 Concession GOFC DIV

hectares 40 acres

Tillable Hectares/Acres* on the lot where the livestock facility is located _____

Signature of Livestock Facility Owner William Yerman

Date August 2015

Permanent Manure or Material Storage Types

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

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

BARN(S) SIZE:

1010 m² (ft² / m²)

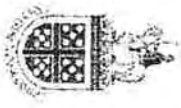
210 m² (ft² / m²)

390 m² (ft² / m²)

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

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)	<u>20</u>	<u>V3</u>
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
Dairy Cattle	Shortkeepers (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
	Large-framed: 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed: 455 kg - 545 kg (for example - Guernseys)		
	Small-framed: 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed: 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed: 148 kg - 455 kg (for example - Guernseys)		
	Small-framed: 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
Swine	Large-framed: 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed: 39 kg - 148 kg (for example - Guernseys)		
	Small-framed: 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/boars: Segregated Early Weaning (SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
Horses	Feeders (27 kg - 105 kg)		
	Large-framed, mature: >681 kg (including unweaned offspring)		
	Medium-framed, mature: 227 kg - 680 kg (including unweaned offspring)		
Sheep	Small-framed, mature: <227 kg (including unweaned offspring)	<u>44</u>	<u>V3</u>
	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
Lambs (dairy or feeder lambs)	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

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



County of Wellington

FARM DATA SHEET
Minimum Distance Separation | (MDS)

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

Owner of Livestock Facility Anthony and Bhanu FERPA

Telephone 619 821-0647 Civic Address 2987 Wellington Road 35
Municipality Hastings Lot 15 Concession Good Div 302 acres
Tillable Hectares/Acres* on the lot where the livestock facility is located _____ hectares _____ acres

Signature of Livestock Facility Owner [Signature] Date Aug 11 2015

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds) Feeders (7 - 18 months) Backgrounders (7 - 12.5 months) Storkkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking) Large-framed: 545 kg - 635 kg (for example - Holsteins) Medium-framed: 455 kg - 545 kg (for example - Guernseys) Small-framed: 364 kg - 455 kg (for example - Jerseys) Heifers (5 months to freshening) Large-framed: 182 kg - 545 kg (for example - Holsteins) Medium-framed: 148 kg - 455 kg (for example - Guernseys) Small-framed: 125 kg - 354 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed: 49 kg - 182 kg (for example - Ho stans) Medium-framed: 39 kg - 148 kg (for example - Guernseys) Small-framed: 30 kg - 125 kg (for example - Jerseys)		
Swine	Sows with litter, dry sows/cars; Segregated Early Weaning (SEW) Sows with litter, dry sows or boars (non-SEW) Breeder gilts (entire herd assigned specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg)		
Horses	Large-framed, mature: >681 kg (including unweaned offspring) Medium-framed, mature: 227 kg - 580 kg (including unweaned offspring) Small-framed, mature: <227 kg (including unweaned offspring)	<u>10</u>	
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements) Ewes & rams (dairy operation; includes unweaned offspring & replacements) Lambos (dairy or feeder lambs)		

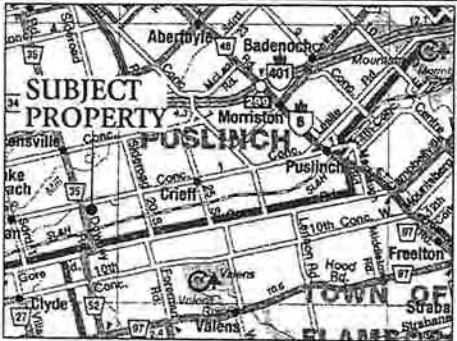
Permanent Manure or Material Storage Types

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

BARN(S) SIZE:
COVERED: 50 ft x 50 ft (ft² / m²)
6 m 100 ft x 50 ft (ft² / m²)

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

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



SEVERANCE SKETCH

PART OF LOT 16, GORE CONCESSION

TOWNSHIP OF PUSLINCH

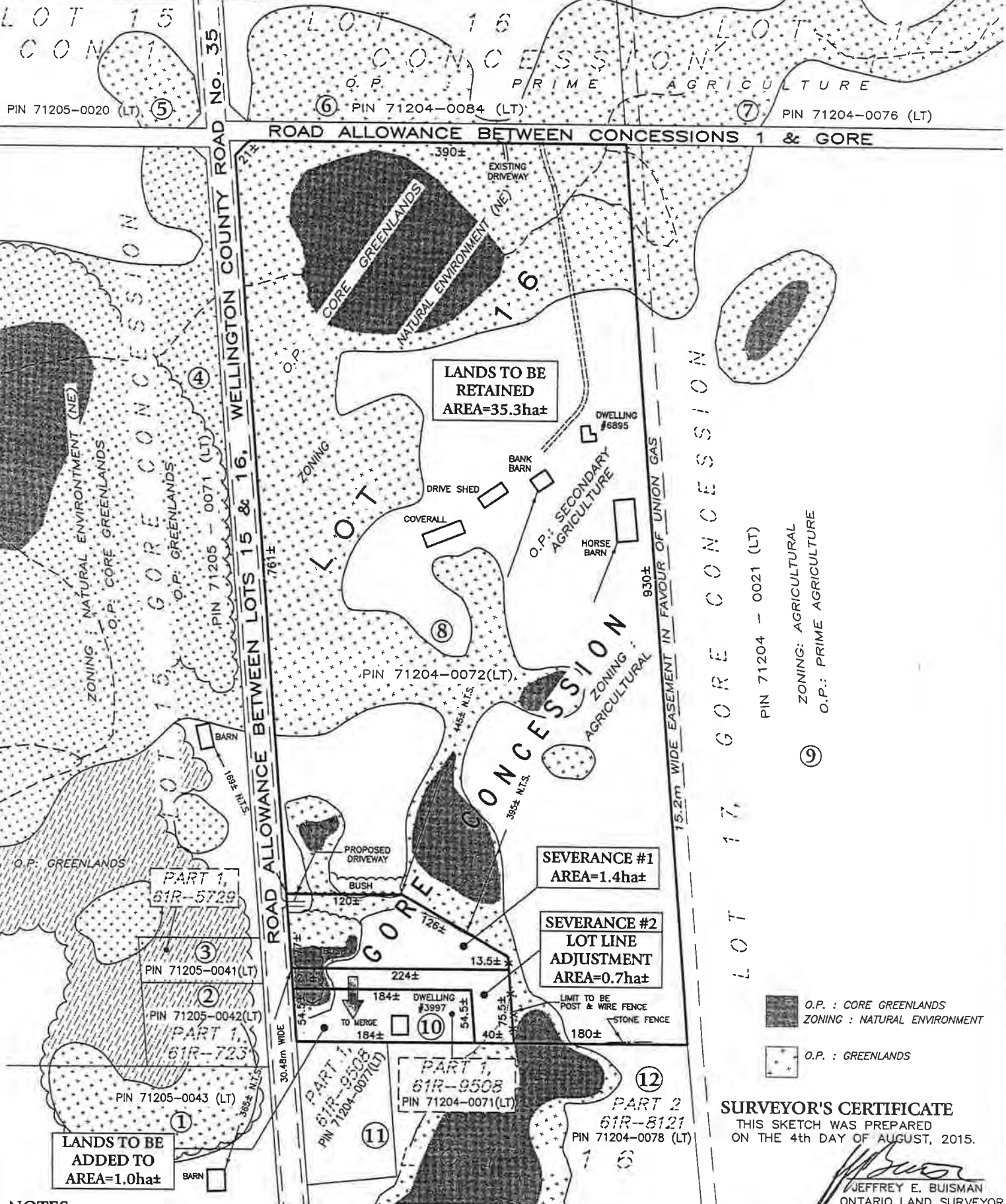
COUNTY OF WELLINGTON

SCALE: 1 - 4000



VAN HARTEN SURVEYING INC.

PARTS 1, 2 & 3, 61R-10544



SURVEYOR'S CERTIFICATE
 THIS SKETCH WAS PREPARED
 ON THE 4th DAY OF AUGUST, 2015.

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

NOTES:

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



Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: 519-821-2763 FAX: 519-821-2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: 519-940-4110 FAX: 519-940-4113 www.vanharten.com
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DRAWN BY: N.C.H. CHECKED BY: J.E.B. PROJECT No. 22685-15

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

August 14, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: August 10, 2015

FILE NO. B81/15

APPLICANT

William Yzerman
6895 First Line
RR#2
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 16
Gore Concession

Proposed lot line adjustment is 0.7 hectares with 21m frontage, vacant land to be added to rural residential lot – Catherine Rizzo.

Retained parcel is 35.3 hectares with 390m frontage, existing and proposed agricultural and residential use with existing dwelling, drive shed, coverall, bank barn and horse barn.

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

September 16, 2015

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1000
Fee Received: Aug 10/15

File No. 381/15

Accepted as Complete on: Aug 10/15

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

SECTION B: Parcel from which land is being transferred

4. (a) Name of Registered Owner(s) William YZERMAN

Address **6895 First Line R.R. #2, Puslinch, ON, N0B 2J0**

Phone No. [REDACTED]

Email:

5. (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 VanHarten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. **519-821-2763 x225**

Email: **Jeff.Buisman@vanharten.com**

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

Conveyance to effect an addition to a lot

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

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

Part of Lot 16, Gore Concession 1, Part 1, 61R-9508

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

Local Municipality: Township of Puslinch
 Concession Gore Lot No. Part of Lot 16
 Registered Plan No. Lot No.
 Reference Plan No. Part No.
 Civic Address 6895 Concession 1

(b) When was property acquired: January 2003 Registered Instrument No. WC16314

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

Frontage/Width 21 ± AREA 0.7 ha ±
 Depth 224 ± Existing Use(s) Bush & FIELD
 Existing Buildings or structures: None
 Proposed Uses (s): To be added to Part 1, 61R-9508 as part of rural residential property

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

[] Provincial Highway [] Right-of-way
 [X] County Road [] Private road
 [] Municipal road, maintained year round [] Crown access road
 [] Municipal road, seasonally maintained [] Water access
 [] Easement [] Other
Entrance exists on lands to be added to.

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

[] Municipally owned and operated piped water system
 [X] Well [X] individual [] communal
 [] Lake
 [] Other Private well exists on lands to be added to.

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

[] Municipally owned and operated sanitary sewers
 [X] Septic Tank [X] individual [] communal
 [] Pit Privy
 [] Other Septic exists on lands to be added to.

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

Frontage/Width 390 ± AREA 36 ha ±
 Depth 930 ± Existing Use(s) Agricultural
 Existing Buildings or structures: Dwelling, drive shed, coverall, bank barn, horse barn
 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

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

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

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

- Municipally owned and operated sanitary sewers
- Septic Tank 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. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]
 b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?
 YES [] NO [X] If answer to 9b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO []
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [X] NO []
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [X]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [X]
15. Is there a noxious industrial use within 500 metres [1640']? YES [] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO []

Name of Rail Line Company: Canadian Pacific Rail

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 [X] NO []

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

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

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

If YES, does the application conform with the applicable Provincial Plan(s) YES [X] NO []

26. a) What is the existing **Local Official Plan** designation(s) of the subject land? (severed and retained)

b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)
Secondary Agricultural, Greenlands, and Core Greenlands

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

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

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

YES [] NO [X]

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

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

None

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

Please see covering letter.

NOTES:

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

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: Aug 10/15

File No. B81/15

Accepted as Complete on: Aug 10/15

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) Catherine Diane RIZZO

Address 3997 Wellington Road No. 35

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

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

Local Municipality: Township of Puslinch

Concession GORE

Lot No. Part of Lot 16

Registered Plan No.

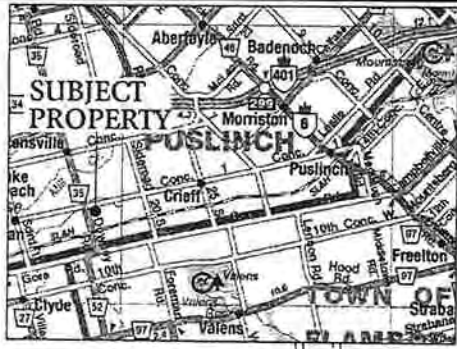
Lot No.

Reference Plan No. 61R-9508

Part No. Part 1

Civic Address 3997 Wellington Road No. 35

(b) When was property acquired: JUNE 2015 Registered Instrument No. XXXXXXX



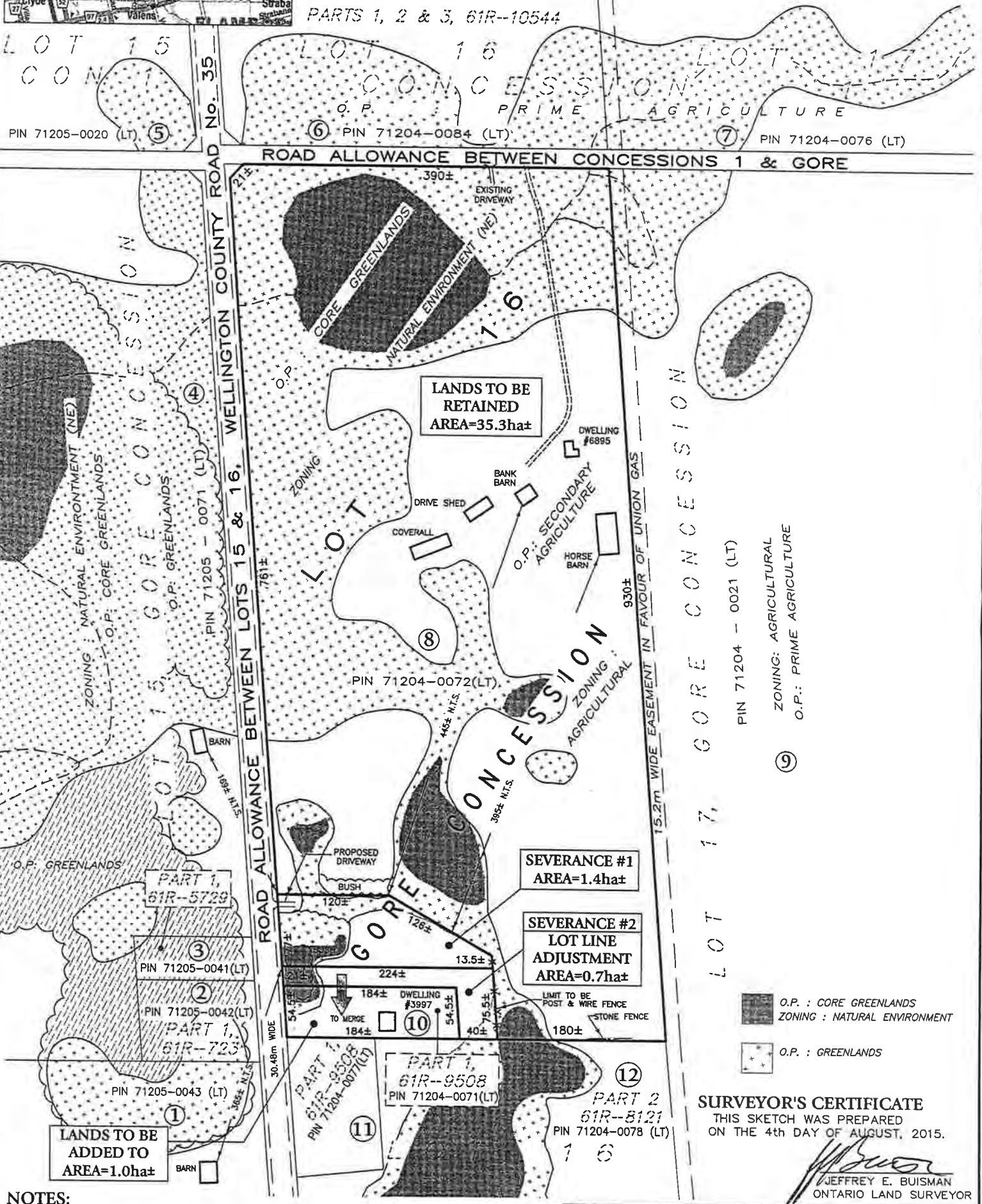
KEYMAP

SEVERANCE SKETCH
PART OF LOT 16, GORE CONCESSION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE: 1 - 4000



VAN HARTEN SURVEYING INC.



SURVEYOR'S CERTIFICATE
 THIS SKETCH WAS PREPARED
 ON THE 4th DAY OF AUGUST, 2015.

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

NOTES:

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

Aug 07,2015-1:42pm
 G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEVPTLOT16 (YZERMAN) B.dwg



Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: 519-821-2763 FAX: 519-821-2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: 519-940-4110 FAX: 519-940-4113 www.vanharten.com
DRAWN BY: N.C.H.	CHECKED BY: J.E.B.
PROJECT No. 22685-15	