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 Flameling **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 9<sup>th</sup>, 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:

- 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 34m<sup>2</sup> of existing floor space that exceeds that in the by-law, and to allow for the 99m<sup>2</sup> 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 Flameling, 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 Flameling 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  $99 \text{ m}^2$ .

**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:

- 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 form 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 Flameling 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. DISCLOSUE OF PECUNIARY INTEREST

None

### 8. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Dennis O'Connor
- That the minutes of the Tuesday June 9<sup>th</sup>, 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 120m = 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** 

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

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

Attention:

Karen Landry, CAO

Dear Ms. Landry,

RECEIVED

AUG 04 2015

Township of Puslings

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.

423 Woolwich Street, Guelph ON N1H 3X3 Phone: (519 821-2763 – Fax: (519-821-2770

www.vanharten.com

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

- 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.

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423 Woolwich Street, Guelph ON N1H 3X3 Phone: (519 821-2763 – Fax: (519-821-2770

www.vanharten.com

660 Riddell Road, Unit 1, Orangeville, ON L9W 5G5 Phone: (519) 940-4110 – Fax: (519) 940-4113 Please call me if you or the Planning Staff have any questions.

Very truly yours, Van Harten Surveying Inc.

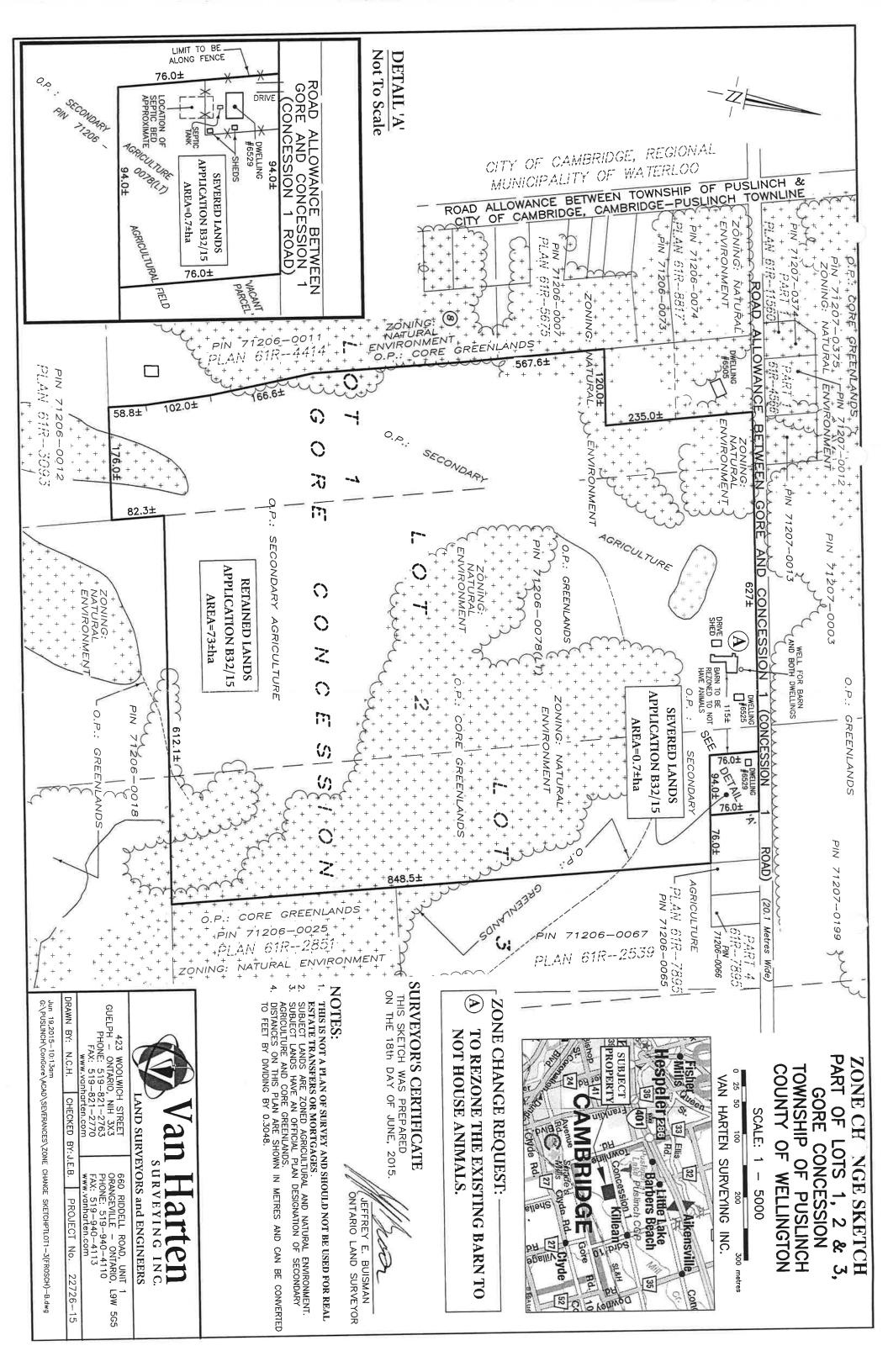
Jeffrey E. Buisman B.E.S, B.Sc.

Ontario Land Surveyor

JEB:lb

c.c. Robert & Lisa Frosch

3



### **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 DEP          | ARTMENT |
|----------------------|---------|
| TO KP                |         |
| Сору                 |         |
| 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**

### **LOCATION OF SUBJECT LANDS:**

Jill Plaxton 7683 Maltby Rd E Puslinch ON N0B 2J0 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**

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DECISION</u> 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:

RECEIVED

Local Municipality - Puslinch County Planning

Conservation Authority - GROA1 9 2015

Neighbouring Municipality - City of Guelph

Township of Puslinch

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

Required Fee: \$\_\_\_\_\_\_\_\_

Fee Received: July 13

1. Approval Authority:

County of Wellington

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

File No.

B72/15

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

Accepted as Complete on:

Aug 7/15

Revised June 2015

| A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION   |
|---|
| JU MERRY PLAXION  |
| a) Name of Registered Owner(s)  |
| Address 1683 MALTIBY ROAD EAST  |
| PUSLINCH, ONTARIO NOB 250   |
| Phone No. Email:  |
| b) Name and Address of Applicant (as authorized by Owner) WILLIAM J PLANTON   |
| 1683 MACTBY ROW EAST  |
| PUSLANCH NOB 250  |
| Phone No.   |
| c) Name and Address of Owner's Authorized Agent:  |
|   |
|   |
| Phone No.  Email:  d) All <u>Communication</u> to be directed to:  REGISTERED OWNER [ APPLICANT [ AGENT [ A |
| e) Notice Cards Posted by:  |
| REGISTERED OWNER [ ] APPLICANT [ ] AGENT [ ]  |
| ype and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)  RURAL RESIDENTIAL AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL  |
| EASEMENT[] RIGHT OF WAY[] CORRECTION OF TITLE[] LEASE[]   |
|   |

LAND DIVISION FORM - SEVERANCE

|    | ) Location of Land in the County of Wellington:  |
|----|--|
| l  | ocal Municipality: Town SHIP of POSLINGH   |
| (  | oncession — 9 Lot No   |
| F  | egistered Plan No. Lot No.   |
| F  | eference Plan No. <u>L/R 9458</u> Part No. <u>2</u>  |
| (  | ivic Address 1683 MACTBY ROAD COAST  |
| (b | When was property acquired: Registered Instrument No   |
|    | Description of <u>Land</u> intended to be <u>SEVERED</u> : Metric [ ] Imperial [ ]                   |
|    | Frontage/Width 76.7 M AREA 058ha   |
|    | Depth 76.2 M Existing Use(s) RURAL NG  |
|    | Existing Buildings or structures: 2 5 [ SMEY DUGLANG, FR GALME, HETHE BAIN, TENS WAT,                |
|    | Proposed Uses (s): Res   |
| p  | of access (Check appropriate space) Existing [ ] Proposed [ ]  |
| ļ  | ] Provincial Highway [ ] Right-of-way  |
| I  | County Road     [ ] Private road     Municipal road, maintained year round     [ ] Crown access road |
|    | ] Municipal road, seasonally maintained [ ] Water access [ ] Other                                   |
|    | ype of water supply - Existing [ ] Proposed [ ] (check appropriate space)                            |
| I  | Municipally owned and operated piped water system Well [ ]individual [ ]communal Lake Other          |
| į  | 1 0000   |
|    | ype of sewage disposal - Existing [ ] Proposed [ ] (check appropriate space)                         |

| 6.  | Description of <u>Land</u> intended to be <u>RETAINED</u> : Metric [ ]   |
|-----|--|
|     | Frontage/Width 325 + M AREA 16,75 ha   |
|     | DepthHO f M Existing Use(s)RURAH_AGRIGUCTURAH  |
|     | Existing Buildings or structures: SEE SIKETCA  |
|     | Proposed Uses (s):   |
|     | Type of access (Check appropriate space) Existing [ Proposed [ ]   |
|     | [ ] Provincial Highway   |
|     | Type of water supply - Existing [v] Proposed [ ] (check appropriate space)   |
|     | Municipally owned and operated piped water system   Well   jindividual   jcommunal   Lake   Other   Other  |
|     | Type of sewage disposal - Existing [ Proposed [ ] (check appropriate space)  |
|     | [ ] Municipally owned and operated sanitary sewers [✓] Septic Tank (specify whether individual or communal):   |
| 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 [1] 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]?   |
| 9.  | a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [ ] NO [ 1  |
|     | 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, bot) located on the lands to be retained or to be severed or within 120 metres [394 feet]?  YES [1] 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']?   |
| 13. | Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?  YES [ ] NO [ Y   |
| 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 meteres [1640']?  | YES           | []            | NO             | 14       |
|-----|--|---------------|---------------|----------------|----------|
| 16. | Is there an active or abandoned principal or secondary railway within 500 metres [1640']?  | YES           | []            | NO             | 14       |
|     | Name of Rail Line Company:   | -             |               |                |          |
| 17. | Is there an airport or aircraft landing strip nearby?  | YES           | []            | NO             | 14       |
| 18. | Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outle within 750 metres of the proposed subject lands?   |               | ainer r       | efill ce<br>NO |          |
| 19. | PREVIOUS USE INFORMATION:  |               |               |                |          |
|     | a) Has there been an industrial use(s) on the site?  YES [ ] NO [ ]  | UN            | KNOV          | νν [;          | ]        |
| 9.  | 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 [ ]   | UN            | KNOV          | /N [           | ]        |
|     | If YES, what was the nature and type of the commercial use(s)  |               |               |                |          |
| 4   | c) Has fill been brought to and used on the site (other than fill to accommodate septic syste landscaping?)  YES [ ] NO [ \frac{1}{2} \]   |               |               | ntial<br>/N [  | 1        |
|     | d) Has there been commercial petroleum or other fuel storage on the site, underground fue been used for a gas station at any time, or railway siding?  If YES, specify the use and type of fuel(s) | stora         | ge, or        | _              | e site   |
| 20. | Is this a <b>resubmission</b> of a previous application?   | YES           | [ ]           | NO             | M        |
|     | 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 Maregistered in the Land Registry/Land Titles Office?  | arch 1<br>YES | , 2005<br>【 】 | and as         | · [ ]    |
|     | b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred.                               | etch a        | nd pro        | vide:          |          |
| 22. | Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors?  YES [ ] NO [ ]             |               |               | ubdivis        |          |
| 23. | Under a separate application, is the Owner, applicant, or agent applying for additional consersimultaneously with this application?  | nts on<br>YES |               | lding<br>NO    | M        |
| 24. | Is the application consistent with the Provincial Policy Statement?  | YES           | M             | 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             | [Y]      |
| 26. | Is the subject land a proposed surplus farm dwelling?*   | YES           | [ ]           | NO             | M        |
| Cou | inty of Wellington LAND DIVISION FORM – SEVERANCE  |               | R             | evised J       | une 2015 |

| )7 -\  | *If yes,                                   | Alexandra di un antico  |   |   | n(s) of the   |  | 10.4   | and retained               | 1)         |     |
|--|--|---|---|---|---|--|--|----------------------------|------------|-----|
| 7. a)  | vvnat is                                   | the existing L  | ocal Officia  | l Plan designatio<br>タECのA  | MARY  | subject I  | and? (severed  | Z                          | •/         |     |
| b)   | What is                                    | the existing C  | ounty Offic   | ial Plan designa  | ation(s) of th  | ne subjed  | ct land? (severe   | ed and retair              | ned)       |     |
| c)   |  |   |   | n Official Plan A<br>Number and the   |   |  |  | w by an app                | roval auth | 101 |
|  |  | lment Numbe   |   | _ \   |   |  | Number(s):   |                            |            | _   |
| 8. Wł  | nat is the                                 | zoning of the   | subject land  | Is? SECO  | MDARY   | AG.  |  |                            |            |     |
| <b>9</b> . Do  | es the p                                   | roposal for the   | subject land  | ds conform to the   | e existing z  | oning?   |  | YES                        | NO I       | 1   |
| lf   | NO,  | a) has an a   | pplication be<br>YES [V   | een made for re-z   | zoning?<br>File   | Number   |  |                            |            |     |
|  |  | b) has an a   | pplication be   | een made for a m  | ninor varian<br>File  | ice?<br>Numbe <u>r</u>   |  |                            |            |     |
|  | e the lan                                  | ds subject to a   | any mortģage  | es, easements, r  | ight-of-way   | s or othe  | er charges?  | YES                        | ] NO       |     |
| <b>0.</b> Are  |  | •   |   |   |   |  |  |                            |            |     |
|  | he answ                                    | er is YES, plea   |   | a copy of the rele<br>complete name   |   |  | rtgagee.   |                            |            |     |
| lf t   | he answ<br>ons 31 -                        | er is YES, plea<br>For mortgages<br>- <b>34 must be</b>   | ijust provide<br>answered fo  |   | and addre   | ss of Mo<br>nce in th  |  | ultural Area               | Othe       | rv  |
| lf t<br>Questi<br>his is   | he answ<br>ons 31 -<br>not app             | er is YES, plea<br>For mortgages<br>- 34 must be<br>licable to you  | s just provide<br>answered four<br>application                                      | complete name or Applications   | and addre<br>for severa<br>"not Appli                         | ss of Mo<br>nce in th<br>cable"  |  | ultural Area               | Othe       | rv  |
| lf t<br>Questi<br>his is   | he answ<br>ons 31 -<br>not app             | er is YES, plea<br>For mortgages<br>- 34 must be<br>licable to you<br>arm Operation                       | s just provide  answered for applicatio  conducted                                  | e complete name<br>or Applications<br>on, please state  | and addre for severa "not Appli t lands:                      | ss of Mo<br>nce in th<br>cable"  | ne Rural/Agric   | ultural Area Other         |            | rv  |
| lf t<br>Questi<br>his is<br>31. <u>Ty</u>  | ne answ<br>ons 31 -<br>not app<br>pe of Fa | er is YES, plear For mortgages  - 34 must be licable to you arm Operation  : Dairy                        | s just provide  answered for application  conducted                                 | or Applications on, please state  | for severa "not Appli t lands: Swine                          | ss of Monce in the cable"  | Poultry [ ]  | Other                      | []         | rv  |
| lf t<br>Questi<br>his is<br>31. <u>Ty</u>  | ons 31 -<br>not app<br>pe of Fa<br>Type    | er is YES, plear For mortgages  - 34 must be licable to you arm Operation  : Dairy                        | s just provide  answered for application conducted [ ] [ ] [                        | or Applications on, please state on these subjects of Cattle [ ]  | for severa "not Appli t lands: Swine                          | ss of Mo nce in the cable"  O A  | Poultry [ ]  | Other                      | [ ]        | rv  |
| If the Questing the part of th | ons 31 -<br>not app<br>pe of Fa<br>Type    | er is YES, pleaser for mortgages  - 34 must be licable to you arm Operation  : Dairy  ons of Barn(        | s just provide  answered for application  conducted  [ ] [ ]  s)/Outbuild           | or Applications on, please state on these subjections   | for severa "not Appli t lands: Swine                          | ss of Mo nce in the cable"  \$\mathcal{B}                              | Poultry [ ]  | Other<br>———<br>Retained I | [ ]<br>    |     |
| If the Questing this is the state of the sta | ons 31 - not app pe of Fa Type imension    | er is YES, pleaser for mortgages  - 34 must be licable to you arm Operation  : Dairy  ons of Barn(  Width | s just provide  answered for application conducted  [ ] [ ] s)/Outbuild Ler         | complete name or Applications on, please state on these subject Beef Cattle [ ] dings/Sheds (the  | for severa "not Appli t lands: Swine that are to Area Area    | ss of Mo nce in the cable"  ** [ ] ** remain                           | Poultry []  Display Severed &  Use Use   | Other                      | []         |     |
| If the Questing is a second of the property of | ons 31 - not app pe of Fa Type imension    | er is YES, plear For mortgages  - 34 must be licable to you arm Operation  : Dairy  Ons of Barn(  Width   | s just provide  answered for application  conducted  [ ] [ ]  s)/Outbuild  Ler  Ler | complete name or Applications on, please state on these subject Beef Cattle [ ] dings/Sheds (t  | for severa "not Appli t lands: Swine                          | ss of Mo nce in the cable"  (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c | Poultry [ ]  Discontinuous Severed & Use | Other<br>                  | []         |     |
| Questi<br>his is<br>31. <u>Ty</u><br>32. <u>D</u><br>Severe  | ons 31 - not app pe of Fa Type imension    | er is YES, plear For mortgages  - 34 must be licable to you arm Operation  : Dairy  Ons of Barn(  Width   | s just provide  answered for application  conducted  s)/Outbuild  Ler               | complete name or Applications on, please state on these subject Beef Cattle [ ] dings/Sheds (the continue) on the continue of | for severa "not Appli t lands: Swine                          | ss of Mo nce in the cable"  (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c | Poultry [ ]  Discontinuous Severed & Use | Other<br>                  | []         |     |
| Questi<br>his is<br>31. Ty<br>32. D<br>Severe  | ons 31 - not app pe of Fa Type imension    | er is YES, plear for mortgages  - 34 must be licable to you arm Operation  : Dairy  ons of Barn(  Width   | s just provide  answered for application  conducted  s)/Outbuild  Ler               | e complete name or Applications on, please state on these subject Beef Cattle [ ] dings/Sheds (tau) ngth ngth se lands: Si  | for severa "not Appli t lands: Swine Area Area Area Area Area | ss of Mo nce in the cable"  O P remain                                 | Poultry []  Poultry []  Dise  Use  Use  Use  Use   | Other Retained I           | []         |     |
| If the Questing size of the property of the Questine size of the property of the Questine size of the Questine siz | not app pe of Fa Type imension d anure S   | er is YES, plear for mortgages  - 34 must be licable to you arm Operation  Dairy  ons of Barn(  Width     | s just provide  answered for application  conducted  [ ] [ ]  s)/Outbuild  Ler  Ler | complete name or Applications on, please state on these subject Beef Cattle [ ] dings/Sheds (the complete state) ongth ongth se lands: Open Pile  | for severa "not Appli t lands: Swine Area Area Area Area Area | ss of Mo nce in the cable"  O P remain                                 | Poultry []  Poultry []  Dise  Use  Use  Use  Covered   | Other Retained I           | ands       |     |
| Questi<br>his is<br>31. Ty<br>32. D<br>Severe  | ons 31 - not app pe of Fa Type imension    | er is YES, plear for mortgages  - 34 must be licable to you arm Operation  Dairy  Ons of Barn(  Width     | s just provide  answered for application  conducted  [ ] [ ]  s)/Outbuild  Ler  Ler | e complete name or Applications on, please state on these subject Beef Cattle [ ] dings/Sheds (tau) ngth ngth se lands: Si  | for severa "not Appli t lands: Swine Area Area Area Area Area | ss of Mo nce in the cable"  O P remain                                 | Poultry [ ]  Poultry [ ]  Dise Use Use Use Covered Aboveg  | Other Retained I           | ands  QUID | nk  |

34. Are there any drainage systems on the retained and severed lands?

| YES | [ | 1 | NO | [4 |
|-----|---|---|----|----|

| 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 [Y]

NO [ ]

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

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

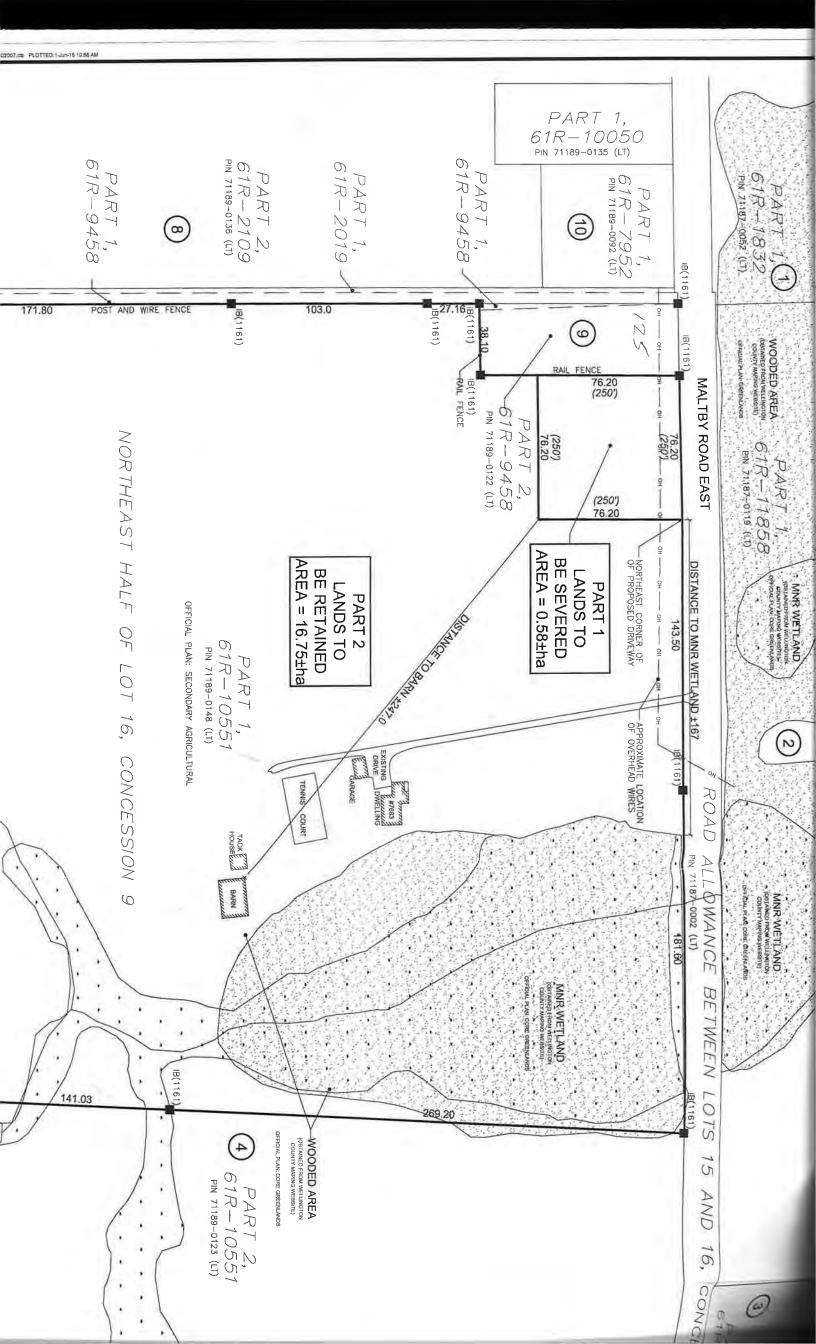
### **NOTES:**

- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- 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

LAND DIVISION FORM - SEVERANCE

Revised June 2015



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 DE           | EPARTMENT |
|----------------------|-----------|
| TO KP                |           |
| Сору                 |           |
| Please Handle        |           |
| For Your Information |           |
| Council Agenda       |           |
| FileAugust 14, 20    | 5         |

### 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**

### **LOCATION OF SUBJECT LANDS:**

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

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

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**

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

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

### **MAILED TO:**

Conservation Authority - GRCAUS 1 9 2015

Local Municipality - Puslinch County Planning

Bell Canada County Clerk

Township of Puslinch

RECEIVED

Roads

### APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority: Required Fee: \$1,000 County of Wellington Planning and Land Division Committee August 5, 2015 Fee Received: County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 Phone: 519-837-2600, Ext. 2160 or 2170 Fax: 519-837-3875 Accepted as Complete on: \* \* \* A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION \* \* CONCESSION 1 PUSLINCH, ON NOB 250 Phone No. Name and Address of Applicant (as authorized by Owner) 5 AME 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 REGISTERED OWNER [ APPLICANT [ ] AGENT [ ] 3. (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation) [V 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: PUSLIN CH Local Municipality: Lot No. PT LOT Concession

Lot No.

Part No.

PUSUNCY ON NOB 250

Registered Instrument No. WC 219382

Registered Plan No.
Reference Plan No.

(b) When was property acquired: \_\_

Civic Address

6620 CONCESSION

2008

|   | Existing Buildings or structures: NO   |
|---|--|
| 1   | Proposed Uses (s): RESIDENTIAL   |
| Гур   | e of access (Check appropriate space) Existing? [ Proposed? [ ]  |
|   | Provincial Highway   |
| _   | County Road<br>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):   |
| -   |  |
| Гур   | e of water supply - Existing [ ] Proposed [ (check appropriate space & specify where indicated):   |
|   | Municipally owned and operated piped water system  |
| /   | Well (specify whether individual or communal):   |
|   | Other (Specify):   |
| ур  | e of sewage disposal - Existing [ ] Proposed [ (check appropriate space & specify where indicated)   |
|   | Municipally owned and operated sanitary sewers   |
|   |  |
|   | Septic Tank (specify whether individual or communal): ////////////////////////////////////   |
|   | Septic Tank (specify whether individual or communal): ////////////////////////////////////   |
| <br><br>Des                                 | Septic Tank (specify whether individual or communal): ////////////////////////////////////   |
| Des   | Septic Tank (specify whether individual or communal): ////////////////////////////////////   |
| Des<br>I<br>I<br>I<br>Iyp                   | Septic Tank (specify whether individual or communal): ///// / / ///// ////////////////////   |
| Des<br>I<br>I<br>I<br>I<br>I                | Septic Tank (specify whether individual or communal): ///i/// DUA   Pit Privy Other (Specify):  Scription of Land intended to be RETAINED:  Metric [i/ Imperial [ ]  Frontage/Width 3/3.53 m AREA 41.26 ½ ha  Depth 966-21 m Existing Use(s) RESIDENTIAL, HORSE BOARDING Existing Buildings or structures: 2 BARNS, FARM HOUSE, ADDITIONAL HOPPOPOSED (Check appropriate space)  Proposed Uses (s): HORSE BOARDING, HAY  The of access (Check appropriate space)  Provincial Highway County Road Municipal road, maintained year round Municipal road, seasonally maintained Easement Right-of-way |
| Des   | Septic Tank (specify whether individual or communal): ////////////////////////////////////   |
| Des   | Septic Tank (specify whether individual or communal): ///i/// DUA   Pit Privy Other (Specify):  Scription of Land intended to be RETAINED:  Metric [i/ Imperial [ ]  Frontage/Width 3/3.53 m AREA 41.26 ½ ha  Depth 966-21 m Existing Use(s) RESIDENTIAL, HORSE BOARDING Existing Buildings or structures: 2 BARNS, FARM HOUSE, ADDITIONAL HOPPOPOSED (Check appropriate space)  Proposed Uses (s): HORSE BOARDING, HAY  The of access (Check appropriate space)  Provincial Highway County Road Municipal road, maintained year round Municipal road, seasonally maintained Easement Right-of-way |
| Des   | Septic Tank (specify whether individual or communal): ////////////////////////////////////   |
| Des   | Septic Tank (specify whether individual or communal): ////////////////////////////////////   |
| Des   | Septic Tank (specify whether individual or communal): //// // // // // // // // // // // //  |
| Des   | Septic Tank (specify whether individual or communal): //// // // // // // // // // // // //  |
| Des<br>IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII | Septic Tank (specify whether individual or communal): ////////////////////////////////////   |

| 7.  | metres of the Subject lands (severed and retained parcels)?  |  |                            |
|-----|--|--|----------------------------|
| _   |  | • •  |                            |
| 8.  |  |  | W                          |
| 9.  | a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']  | ? YES [ ]  | NO [L]                     |
|     | b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundari severed parcel?  |  |                            |
|     | YES [ ] NO [V] 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, bot) located on the lands to be reta-<br>within 120 metres [394 feet]?  | ined or to be se   | evered or NO [ ]           |
| 11. | . Is there any portion of the land to be severed or to be retained located within a floodplain?  | YES [ ]  | NO [4                      |
| 12. | . Is there a provincial park or are there Crown Lands within 500 metres [1640']?   | YES [ ]  | NO [4                      |
| 13. | Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?   | YES [ ]  | NO [Y                      |
| 14. | Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?  | YES [ ]  | NO [4                      |
| 15. | Is there a noxious industrial use within 500 meteres [1640']?  | YES [ ]  | NO [LY                     |
| 16. | Is there an active or abandoned principal or secondary railway within 500 metres [1640']?  | YES [ ]  | NO IL                      |
|     | Name of Rail Line Company:   | _  |                            |
| 17. | Is there an airport or aircraft landing strip nearby?  | YES [V   | [] ОИ                      |
| 18. | Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane out within 750 metres of the proposed subject lands?   | det/container re   | fill centre                |
| 19. | PREVIOUS USE INFORMATION:  |  |                            |
|     | Has there been an industrial use(s) on the site?  YES [ ] NO [ UNIT OF THE STATE OF | KNOWN [ ]  |                            |
|     | If YES, what was the nature and type of industrial use(s)?   |  |                            |
|     |  |  |                            |
|     | Has there been a commercial use(s) on the site?  YES [ ] NO [ UNIT OF THE STATE OF  | KNOMN []   |                            |
|     |  | s or residential   | ]                          |
|     | 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 landscaping?)  | s or residential   | ne site                    |
|     | Has fill been brought to and used on the site (other than fill to accommodate septic systems landscaping?)  YES [ ] NO [ ]  Has there been commercial petroleum or other fuel storage on the site, underground fuel storage  | s or residential   | ne site                    |
| 20. | Has fill been brought to and used on the site (other than fill to accommodate septic systems landscaping?)  YES [] NO []  Has there been commercial petroleum or other fuel storage on the site, underground fuel storage used for a gas station at any time, or railway siding?  YES [] NO []   | s or residential   | ne site                    |
| 20. | Has fill been brought to and used on the site (other than fill to accommodate septic systems landscaping?)  YES [] NO []  Has there been commercial petroleum or other fuel storage on the site, underground fuel of been used for a gas station at any time, or railway siding?  YES [] NO []  If YES, specify the use and type of fuel(s)  | s or residential   | ne site                    |
|     | Has fill been brought to and used on the site (other than fill to accommodate septic systems landscaping?)  YES [] NO []  Has there been commercial petroleum or other fuel storage on the site, underground fuel storage used for a gas station at any time, or railway siding?  YES [] NO []  If YES, specify the use and type of fuel(s)  Is this a resubmission of a previous application?  YES [] NO []   | s or residential  UNKNOWN [ orage, or has th UNKNOWN [   | ne site                    |
|     | Has fill been brought to and used on the site (other than fill to accommodate septic systems landscaping?)  YES [] NO []  Has there been commercial petroleum or other fuel storage on the site, underground fuel storage used for a gas station at any time, or railway siding?  YES [] NO []  If YES, specify the use and type of fuel(s)  Is this a resubmission of a previous application?  YES [] NO []  If YES, is it identical, or changed Provide previous File Number  A) Has any Owner previously severed any land from the holding which existed as of June   | s or residential  UNKNOWN [ orage, or has the orage of th | ne site ]                  |
| 21. | Has fill been brought to and used on the site (other than fill to accommodate septic systems landscaping?)  YES [] NO []  Has there been commercial petroleum or other fuel storage on the site, underground fuel stoen used for a gas station at any time, or railway siding?  YES [] NO []  If YES, specify the use and type of fuel(s)  Is this a resubmission of a previous application?  YES [] NO []  If YES, is it identical, or changed Provide previous File Number  a) Has any Owner previously severed any land from the holding which existed as of June registered in the Land Registry/Land Titles Office?  YES [] NO []  If the answer in (a) is YES, please indicate the previous severance(s) on the required she following information for each parcel severed: Transferee's Name, Date of the Tra                   | s or residential UNKNOWN [ orage, or has th UNKNOWN [  25, 1970 and a ketch and supplifer and Use of   | ne site ] as ly the Parcel |

| _   |  |                 |                 |   |                     |              |
|-----|--|-----------------|-----------------|---|---------------------|--------------|
|     | Is the application consistent with t   |                 |                 |   | 0[]                 |              |
| 25. | Is the subject land within an area   |                 |                 |   |                     | 4. –         |
|     | Greenbelt Plan [ ] Pla   | aces to Grow    | [ ] Othe        | er [V <u>CORE GREE</u>                    |                     |              |
|     | If YES, does the application confo   | orm to or not o | conflict with t | he applicable Provincial Plan(s)          | YES [V]             | NO[]         |
| 26. | is the subject land a proposed sur<br>*If yes, an application to sever             |                 |                 | YES [ ] Notes to be accompanied by a FARM | O [U]<br>M INFORMAT | TON FORM.    |
| 27. | What is the existing Local Official retained)  AGRICILL TUR                        |                 |                 | e subject land? (subject land me          |                     |              |
|     | b) What is the existing County O   | official Plan d | esignation(s    | of the subject land? [subject la          | and means se        | vered and    |
|     | - HGRICUL  | TURE            | , NAT           | URAL ENVIRON                              | OMER                | 27_          |
|     | <ul> <li>If this consent relates directly please indicate the Amendment</li> </ul> |                 |                 |   | y an approva        | l authority, |
|     | Amendment Number(s):   |                 |                 | File Number(s):                           |                     |              |
| 28. | Is the land covered by a zoning by   | y-law?          | YES (           | NO []                                     |                     |              |
|     | If YES, what is the zoning of  | the subject     | lands? 🛕        | GRICULTURE (                              | A-43)               | <u> </u>     |
|     |  |                 |                 | TURAL ENURONM                             |                     |              |
| 29. | Does the proposal for the subject  | lands conform   | n to the exist  | ing zoning? YES                           | NO I                | 1            |
|     | If NO, a) has an application YES   |                 |                 | ?<br>File Number                          |                     |              |
|     | b) has an application  | on been made    |                 | variance?<br>File Number                  |                     |              |
| 30  | Are the lands subject to any morto   |                 |                 |   | r/ NO               | r 3          |
|     | If the answer is YES, please provi<br>For mortgages just provide com               | de a conv of t  | ha ralavant i   | netrumont                                 |                     |              |
|     | estions 31 – 37 must be answere  |                 |                 |   | ıral Area           | Otherwise,   |
|     | his is not applicable to your appli  | ication, pieas  | se state no     | т <b>Аррііса</b> віе                      |                     |              |
| 31. | a) PRESENT LAND USES-Sev   | ered & Retai    | ned Lands       | PROP                                      | OSED LAND           | USE\$        |
|     | Answer in Acres/Hectares   | Severed         | Retained        | Answer with X                             | Severed             | Retained     |
|     | Under Cultivation  | 0               | 28              | Agricultural                              | [ ]                 | [Y           |
|     | Idle Agricultural Land   |                 | 20              | Surplus Farm House                        | []                  | 14           |
|     | Woodlot/Bushland   | 0               | 15              | Retirement Lot                            | []                  | []           |
|     | Pasture  | $\Theta$        | 23              | Farm-help Lot                             | []                  |              |
|     | Number of Buildings  | 0               | .5              | Non-Farm Residence                        | ry                  | []           |
|     | Area of Residence  | 0               | 4               | Comm./Ind./Instit.                        | [ ]                 | []           |
|     | Other Uses (e.g. businees)   | <u></u>         | 12              | Addition to a Lot                         |                     |              |
|     | we Hands , lane way b) Existing Crops!   | y, track        |                 | Addition to a Lot                         | [ ]                 | []           |
|     | Severed  | <b>+</b>        |                 | Retained HAY                              |                     |              |
|     | c) Proposed Crops:   |                 |                 |   |                     |              |
|     | Severed  |                 |                 | Retained <u>YAY</u>                       |                     |              |
| 32  | Type of Farm Operation conduc  | ted on these    | subject lands   | s:  |                     |              |
|     | Type: Dairy [ ]  | Beef Cattle     |                 | wine [ ] Poultry [ ]                      | Other Di            | ( HORSE      |
|     | Units Number   |                 |                 | wine [ ] Founty [ ]                       | _ <b>39</b>         |              |
|     |  |                 |                 |   |                     |              |

|  |   |  |  | <i>N/A</i> Use <i>N/A</i>  |
|--|---|--|--|--|
| etained                                    | Width <u>12.</u>  | 6 m Length L   | 13.7m_Area_  | 50.6 m2 Use HORSE BOARDIN  |
|  | Width <u>44.</u>  | Length   | 37.3 <u>m</u> Area <u>/</u>  | 645 m2 Use HORSE BOARDIN   |
| 4. Manure                                  | Storage Facilit   | ies on these lands   | s:   |  |
| Туре:                                      | DRY   |  | SEMI-SOLID   | LIQUID   |
|  | Open Pile [   | W .  | Open Pile [ ]  | Covered Tank [ ]   |
| •  | Covered Pile [  | ] Storage with   | Buck Walls [ ]   | Aboveground Uncovered Tank [ ]   |
|  |   |  |  | Belowground Uncovered Tank [ ]   |
|  |   |  |  | Open Earth-sided Pit [ ]   |
| . Are there                                | any <u>barns withi</u>  | n 500 metres [1640   | of the severed lot?  | YES [V NO []   |
| to pro                                     | posed lot lines   | of the parcel to b   | e severed and retai  |  |
| to pro                                     | posed lot lines   | of the parcel to b   | e severed and retai  | ned.<br>ds? YES[] NO[4]  |
| to pro                                     | posed lot lines any <u>drainage s</u> ype: Muni                         | of the parcel to by stems on the retain  | ned and severed land<br>Name of Dra  | ned.<br>ds? YES[] NO[4]  |
| to pro  Are there  System Ty               | posed lot lines any <u>drainage s</u> ype: Muni                         | ystems on the retain cipal Drain [ ] Field Drain [ ]   | ned and severed land<br>Name of Dra<br>Area of land                              | ned. ds? YES[] NO[V]   |
| to pro  . Are there System Ty  Drain Out   | posed lot lines any drainage s ype: Munic let Location:                 | s of the parcel to by stems on the retail cipal Drain [ ] Field Drain [ ] Owner's Lands          | ned and severed land Name of Dra Area of land [ ] Neighbour's                    | ds? YES [ ] NO [ Jain  |
| to pro  . Are there System Ty  Drain Out   | any drainage sype: Municular Location:  arm operation,                  | s of the parcel to by stems on the retail cipal Drain [ ] Field Drain [ ] Owner's Lands          | ned and severed land Name of Dra Area of land [ ] Neighbour's                    | ned. ds? YES [ ] NO [ V  sin   |
| Drain Out  If a new filands. Ple           | any drainage si ype: Munic let Location: arm operation, ease provide so | ystems on the retail cipal Drain [ ] Field Drain [ ] Owner's Lands or new crops, or new details: | ned and severed land Name of Dra Area of land [ ] Neighbour's new farm buildings | ds? YES [ ] NO [ Value   Acres   Acres   Yes   Acres   Acres |
| System Ty Drain Out If a new fr lands. Ple | any drainage si ype: Munic let Location: arm operation, ease provide so | ystems on the retail cipal Drain [ ] Field Drain [ ] Owner's Lands or new crops, or new details: | ned and severed land Name of Dra Area of land [ ] Neighbour's new farm buildings | ds? YES [ ] NO [ Value   Acres   Acres   Yes   Acres   Acres |

- ne original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application. 2.
- 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 3.
- 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. 4
- 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.
- 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 7. seal must be affixed.

# County of Wellington

### Minimum Distance Separation I (MDSI) **FARM DATA SHEET**

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.

# MIN BIS 16 (5/9) 240 0525 Livestock Facility TODD AJOONAN AND BERBIE MCMITOSH

Civic Address (2620 CONKESSION)

Lot PTLOTIC Concession

126 Date 1946 4 /2015

5*6*5

Liquid, outside, with a permanent, tight fitting cover Liquid, (digestate), outside, no cover

Liquid, inside, underneath elatted floor

hectares 28 acres

7

PUSLINSA

e of Livestock Facility Owner

lectares/Acres\* on the lot where the livestock facility is located

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

Permanent Manure or Material Storage Types

# No storage required (manure/material stored for less

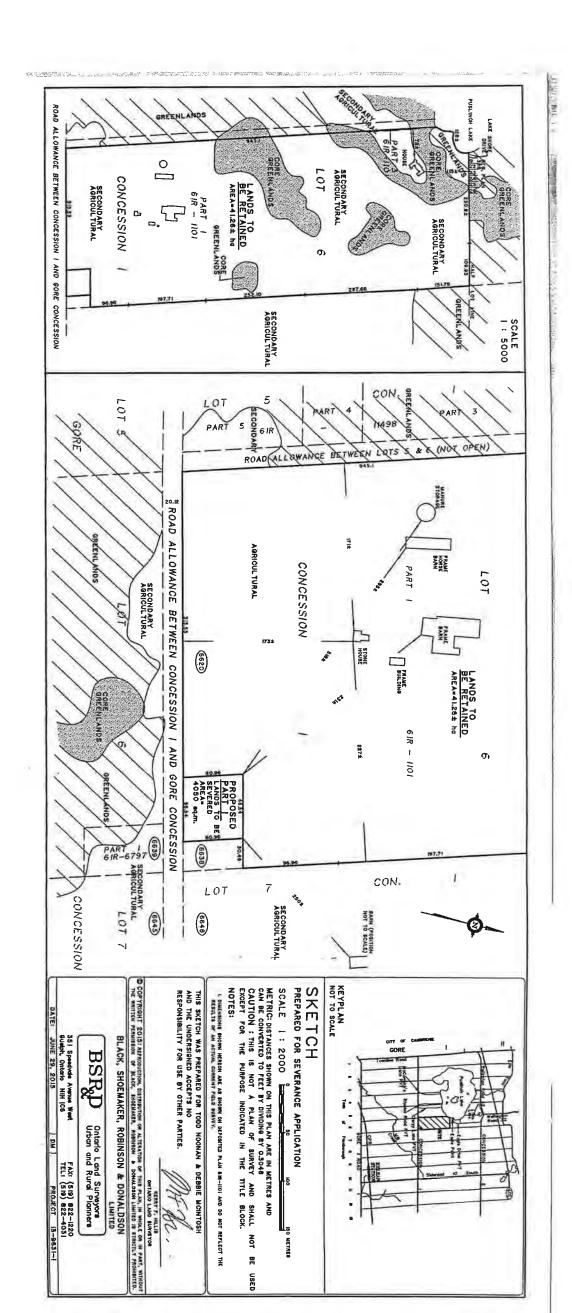
than 14 days)
Solid, inside, bedded pack
Solid, outside, covered
Solid, outside, no cover, greater than or equal 30% dry matter
Solid, outside, no cover, 18% to less than 30% dry matter,
with covered liquid runoff storage Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage

| largebain       | BARN(S) SIZE: |
|-----------------|---------------|
| 1645 (the 1602) | (ft² / m²)    |

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

| Type  | Description   | Housing<br>Capacity* | Manure Storage |
|-------|---|----------------------|----------------|
| ttle  | Cows, including caives to weaning (all breeds)                            |                      |                |
| 1     | Feeders (7 - 16 months)   |                      |                |
|       | Backgrounders (7 – 12.5 months)   |                      |                |
|       | Shortkeepers (12.5 – 17.5 months)   |                      |                |
| attle | Miking-age cows (dry or miking)   |                      |                |
|       | Large-framed; 545 kg - 636 kg (for example - Holsteins)                   |                      |                |
|       | Medium-framed; 455 kg – 545 kg (for example - Guerneeys)                  |                      |                |
|       | Small-framed; 364 kg - 455 kg (for example - Jerseys)                     |                      |                |
|       | Helfers (5 months to freshening)  |                      |                |
|       | Lerge-framed; 182 kg - 545 kg (for example - Holsteins)                   |                      |                |
|       | Medium-framed; 148 kg ~ 455 kg (for example - Guemseys)                   |                      |                |
|       | 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)                     |                      |                |
|       | Smail-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 this purpose)        |                      |                |
|       | Weaners (7 kg - 27 kg)  |                      |                |
|       | Feeders (27 kg - 105 kg)  |                      |                |
|       | Large-framed, mature: >681 kg (including unweaned offspring)              |                      |                |
|       | Medlum-framed, mature; 227 kg - 680 kg (Including unweaned offspring)     |                      |                |
|       | Small-framed, mature; <227 kg (including unweared 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 meet kids; includes unweaned offspring & replacements)  Does & bucks (for deiry; includes unweaned offspring & replacements) |                   |  |
|   | Kids (dairy or feeder kids)  |                   |  |
| Chickens                                | Layer hans (for eating eggs; after transfer from pullet barn)  |                   |  |
|   | Layer pullets (day olds until transferred into layer barn)   |                   |  |
|   | Broller breeder growers (males/ females transferred out to layer barn)   |                   |  |
|   | Broiler breeder layers (males/ females transferred in from grower barn)  |                   |  |
|   | Brollers on an 8 week cycle  |                   |  |
|   | Brollers on a 9 week cycle   |                   |  |
|   | Brollers on a 10 waek cycle  |                   |  |
|   | Brollers on a 12 week cycle  |                   |  |
|   | Brollers 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)   |                   |  |
|   | Broilers (ridey ciris to 6.2 kg)   |                   |  |
|   | Hene (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)   |                   |  |
|   | Tome (day olds to over 10.6 kg to 20 kg; 14.5 kg is typical)   |                   |  |
|   | Turkeys at any other weights, or unknown   |                   |  |
| Veal                                    | Milk-fed   |                   |  |
|   | Grain-fed  |                   |  |
| Other<br>HOPSE                          | BOARDING   | 39                | V3   |
| Manure imported to a lot not generating | Maximum cepacity of permenent storages at any time: solid or liquid capacity   |                   |  |
| Anaerobic<br>Digester                   | Maximum capacity of permanent storages at any time: solid or liquid capacity   |                   |  |



ンイイ

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 DE           | PARTM |
|----------------------|-------|
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| Please Handle        |       |
| For Your Information |       |
| RAHDSH Agendas       |       |
| 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**

### **LOCATION OF SUBJECT LANDS:**

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

<u>INFORMATION REGARDING THE APPLICATION</u> 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

KECEIVEI

Conservation Authority - GRCA

AUG 1 9 2015

County Engineering

Bell Canada County Clerk

Roads

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

File No.

Required Fee: \$\_

Fee Received:

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

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.   |  |  |  |  |  |
| 1   | (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[                  |  |  |  |  |  |
| 2.2 | To create a new lot for residential purposes.   |  |  |  |  |  |
| OF  | 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  | n the County of Welling                           | gton:   |                    |              |                                   |             |
|----|--|---|---|--------------------|--------------|-----------------------------------|-------------|
|    | Local Municipality:  | Township of Pu                                    | <u>ıslinch</u>  |                    |              |                                   |             |
|    | Concession   |   | Lot No  | ).                 |              |                                   |             |
|    | Registered Plan No.  | Registered Plan No. 131 East of Blind L           |   | Lot No             | ).           | Part of Lot 2                     |             |
|    | Reference Plan No.   | 61R-9146  | -   | Part N             | 0.           | Part 1                            |             |
|    | Civic Address  | 131 Cooks Mill                                    | Road  |                    |              |                                   |             |
|    | (b) When was property  | acquired: December                                | er 2009   |                    | _Regis       | stered Instrument No. <u>WC26</u> | <u>4125</u> |
| 5. | Description of Land into   | ended to be <b>SEVERED</b> :                      |   | Metric             | : [X]        | Imperial [ ]                      |             |
|    | Frontage/Width   | <u>44 ±</u>                                       | AREA  |                    | <u>0.4 k</u> | <u>ıa ±</u>                       |             |
|    | Depth  | <u>95 ±</u>                                       | Existing Us   | e(s)               | Vaca         | <u>ant</u>                        |             |
|    | Existing Buildings or  | structures: None                                  |   |                    |              |                                   |             |
|    | Proposed Uses (s):   | Rural res   | sidential dwe   | lling              |              |                                   |             |
| Ty | ype of access (Check ap  | propriate space)                                  | Existing [  | 1                  | Prop         | osed [X]                          |             |
|    | [ ] Provincial Highway [ ] County Road [X] Municipal road, ma [ ] Municipal road, sea [ ] Easement | intained year round                               | [ ] Right-c<br>[ ] Private<br>[ ] Crown<br>[ ] Water c<br>[ ] Other | road<br>access roa | d            |                                   |             |
|    | Type of water supply -   | Existing [ ] Propo                                | osed [X] (che   | eck appropr        | iate spa     | ice)                              |             |
|    |  | and operated piped wat                            | er system   |                    |              |                                   |             |
|    | Type of sewage dispo   | sal - Existing [ ]                                | Proposed [X]  | (check ap          | propriat     | e space)                          |             |
|    |  | and operated sanitary s<br>individual [ ]communal |   |                    |              |                                   |             |

| 6.  | De         | escription of Land   | Intended to be                              | RETAINED:          | Metric   | [X]               | Imper    | ial [ | ]                   |          |
|-----|------------|--|---|--------------------|--|-------------------|----------|-------|---------------------|----------|
|     |            | Frontage/Width   | <u>47 ±</u>                                 |                    | AREA   | <u>1.1 ha ±</u>   |          |       |                     |          |
|     |            | Depth  | <u>178 ±</u>                                |                    | Existing Use(s)  | Rural reside      | ntial    |       |                     |          |
|     |            | Existing Building  | s or structures:                            | Dwelling, sh       | ed   |                   |          |       |                     |          |
|     |            | Proposed Uses  | (s):  | No Change          |  |                   |          |       |                     |          |
|     | Ту         | pe of access (C  | heck appropriate                            | e space)           | Existing [X]   | Proposed [ ]      |          |       |                     |          |
|     | [ ]<br>[X] | Provincial High<br>County Road<br>Municipal road,<br>Municipal road,<br>Easement     | maintained yea                              |                    | [ ] Right-of-way<br>[ ] Private road<br>[ ] Crown access road<br>[ ] Water access<br>[ ] Other |                   |          |       |                     |          |
|     | Tyl        | pe of water supp   | oly - Existing [                            | [X] Proposed       | [ ] (check appropriat  | te space)         |          |       |                     |          |
|     | [ ]<br>[X] | Municipally own  |   | d piped water sy   |  |                   |          |       |                     | _        |
|     | [ ]<br>[X] | pe of sewage di   Municipally owr<br>Septic Tank<br>  Pit Privy<br>  Other (Specify) | ned and operate<br>[ <b>X]</b> individual [ | d sanitary sewer   | oosed [ ] (check app   | ropriate space)   |          |       |                     |          |
| 7.  | me         | tres of the Subje  | ct lands (severe<br>th requirements         | d and retained p   | nure storage, abattoir, liv<br>arcels)?<br>ion must be accompanie                              |                   | YES      | [ ]   | nin 50<br><b>NO</b> |          |
| 8.  | ls         | there a landfill wi  | thin 500 metres                             | [1640 feet]?       |  |                   | YES      | [ ]   | NO                  | [X]      |
| 9.  | a)         | Is there a sewag   | ge treatment pla                            | nt or waste stabi  | lization plant within 500 i  | metres [1640']?   | YES      | [ ]   | NO                  | [X]      |
|     | b)         | Is there an indiviparcel?  | dual well or sep                            | tic system withir  | 45.7 metres [150 feet] c   | of the boundaries | s of the | propo | sed s               | evered   |
|     |            | YES [X   | () NO []                                    | If answer to 9     | b) is YES, these must I  | be shown on th    | e seve   | rance | sketc               | h        |
| 10. |            | here a Provincial<br>hin 120 metres [  |   | etland (e.g. swar  | mp, bot) located on the la   | ands to be retain | ed or to |       | vered<br><b>NO</b>  |          |
| 11. | ls t       | here any portion   | of the land to be                           | e severed or to b  | e retained located within  | a floodplain?     | YES      | [X]   | NO                  | [ ]      |
| 12. | ls t       | here a provincial  | park or are ther                            | e Crown Lands      | within 500 metres [1640]   | ]?                | YES      | [ ]   | NO                  | [X]      |
| 13. | ls a       | any portion of the   | land to be seve                             | ered or retained v | vithin a rehabilitated min   | e/pit site?       | YES      | [ ]   | NO                  | [X]      |
| 14. | ls t       | here an active or  | abandoned mir                               | ne, quarry or gra  | vel pit within 500 metres  | [1640']?          | YES      | [X]   | NO                  | [ ]      |
| Cou | nty o      | f Wellington   |   | LAND DIVISIO       | ON FORM - SEVERANCE  |                   |          | Rev   | rised Ju            | ıne 2015 |

| 15. | Is there a noxious industrial use within 500 meteres [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 outle within 750 metres of the proposed subject lands?                                     | et/container refill centi<br>YES [ ] NO [2 |       |
| 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 syste landscaping?)  | ms or residential                          |       |
|     | YES [ ] NO [X]   | UNKNOWN [ ]                                |       |
|     | d) Has there been commercial petroleum or other fuel storage on the site, underground fue been used for a gas station at any time, or railway siding? YES [ ] NO [X]                   | storage, or has the s                      | site  |
|     | If YES, specify the use and type of fuel(s)  |  |       |
| 20. | Is this a <b>resubmission</b> 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 <i>M</i> registered in the Land Registry/Land Titles Office?                                   | arch 1, 2005 and as<br>YES [ ] NO [        | X]    |
|     | b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred.                   | etch and provide:                          |       |
| 22. | Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors?  YES [ ] NO [X] | r a plan of subdivision                    | n or  |
| 23. | Under a separate application, is the Owner, applicant, or agent applying for additional consersimultaneously with this application?  | nts on this holding 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 [                               | ]     |
| Cou | unty of Wellington LAND DIVISION FORM – SEVERANCE  | Revised June                               | e 201 |

| <b>26.</b> Is the subject la<br>*If yes, an a  | pplication to seve   | er a surplus farm dwelli   | 9   | mpanied by a FARI  | YES [ ]<br>M INFORMATI                      | ON FOR                       |
|--|--|--|---|--|---|------------------------------|
| 7. a) What is the  | existing <b>Local Of</b>   | ficial Plan designation  | n(s) of the subject   | land? (severed and   | d retained)                                 |                              |
| b) What is the <b>Prime Ag</b> ı   | existing County (<br>icultural, Gree   | Official Plan designati<br>nlands & Core Gree  | ion(s) of the subje   | ect land? (severed a   | and retained)                               |                              |
| c) If this conse<br>please indi  | ent relates directly<br>cate the Amendm  | to an Official Plan Am<br>ent Number and the a   | nendment(s) curre<br>pplicable file num   | ently under review b<br>ber(s).  | oy an approval                              | authority                    |
| Amendmer   | nt Number(s):  |  | File  | Number(s):   |   |                              |
| 8. What is the zor   | ing of the subject   | lands? Agricultural  | I(A) & Natural E  | nvironment Zor   | <u>ne</u>                                   |                              |
| 9. Does the propo  | sal for the subject  | t lands conform to the   | existing zoning?  |  | YES [X]                                     | NO [ ]                       |
| If NO, a)  | has an application   | on been made for re-zo   | oning?  |  |   |                              |
| b)   |  | [ ] NO [X]   |   |  |   |                              |
| D)   |  | on been made for a mil   | rior variance? File Number  | r  |   |                              |
|  |  |  |   |  |   |                              |
| <ol> <li>Are the lands s</li> </ol>  |  | gages, easements, rig  | tht-of-wave or oth  | er charges?  | YES [X]                                     | NO [ ]                       |
|  | VEO -1   |  |   | 3  |   |                              |
| If the answer is   |  | ide a copy of the relev  | ant instrument.   |  |   |                              |
| If the answer is   |  |  | ant instrument.   |  |   |                              |
| If the answer is<br>For r<br><b>he Toronto-Do</b> n  | nortgages just pro   | vide a copy of the relevent ovide complete name at 720 Tahoe Boulevan  | vant instrument.<br>and address of Mo<br>rd 5 <sup>th</sup> Floor, Mis  | ortgagee.<br>ssissauga, ON, L  |   | <b>14</b> la a <b>11</b> d'a |
| If the answer is<br>For r<br>he Toronto-Don<br>uestions 31 – 34<br>his is not applicat   | nortgages just pro<br>ninion Bank; 47<br>must be answer<br>ole to your applic  | vide a copy of the relevent<br>ovide complete name a   | vant instrument.<br>and address of Mo<br>rd 5 <sup>th</sup> Floor, Mis<br>or severance in t<br>not Applicable"  | ortgagee.<br>ssissauga, ON, L  |   | Otherwise                    |
| If the answer is<br>For r<br>he Toronto-Don<br>tuestions 31 – 34<br>his is not applicat  | nortgages just pro<br>ninion Bank; 47<br>must be answer<br>ole to your applic  | vide a copy of the relevent of the complete name at | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Mis or severance in t not Applicable" lands: No  | ortgagee.<br>ssissauga, ON, L  | ural Area C                                 | )therwise                    |
| If the answer is For r  he Toronto-Don  uestions 31 – 34  nis is not applicat  1. Type of Farm (  Type:  | nortgages just pro<br>ninion Bank; 47<br>must be answere<br>ple to your applice<br>Operation condu                         | vide a copy of the relevolvide complete name at a 20 Tahoe Bouleval and for Applications for ation, please state "cotted on these subject  | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in to not Applicable" lands: No Swine [ ]  | ortgagee. ssissauga, ON, L the Rural/Agricultu one  Poultry [ ]  | Other [ ]                                   | <u>.</u>                     |
| If the answer is For r  he Toronto-Don  uestions 31 – 34  nis is not applicat  1. Type of Farm (  Type:  2. <u>Dimensions</u>  | nortgages just pro<br>ninion Bank; 47<br>must be answere<br>ple to your applic<br>Operation condu<br>Dairy [ ]             | vide a copy of the relevolvide complete name at a copy of the relevolvide complete name at a copy of the relevolvide complete name at a copy of the co | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in to not Applicable" lands: No Swine [ ]  | ortgagee. ssissauga, ON, L the Rural/Agricultu one  Poultry [ ]  | Other [ ]                                   | <u>.</u>                     |
| If the answer is For r  he Toronto-Don  uestions 31 – 34 his is not applicat  Type of Farm (  Type:  Dimensions  | nortgages just pro ninion Bank; 47 must be answere ple to your applice Operation condu Dairy [ ] Of Barn(s)/Outle          | vide a copy of the relevance of the complete name at a copy of the relevance of the complete name at a copy of the complete name at a copy of the copy | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in tonot Applicable" lands: No Swine [ ]   | ortgagee. ssissauga, ON, L the Rural/Agricultu one Poultry [ ] ———————————————————————————————————                               | Other [ ]                                   | <u>.</u>                     |
| If the answer is For r The Toronto-Don Questions 31 – 34 his is not applicate Type of Farm ( Type:  2. <u>Dimensions</u> Eevered Wide  | nortgages just pro ninion Bank; 47 must be answere ple to your applice Operation condu Dairy [ ] Of Barn(s)/Outle          | vide a copy of the relevolvide complete name at a copy of the relevolvide complete name at a copy of the relevolvide complete name at a copy of the co | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in to not Applicable" lands: No Swine [ ]  nat are to remain Area Area                           | ortgagee. ssissauga, ON, L the Rural/Agricultu one  Poultry [ ] ——— in) Severed & Re   | Other [ ]                                   | <u>.</u>                     |
| If the answer is For r The Toronto-Don Ruestions 31 – 34 his is not applicate Type of Farm ( Type:  2. <u>Dimensions</u> evered Wide   | minion Bank; 47 must be answere ple to your application conduction  Dairy [ ]  Of Barn(s)/Outle  Ith  Ith  Ith  3±m        | vide a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the copy  | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in to not Applicable" lands: No Swine [ ]  nat are to remain Area Area                           | portgagee.  ssissauga, ON, Lethe Rural/Agriculture  politry [ ]  in) Severed & Re  Use  Use                                      | Other [ ]                                   | <u>.</u>                     |
| If the answer is For r  he Toronto-Don  uestions 31 – 34 his is not applicate  1. Type of Farm (  Type:  2. Dimensions  evered Wick  wick  etained Wick  With  Wick  Wick  Wick  With  With  Wick  With  Wit | minion Bank; 47 must be answere ple to your application condu  Dairy [ ]  Of Barn(s)/Outle  Ith  Ith  Ith  Ith             | vide a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the copy  | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in to not Applicable.  Swine []  nat are to remain Area  Area  Area  Area  Area                  | portgagee.  ssissauga, ON, Lethe Rural/Agriculture  pone  Poultry [ ]  in) Severed & Re  Use  Use  Use  Use                      | Other [ ]                                   | <u>.</u>                     |
| If the answer is For r  he Toronto-Don  uestions 31 – 34 his is not applicate  Type of Farm (  Type:  2. <u>Dimensions</u> evered Wid  wid  wid  wid  wid  Wid  3. <u>Manure Stora</u>   | minion Bank; 47 must be answere ple to your application condu  Dairy [ ]  Of Barn(s)/Outle  Ith  Ith  Ith  Ith             | vide a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the copy  | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in tonot Applicable.  Swine []  mat are to remain Area  Area  Area  Area  Area  Area  Area  Area | portgagee.  ssissauga, ON, Lethe Rural/Agriculture  pone  Poultry [ ]  in) Severed & Re  Use  Use  Use  Use                      | Other [ ]                                   | <u>.</u>                     |
| If the answer is For reconstructions 31 – 34 his is not applicated.  Type of Farm (Type:  2. Dimensions (Widelight of Widelight) Widelight of Widelight) Widelight of Wideligh | minion Bank; 47 must be answere ple to your application conduction Dairy [ ] of Barn(s)/Outle th th th th qe Facilities on | vide a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the copy  | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in to not Applicable.  Swine []  nat are to remain  Area  Area  Area  Area  Area  One  MI-SOLID  | portgagee.  ssissauga, ON, Lethe Rural/Agriculture  Poultry [ ]  in) Severed & Re  Use  Use  Use  Use  Use  Use  Use  U          | Other [ ]  Shed  LIQUID ank                 | <u>.</u>                     |
| If the answer is For r The Toronto-Don Questions 31 – 34 his is not applicate 1. Type of Farm ( Type:  2. Dimensions Gevered Wick Wick Retained Wick 3. Manure Stora   | minion Bank; 47 must be answere ple to your application conduction Dairy [ ] of Barn(s)/Outle th th th th qe Facilities on | vide a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the copy  | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in to not Applicable.  Swine []  nat are to remain  Area  Area  Area  Area  Area  One  MI-SOLID  | portgagee.  ssissauga, ON, Lethe Rural/Agriculture  pone  Poultry [ ]  in) Severed & Re  Use  Use  Use  Use  Use  Use  Abovegrou | Other [ ]  Shed  LIQUID  ank  Ind Uncovered | Tank [                       |
| If the answer is For r  The Toronto-Don  Questions 31 – 34 his is not applicate  Type of Farm (  Type:  32. <u>Dimensions</u> Severed Wick  Wick  Retained Wick  Wick  33. <u>Manure Stora</u>   | minion Bank; 47 must be answere ple to your application conduction Dairy [ ] of Barn(s)/Outle th th th th qe Facilities on | vide a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the relevant ovide complete name at a copy of the copy  | vant instrument. and address of Mo rd 5 <sup>th</sup> Floor, Misor severance in to not Applicable.  Swine []  nat are to remain  Area  Area  Area  Area  Area  One  MI-SOLID  | portgagee.  ssissauga, ON, Lethe Rural/Agriculture  Poultry [ ]  in) Severed & Re  Use  Use  Use  Use  Use  Use  Use  U          | Other [ ]  Shed  LIQUID ank                 | Tank [                       |



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.

JEB:lb

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

c.c. Michael Oosterveld

| <u>Type</u>         | 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.

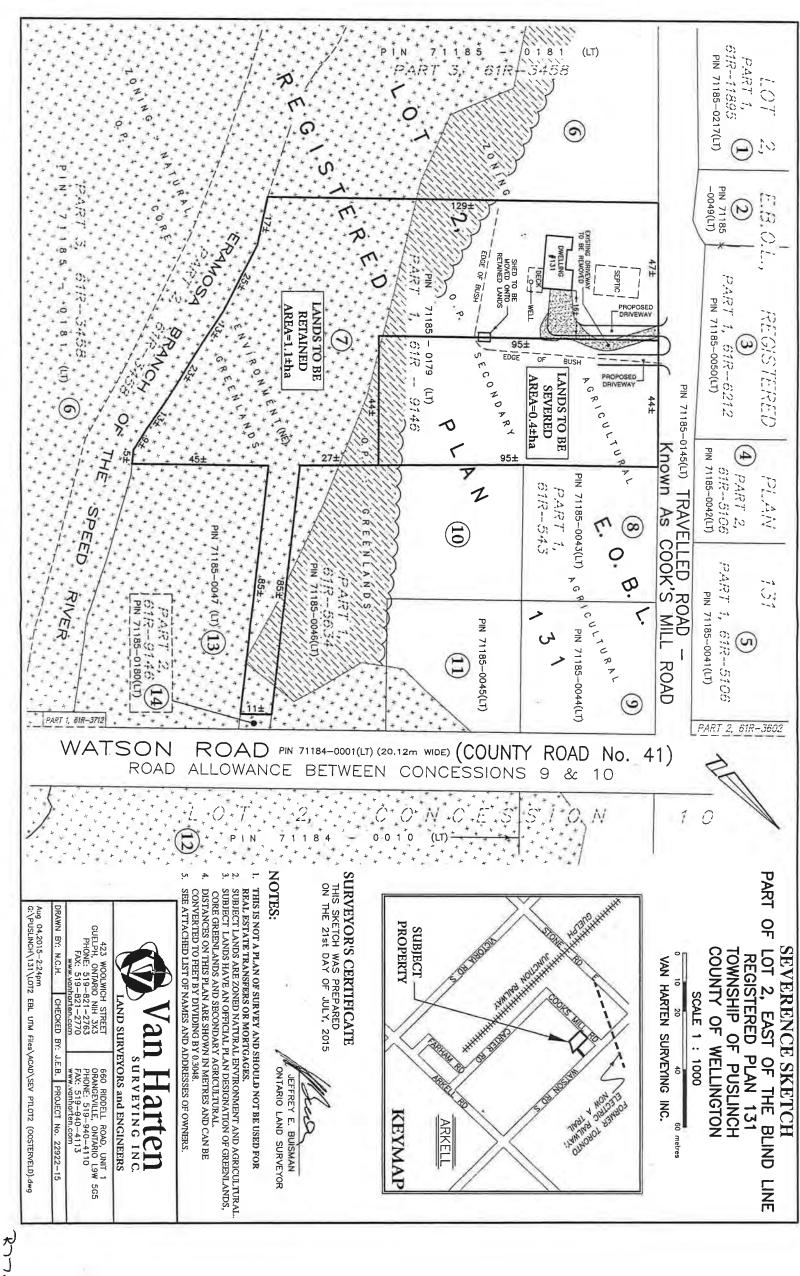
Please see covering letter.

### **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

LAND DIVISION FORM - SEVERANCE



2/1/2

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 DE              | PARTMEN |
|-------------------------|---------|
| TO LP                   |         |
| Сору                    |         |
| Please Handle           |         |
| For Your Information    | 183     |
| Council Agenda          |         |
| File<br>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**

### **LOCATION OF SUBJECT LANDS:**

Douglas Pilkey 16 Hume Road RR#1 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 10 Concession 10

Proposed severance is  $85m \text{ fr } \times 132m = 1.1 \text{ hectares}$ , 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

### <u>September 16, 2015</u>

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DECISION</u> 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

AUG 1 9 2015

RECEIVED

County Engineering

Township of Puslinch

GRCA

Bell Canada

County Clerk

Roads

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

### APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington

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

Required Fee: \$. Fee Received:

File No.

Revised June 2015

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

Accepted as Complete on:

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

| (b) Name and Addre        | ss of Applicant ( | as authorized by Owner)   |             |           |                      |
|---------------------------|-------------------|---------------------------|-------------|-----------|----------------------|
| - Europa                  |                   |                           | ¥. 4.       |           |                      |
| Phone No.                 |                   |                           | Email:      |           |                      |
| (c) Name and Addr         | ess of Owner's A  | uthorized Agent:          |             |           |                      |
| 5.521 (3.1)               |                   | larten Surveying Inc      | 51          |           |                      |
| 423 Wo                    | olwich Street,    | Guelph, ON, N1H 3)        | <u>(3</u>   |           |                      |
| Phone No.                 | 519-821-          | 2763 x225                 | Email:      | Jeff.B    | uisman@vanharten.co  |
| (d) All <u>Communical</u> | ion to be directe | d to:                     |             |           |                      |
| REGISTERED O              | WNER [ ]          | APPLICANT [ ]             |             | AGENT     | [X]                  |
| (e) Notice Cards Po       | sted by:          |                           |             |           |                      |
| REGISTERED O              | WNER [ ]          | APPLICANT [ ]             |             | AGENT     | [X]                  |
| Type and Purpose          | of Proposed Tran  | saction: (Check off appro | opriate box | & provide | short explanation)   |
| RURAL RESIDE              | NTIAL[X] AGRI     | CULTURAL[ ] URBAN         | RESIDENT    | TAL[ ]    | COMMERCIAL/INDUSTRIA |
| To create a n             | ew lot for resid  | dential purposes.         |             |           |                      |
| EASEMENT[]                | RIGHT OF          | WAY[] CORRECT             | ION OF TIT  | LE[]      | LEASE [ ]            |

LAND DIVISION FORM - SEVERANCE

| _       | ocal Municipality:  | Township of Pus                                   | <u>linch</u>  |                |                            |
|---------|---|---|---|----------------|----------------------------|
| С       | oncession   | 10  |   | Lot No.        | Part of Lot 10             |
| R       | egistered Plan No.  |   |   | Lot No.        |                            |
| R       | eference Plan No.   | 61R-4227  |   | Part No.       | Part 2                     |
| С       | ivic Address  | 16 Hume Road                                      |   |                |                            |
| (b)     | When was property   | acquired: March 197                               | 7   | Registered Ir  | nstrument No. <u>ROS18</u> |
|         | Description of <u>Land</u> inte   | ended to be <b>SEVERED</b> :                      |   | Metric [X]     | Imperial [ ]               |
|         | Frontage/Width  | <u>85 ±</u>                                       | AREA  | <u>1.1 h</u>   | na ±                       |
|         | Depth   | <u>132 ±</u>                                      | Existing Use(s)   | Rura           | al Residential             |
|         | Existing Buildings or   | structures: <b>Dwelling</b> , <b>c</b>            | garage  |                |                            |
|         | Proposed Uses (s):  | No change   |   |                |                            |
| ype     | of access (Check ap   | propriate space)                                  | Existing [X]  | Prope          | osed [ ]                   |
|         | Provincial Highway County Road Municipal road, mai Municipal road, sea Easement |   | [ ] Right-of-way<br>[ ] Private road<br>[ ] Crown acces<br>[ ] Water acces<br>[ ] Other | ss road        |                            |
| Т       | ype of water supply -   | Existing [X] Propose                              | ed [ ] (check ap  | ppropriate spa | ice)                       |
| []<br>] |   | and operated piped water<br>ndividual [ ]communal | system  |                |                            |
|         |   | al Eviation (VI De                                | oposed [ ] (che   | eck appropriat | re space)                  |

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

| 6.  | De         | escription of <u>Land</u> inten  | ded to be <u><b>RETAINED</b></u> :             | Metric   | [X]               | Imperial   | []        |          |
|-----|------------|--|--|--|-------------------|------------|-----------|----------|
|     |            | Frontage/Width   | <u>119/230 ±</u>                               | AREA   | <u>11 ha</u>      | <u>±</u>   |           |          |
|     |            | Depth  | <u>400 ±</u>                                   | Existing Use(s)  | Cash crops,       | vacant     | bushla    | and      |
|     |            | Existing Buildings or st   | tructures: <u>None</u>                         |  |                   |            |           |          |
|     |            | Proposed Uses (s):   | Rural resid                                    | dential, cash crops, v   | acant bushla      | <u>ınd</u> |           |          |
|     | Ту         | pe of access (Check a  | appropriate space)                             | Existing [X]   | Proposed [ ]      |            |           |          |
|     | [ ]<br>[X] | Provincial Highway County Road Municipal road, mainta Municipal road, seaso Easement |  | [ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other |                   |            |           |          |
|     | Ту         | pe of water supply - E   | ixisting [ ] Propos                            | ed [X] (check appropria  | ite space)        |            |           |          |
|     | [<br>[X]   | ] Municipally owned an   |  |  |                   |            |           | _        |
|     | Tv         | /pe of sewage disposa  | l - Existing ( 1 Pi                            | roposed [X] (check app   | oronriata snaca)  |            |           |          |
|     | [<br>[X]   | Municipally owned an Septic Tank [X]ind Pit Privy Other (Specify):                   | d operated sanitary sev<br>ividual [ ]communal | vers   |                   |            |           |          |
| 7.  | ls t       | etres of the Subject land  | s (severed and retained                        | nanure storage, abattoir, liv<br>d parcels)?<br>cation must be accompanie          |                   | YES [X]    | NO        | 00       |
| 8.  | ls         | there a landfill within 50   | 00 metres [1640 feet]?                         |  |                   | YES [      | l NO      | [X]      |
| 9.  | a)         | Is there a sewage trea   | tment plant or waste sta                       | abilization plant within 500   | metres [1640']?   | YES [      | J NO      | [X]      |
|     | b)         | parcel?  |  | hin 45.7 metres [150 feet] o   |                   | •          |           |          |
| 10  | lo i       |  |  | 9b) is YES, these must   |                   |            |           |          |
| 10. |            | thin 120 metres [394 fe  |  | vamp, bot) located on the la   | ands to be retain | YES [X]    |           |          |
| 11. | ls t       | there any portion of the   | land to be severed or to                       | be retained located within   | a floodplain?     | YES [      | ] NO      | [X]      |
| 12. | ls t       | there a provincial park o  | or are there Crown Land                        | ls within 500 metres [1640'  | ]?                | YES [      | ] NO      | [X]      |
| 13. | ls         | any portion of the land t  | o be severed or retaine                        | d within a rehabilitated min   | e/pit site?       | YES [      | ) NO      | [X]      |
| 14. | ls '       | there an active or aband   | doned mine, quarry or g                        | ravel pit within 500 metres  | [1640']?          | YES [      | ] NO      | [X]      |
| Cou | nty c      | of Wellington  | LAND DIVI                                      | SION FORM - SEVERANCE  |                   |            | Revised J | une 2015 |

| 15. | Is there a noxious industrial use within 500 meteres [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 outle within 750 metres of the proposed subject lands?                                     | t/cont                |                         | fill ce      |          |
| 19. | PREVIOUS USE INFORMATION:  |                       |                         |              |          |
|     | a) Has there been an industrial use(s) on the site?  YES [ ] NO [X]  | UN                    | KNOW                    | N [          | ]        |
|     | 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]   | UNI                   | KNOWI                   | N [ ]        | l        |
|     | 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 system   | ms or                 | residen                 | tial         |          |
|     | landscaping?)  YES [ ] NO [X]  | UNI                   | KNOWI                   | <b>4</b> [ ] | l        |
|     | d) Has there been commercial petroleum or other fuel storage on the site, underground fuel been used for a gas station at any time, or railway siding? YES [ ] NO [X]                  |                       | ge, or h<br><b>KNOW</b> |              | _        |
|     | If YES, specify the use and type of fuel(s)  |                       |                         |              |          |
| 20. | Is this a <b>resubmission</b> 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 Maregistered in the Land Registry/Land Titles Office?  | arch 1,<br><b>YES</b> |                         | and as       |          |
|     | b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred.                   | etch ar               | nd prov                 | ide:         |          |
| 22. | Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors?  YES [ ] NO [X] |                       | n of su                 |              |          |
| 23. | Under a separate application, is the Owner, applicant, or agent applying for additional consensimultaneously with this application?  | nts on<br>YES         |                         |              | [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           | [ ]      |
| Cou | unty of Wellington LAND DIVISION FORM – SEVERANCE  |                       | Re                      | vised Ju     | ıne 2015 |

| <b>26.</b> Is the su *If ye              | ubject land<br>es, an app         | a proposed su.<br>lication to sever | us farm dwelling)<br>a surplus farm dw                       | /?*<br>velling must be a                 | ccompanied by                | YES a FARM INFO                  | [] N             | O [X]<br>FORM. |
|--|-----------------------------------|-------------------------------------|--|--|------------------------------|----------------------------------|------------------|----------------|
|  |                                   |                                     | <b>cial Plan</b> designa                                     |  |                              |                                  |                  |                |
| b) Wha<br>Sec                            | at is the exi                     | isting County O<br>\gricultural &   | fficial Plan design<br>Core Greenland                        | nation(s) of the s<br>ds                 | ubject land? (s              | evered and reta                  | ained)           |                |
| c) If this plea                          | s consent<br>ase indicat          | relates directly t<br>e the Amendme | o an Official Plan .<br>nt Number and the                    | Amendment(s) c<br>e applicable file r    | urrently under<br>number(s). | review by an ap                  | oproval aut      | hority,        |
| Ame                                      | endment N                         | lumber(s): _                        |  | F  | ile Number(s                 | ):                               |                  | _              |
| 28. What is t                            | the zoning                        | of the subject la                   | ands? <u>Agricultu</u>                                       | ıral (A) & Natuı                         | ral Environm                 | ent Zone                         |                  |                |
| 29. Does the                             | e proposal                        | for the subject I                   | lands conform to tl  | he existing zonin                        | g?                           | YES                              | [X] NO           | []             |
| If NO,                                   | a) ha                             | as an application<br><b>YES</b>     | been made for re   |  | nber                         |                                  |                  |                |
|  | b) ha                             | as an application<br><b>YES</b>     | n been made for a  |  | nbe <u>r</u>                 | <del></del>                      |                  |                |
| 30. Are the la                           | swer is YE                        | S, please provid                    | ages, easements,<br>de a copy of the re<br>ride complete nam | elevant instrumen                        | ıt.                          | ? YES                            | [X] NO           | []             |
| Nedra JOH                                | NSON c/                           | o 4307 Moody                        | / Street, St. Pete   | e's Beach, Flo                           | rida, USA, 33                | 3706                             |                  |                |
| Questions 3                              | 1 – 34 mu                         | st be answered                      | d for Applications   | s for severance                          | in the Rural/A               | gricultural Are                  | ea Othe          | rwise, if      |
|  |                                   |                                     | ition, please state  |  |                              |                                  |                  |                |
| 31. <u>Type of I</u>                     | Farm Ope                          | <u>ration</u> conduct               | ted on these subje   | ect lands:                               | Cash crops                   |                                  |                  |                |
| Тур                                      | no:                               |                                     |  |  |                              |                                  |                  |                |
|  | pe.                               | Dairy [ ]                           | Beef Cattle [ ]  | Swine [                                  | ] Poultry                    | [ ] Othe                         | er [ ]           |                |
| 32. <u>Dimens</u>                        |                                   |                                     | Beef Cattle [ ]  |  |                              |                                  |                  |                |
|  |                                   |                                     |  |  |                              |                                  |                  |                |
|  | sions of                          |                                     | uildings/Sheds   | (that are to ren                         |                              | d & Retained                     |                  |                |
| <u>Severed</u>                           | sions of                          |                                     | uildings/Sheds   | (that are to ren                         |                              | d & Retained                     |                  |                |
| <u>Severed</u>                           | sions of<br>Width<br>Width        |                                     | uildings/Sheds Length Length                                 | (that are to ren<br>Area<br>Area         |                              | d & Retained Use Use             |                  |                |
| Severed<br>Retained                      | width Width Width Width Width     |                                     | Length Length Length Length Length                           | (that are to ren<br>Area<br>Area<br>Area |                              | d & Retained Use Use Use Use     |                  |                |
| Severed  Retained                        | width Width Width Width Width     | Barn(s)/Outbu                       | Length Length Length Length Length Length Length             | Area Area Area Area Area Area Aroa       |                              | d & Retained Use Use Use Use Use | Lands            |                |
| Severed  Retained  33. Manure            | width Width Width Width Width     | Barn(s)/Outbu                       | Length Length Length Length Length Length Length             | Area Area Area Area Area                 | main) Severe                 | d & Retained Use Use Use Use Use |                  | r 1            |
| Severed  Retained                        | width Width Width Width Storage I | Barn(s)/Outbu                       | Length Length Length Length Length ese lands:                | Area Area Area Area Area Area Area       | main) Severe                 | d & Retained Use Use Use Use Use | Lands            |                |
| Severed  Retained  33. Manure  Open Pile | width Width Width Width Storage I | Barn(s)/Outbu                       | Length Length Length Length Length Length Length             | Area Area Area Area Area Area Area       | nain) Severe                 | d & Retained Use Use Use Use Use | QUID  overed Tar |                |



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 abovementioned 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.

Jeffrey E. Buisman B.E.S, B.Sc.

Ontario Land Surveyor

JEB:lb

c.c. Douglas Pilkey

| <u>Type</u>         | 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.

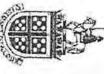
Please see covering letter.

### **NOTES:**

- 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

LAND DIVISION FORM - SEVERANCE



Telephone

Civic Address

Concession

### County of Wellington

# FARM DATA SHEET

sheet will help to ensure that new land uses will be located a suitable

Minimum Distance Separation I (MDSI)

Your cooperation in filling out this

Owner of Livestock Facility\_ distance from your operation.

| Animal Type or Material | Signature of Livestock Facility Owner | Tillable Hectares/Acres*   |
|-------------------------|---------------------------------------|--|
| Description             | Facility Owner                        | Tillable Hectares/Acres* on the lot where the livestock facility is located 2 hectares |
| Housing Capacity"       | Date                                  | hectares   |
| Manure Storage<br>Type* | in Thos                               | 1  |
|                         | 566                                   | 5  |

Beef Cattle

Feeders (7 -- 15 months)

Cows, including calves to weaning (all breeds)

select from list above)

Dairy Cattle

Miking-age cows (dry or miking)

Helfers (5 months to freshoring)

Small-framed, 364 kg - 455 kg (for example - Jerseys) Medium-framed; 455 kg - 545 kg (for example - Guernseys) Large-framed, 545 kg - 636 kg (for example - Holsteins)

Large-framed, 182 kg - 545 kg (for example - Holsteins)

Shortkeepers (12.5 - 17.5 months) Backgrounders (7 - 12.5 months)

### Manure imported to a lot not generating Other Anaerobic Veal Jigester Turkeys Chickens Animal Type or Material Goats Maximum capacity of permanent storages at any time, solid or liquid capacity Maximum capacity of permanent storages at any time; solid or liquid capacity Turkey breeder layers (males/ females transferred in from grower barn) Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical) Broilers on any other cycle, or unknown Grain-fed Milk-led Turkeys at any other weights, or unknown Toms (day olds to over 10.8 kg to 20 kg, 14.5 kg is typical) Broilers (day olds to 6 2 kg) preeder toms Turkey pullets (day old until transferred to layer turkey barn) Broilers on a 10 week cycle Broilers on a 9 week cycle Broilers on an 8 week cycle Broiler breeder layers (males/ females transferred in from grower parn) Broiler breeder growers (males/ females transferred out to layer barn) Broilers on a 12 week cycle Does & bucks (for dairy, includes unweated offspring & replacements) Layer bullets (day olds until transferred into layer barn) Layer hers (for eating eggs; after transfer from pullet barn) Kids (dairy or feeder kids) Does & bucks (for meat kids; includes unweaped offspring & replacements) Description Housing Capacity\* Manure Storage Type\*

# NOTE TO THE FACILITY OWNER: Permanent Manure or Material Storage Types

Digestat Liquid Manure Loss than 18% dry matter Solid Manure: 18% dry matter, or more

| than 14 days)<br>Solid, inside, bedded back | No storage required (manure/material stored for less | e: Less than 18% dry matter |
|---|--|-----------------------------|
|   |  |                             |

0

2832

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

Solid, outside, no cover, 18% to less than 30% dry matter, Liquid, inside, undemeath statted floor Liquid, outside, with a permanent, tight fitting cover with uncovered liquid runoff storage

iquid, (digestate), outside, no cover

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

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

Sheep

Horses

Feeders (27 kg - 105 kg) Weaners (7 kg - 27 kg)

Breader gits (entire barn designed specifically for this purpose)

Sows with litter, dry sows or spars (non-SEW)

Sows with litter, dry sows/boars, Segregated Early Wearing (SEW)

Small framed, 30 kg - 125 kg (for example - Jerseys)

Medium-framed; 39 kg - 148 kg (for example - Guernseys) Large-framed; 45 kg - 182 kg (for example - Holsteins) Calves (0 - 5 months)

Small-framed; 125 kg - 364 kg (for example - Jerseys)

Medium-framed; 148 kg - 455 kg (for example - Guernseys)

Medium-framed, mature; 227 kg - 680 kg (including unweared offspring)

Small-framed, mature; <227 kg (including unweamed offspring) Large-framed, malure; >681 kg (including unweaned offspring)

Ewes & rams (dairy operation; includes unweaned offspring & replacements) Ewes & rams (for mes: tambs; includes unweaned offspring & replacements)

ambs (dairy or feeder lambs)

SWITE



## County of Wellington

# FARM DATA SHEET Minimum Distance Separation I (MDSI)

| 6   |
|-----|
| H   |
| 70  |
| THE |
| 7   |
| 2   |
| YEL |
| 5   |
| N   |
| 8   |
| 300 |

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

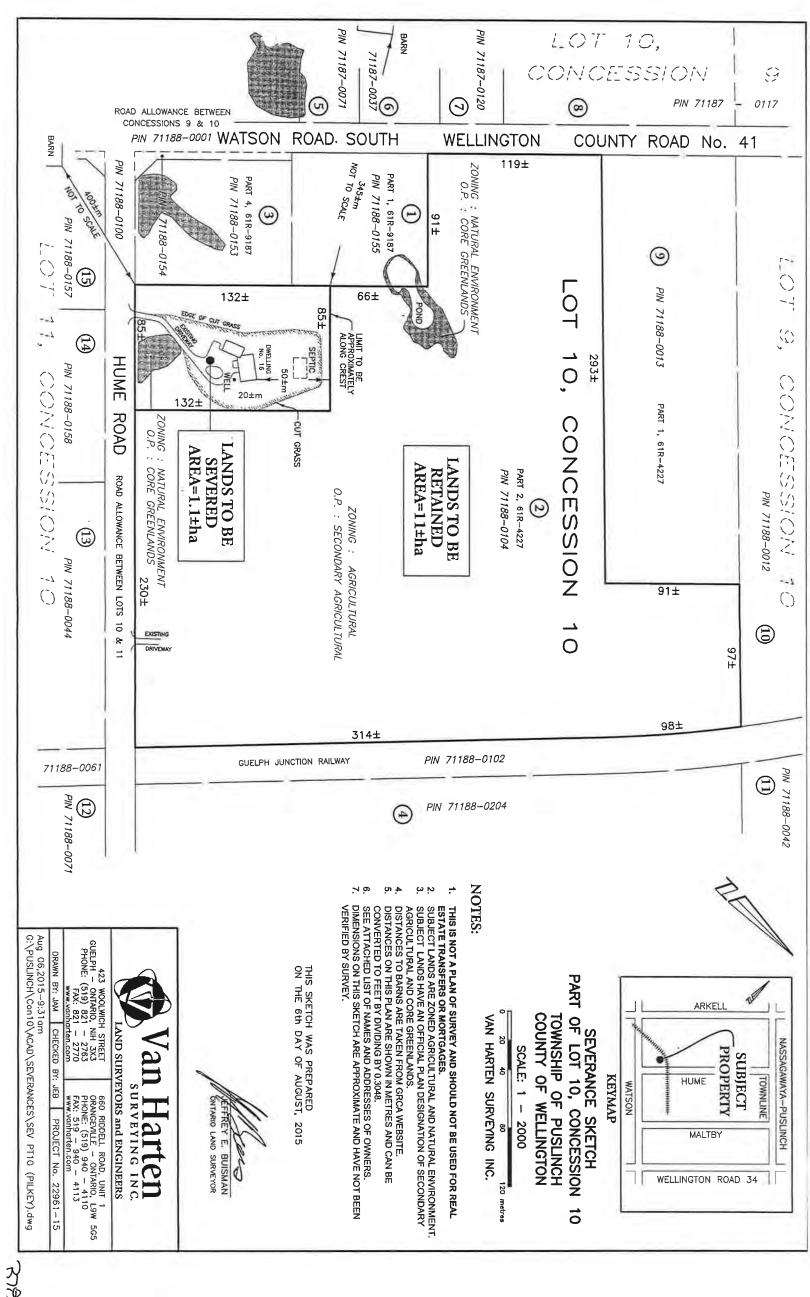
# Permanent Manure or Material Storage Types

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

| Liquid, outside, no cover, sloped-sided storage | Liquid, outside, with a permanent floating cover Liquid, outside, no cover, straight-walled storage | Liquid, outside, with a permanent, light fitting cover Liquid, (digestate) outside to cover | Solid, outside, no cover, 18% to less<br>Liquid, inside, underneath slatted floo  | Solid, outside, no cover, greater than or equal 30% dry matter Solid, outside, no cover, greater than or equal 30% dry matter Solid, outside, no cover, tax, to be a second of the solid outside, no cover, tax, to be a second outside, no cover, tax, tax, tax, tax, tax, tax, tax, tax | No storage required (manure/material stored for less than 14 days) Solid, Inside, bedded pack |
|---|---|---|---|--|---|
| storage   | nd storage  | it fitting cover  | Solid, outside, no cover, 18% to less than 30% dry fratter, with covered liquid runoff storage Liquid, inside, undomesth statted floor. | or equal 30% dry matter  | stored for less than 14 days)   |

#8455665566

| Goats  Does & bucks (for meat kids; includes unweaned offspring Does & bucks (for dairy, includes unweaned offspring & rej Adds (dairy or feeder kids)  Chickens Layer hans (for eating eggs: after transfer from pullet barn)   | Broller breeder growers (males/ femal  | Brollers breeder growers (males/ females transferred out to layor barn)  Broller breeder layers (males/ females transferred in from grower barn)  Brollers on an 8 week cycle  Brollers on a 10 week cycle  Brollers on a 12 week cycle  Brollers on a 12 week cycle  Brollers on any other cycle, or unknown  Turkeys  Turkeys pullets (day old until transferred to layer turkey barn) |  |  |  |  |  | êys  | êys s  | Φy <sub>8</sub>   |   | eys<br>imported<br>ing  |
|--|--|--|--|--|--|--|--|--|--|---|---|---|
| Does & bucks (for meat kids; includes unweaned offspring & replacements)  Does & bucks (for dairy, includes unweaned offspring & replacements)  Kids (dairy or feeder kids)  Layer hens (for eating eggs; after transfer from pullet barn)  Layer pullets (day oids until transferned into layer barn)  Broller breeder growers (males/ females transferred out to layer barn)   | Property on the party of the pa | Broilers on an 8 week cycle Broilers on a 9 week cycle Broilers on a 10 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on a 12 week cycle Broilers on a 12 week cycle Broilers on any other cycle, or unknown Turksy pullets (day old until transferred to layor turkey barn)   | lemales transferred in from grower barn)  Inknown  Insferred to layor turkey barn)  Semales transferred in from grower barn) | remales transferred in from grower barn)  snknown  snerred to layer turkey born)  canales transferred in from grower barn) | remales transferred in from grower barn) saknown referred to layer turkey barn) females transferred in from grower barn) | remales transferred in from grower barn) solution served to layer turkey barn) conales transferred in from grower barn) 0.8 kg; 7.5 kg is typical) | remales transferred in from grower barn) solution serred to layer turkey barn) conales transferred in from grower barn) 0.8 kg; 7.5 kg is typical) to 20 kg; 14.5 kg is typical) | remales transferred in from grower barn) saknown saferred to layor turkey barn) denales transferred in from grower barn) denales transferred in from grower barn) to 20 kg; 7.5 kg is typical) to 20 kg; 14.5 kg is typical) | remales transferred in from grower barn) saknown saferred to layor turkey barn) denales transferred in from grower barn) denales transferred in from grower barn) to 20 kg: 7.5 kg is typical) to 20 kg: 14.5 kg is typical) | remales transferred in from grower barn) saferred to layor turkey barn) canales transferred in from grower barn) 0.8 kg; 7.5 kg is typical) to 20 kg; 14.5 kg is typical) unknown | temales transferred in from grower barn) anknown the stransferred in from grower barn) the stransferred in from grower barn) to 20 kg: 7.5 kg is typical) to 20 kg: 14.5 kg is typical) unknown | remales transferred in from grower barn) saferred to layer turkey barn) conales transferred in from grower barn) to 20 kg; 7.5 kg is typical) to 20 kg; 14.5 kg is typical) unknown |
| Housing<br>Capacity*   |  |  |  |  |  |  |  |  |  |   |   |   |
| Manure Storage Type* (select from list above)  |  |  |  |  |  |  |  |  |  |   |   |   |
| The state of the s | DIOCOLOGICA CONTRACTOR |  |  |  |  |  |  | (eys   | (eys   | eys   | eys   | eys eys   |
| Broflers on a 9 week cycle   | Broilers on a 9 week cycle   |  |  |  |  |  |  | keys   | éys  | eys   | eys   | eys<br>imported   |
| Broilers on a 10 week cycle Broilers on a 10 week cycle  | Broilers on a 10 week cycle Broilers on a 10 week cycle  |  |  |  |  |  |  | (eys   | (eys   | eys   | eys   | eys<br>imported   |
| Broilers on a 10 week cycle Broilers on a 10 week cycle  | Broilers on a 10 week cycle Broilers on a 10 week cycle  |  |  | 1-31-31  |  |  | 1.1.1.1.1.1  | (eys   | (eys   | eys   | eys   | eys<br>imported   |
|  |  |  | Turkey breeder layers (males/ females transferred in from prower barn)   | iurkey breeder layers (males/ females transferred in from grower barn)  Breeder ioms                                       | iurkay breeder layers (males/ females transforred in from grower barn)  Breeder toms  Broilers (day olds to 6.2 kg)      | 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)   | Breeder toms Broiters (day olds to 6.2 kg) I lens (day olds 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)                | A A L L L L  |  |   |   | imported<br>ing   |



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 DE           | PARTMENT |
|----------------------|----------|
| TO KI                |          |
| Сору                 |          |
| 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.

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 AGRCA 2015

Bell Canada County Clerk

Roads

Township of Puslinch

RECEIVED

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

### **APPLICATION FOR CONSENT**

Ontario Planning Act

1. Approval Authority:

SECTION A

County of Wellington Planning and Land Division Committee County of Wellington Administration Centre

Fee Received:

74 Woolwich Street, GUELPH, Ontario N1H 3T9

File No.

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

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 Register  | ed Owner(s) Peter John & Yvonne         | Maureen SM       | <u>ІІТН</u>              |
|----|-----------------------|---|------------------|--------------------------|
|    | Address 4195 Sid      | leroad 25 South, R.R. #2, Puslinc       | h, ON, N0B 2     | <u>210</u>               |
|    | Phone No.             |   | Email:           |                          |
|    | (b) Name and Addres   | s of Applicant (as authorized by Owner) |                  |                          |
|    | Phone No.             |   | Email: _         |                          |
|    | (c) Name and Addres   | ss of Owner's Authorized Agent:         |                  |                          |
|    | <u>Jeff Buis</u>      | sman of VanHarten Surveying Inc         | <u>).</u>        |                          |
|    | 423 Woo               | lwich Street, Guelph, ON, N1H 3         | <u>X3</u>        |                          |
|    | Phone No.             | 519-821-2763 x225                       | Email: <u>Je</u> | ff.Buisman@vanharten.com |
|    | (d) All Communicatio  | n to be directed to:                    |                  |                          |
|    | REGISTERED OW         | NER [ ] APPLICANT [ ]                   | AG               | ENT [X]                  |
|    | (e) Notice Cards Post | ed by:                                  |                  |                          |
|    | REGISTERED OW         | NER [ ] APPLICANT [ ]                   | AG               | ENT [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  |

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

### **APPLICATION FOR CONSENT**

Ontario Planning Act

SECTION B
Required Fee: \$

County of Wellington Planning and Land Division Committee Fee Received: County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on: 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 519-821-2763 x225 Phone No. 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) [X] 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 Cancessian 1

County of Wellington

**Approval Authority:** 

LAND DIVISION FORM - LOT LINE ADJUSTMENT

| ••   | (u) Location of Lan  | a in the county of wening   | ton:                |                |                              |
|------|--|---|---------------------|----------------|------------------------------|
|      | Local Municipality:  | Township of Pu  | slinch              |                |                              |
|      | Concession   | 1   |                     | Lot No.        | Part of Lot 26               |
|      | Registered Plan No.  |   |                     | Lot No.        |                              |
|      | Reference Plan No.   |   |                     | Part No.       |                              |
|      | Civic Address  | 7176 Concessio  | <u>n 1</u>          |                |                              |
|      | (b) When was prope   | rty acquired: October 1   | 992                 | _Registered Ir | strument No. <u>RO679458</u> |
| 5.   | Description of Land  | intended to be <b>SEVERED</b> :   |                     | Metric [X]     | Imperial [ ]                 |
|      | Frontage/Width   | 46 - 156 ±  | AREA                |                | <u>1.8 ha ±</u>              |
|      | Depth  | <u>185 ±</u>  | Existing Use(s)     | Busl           | 1                            |
|      | Existing Buildings   | or structures: None   |                     |                |                              |
|      | Proposed Uses (s   | To be added to I  | Part 1, 61R-863     | 3 as part of   | rural residential property   |
| Ту   | pe of access (Check  |   | Existing [X]        |                | osed [ ]                     |
|      | Type of water supply  [ ] Municipally owne [X] Well [ ] Lake | y - Existing [X] Proposed and operated piped water  |                     | propriate spac | e)                           |
|      | [ ] Other P  | rivate well exists on l   | ands to be add      | ed to.         |                              |
|      | [ ] Municipally owne [X] Septic Tank [) [ ] Pit Privy        | oosal - Existing [X] Product and operated sanitary sevential of the communal operated eptic exists on lands |                     |                | space)                       |
| 6.   | Description of <u>Land</u> i                                 | ntended to be <b>RETAINED</b> :   |                     | Metric [X]     | Imperial [ ]                 |
|      | Frontage/Width   | <u>328 ±</u>  | AREA                | <u>37 ha</u>   | <u>1 ±</u>                   |
|      | Depth  | <u>1031 ±</u>   | Existing Use(s)     | Agric          | cultural, rural residential  |
|      | Existing Buildings   | or structures: <b>Dwelling</b> , i  | <u>barn</u>         |                |                              |
|      | Proposed Uses (s   | ): No Change  | <u>e</u>            |                |                              |
| Cour | nty of Wellington  | LAND DIVISION   | FORM – LOT LINE ADJ | USTMENT        | Revised June 2               |

|     | Type of access (Check appropriate space) Existing [X] Proposed [  | j                     |         |          |      |
|-----|---|-----------------------|---------|----------|------|
|     | [ ] Provincial Highway  |                       |         |          |      |
|     | [ ] Municipal road, seasonally maintained [ ] Water access [ ] Easement   |                       |         |          |      |
|     | Type of water supply - Existing [X] Proposed [ ] (check appropriate space)  |                       |         |          |      |
|     | [ ] Municipally owned and operated piped water system [X] Well [X]individual [ ]communal [ ] Lake [ ] Other   |                       |         |          |      |
|     | Type of sewage disposal - Existing [X] Proposed [ ] (check appropriate space)   |                       |         |          |      |
|     | <ul> <li>[ ] Municipally owned and operated sanitary sewers</li> <li>[X] Septic Tank [X]individual [ ]communal</li> <li>[ ] Pit Privy</li> <li>[ ] Other (Specify):</li></ul>   |                       |         |          |      |
| 7.  | Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or smetres of the Subject lands (severed and retained parcels)?  *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM. | stockya<br><b>YES</b> |         |          | 00   |
| 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]  |
|     | <ul> <li>b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundarie severed parcel?</li> <li>YES [ ] NO [X] If answer to 9b) is YES, these must be shown on the</li> </ul>  |                       |         |          | ch   |
| 10. | Is there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to be retain within 120 metres [394 feet]?   | ned or t              |         |          | d or |
| 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 meteres [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 within 750 metres of the proposed subject lands?   | et/conta              | ainer r | efill ce |      |

| 9.           |   | REVIOUS USE INFORMATION:   |  |   |                |  |                     |  |  |                   |
|--------------|---|--|--|---|----------------|--|---------------------|--|--|-------------------|
|              | a)                                      | ) Has there been an industrial use(s) on the site?   | YES  | [   | ]              | NO   | [X]                 | UNK  | NOW  | N [               |
|              | lf Y                                    | YES, what was the nature and type of industrial use(s)?  |  |   |                |  |                     |  |  |                   |
|              | b)                                      | Has there been a commercial use(s) on the site?  | YES  | [   | 1              | NO   | [X]                 | UNKN   | IOW  | ۱ [               |
|              | lf \                                    | YES, what was the nature and type of the commercial use(s)   |  |   |                |  |                     |  |  |                   |
| -            | c)<br>lan                               | Has fill been brought to and used on the site (other than fill to ndscaping?)  | accomm   | od  | ate            | septic   | syste               | ems or re  | siden  | —<br>tial         |
|              |   |  | YES  | [   | ]              | NO   | [X]                 | UNKN   | IWO  | 1                 |
|              | d)                                      | Has there been commercial petroleum or other fuel storage of been used for a gas station at any time, or railway siding?   | n the site<br><b>YES</b>   | , u<br>[  | nde<br>]       | rgrour<br><b>NO</b>  | nd fue              | el storage<br>UNKN   | , or h   | as the            |
|              | lf Y                                    | YES, specify the use and type of fuel(s)   |  |   |                |  |                     |  |  |                   |
|              | ls t                                    | this a <b>resubmission</b> of a previous application?  |  |   |                |  |                     | YES [  | 1  | NO                |
|              | lf Y                                    | YES, is it identical [ ] or changed [ ] Provide previous File N  | umber  |   | 1-             |  |                     |  |  |                   |
|              | a)<br>****                              | Has any severance activity occurred on the land from the hole<br>egistered in the Land Registry/Land Titles Office?  | ding whic  | ch (  | exis           | ted as   | of M                | larch 1, 20  | 005 a  | nd as             |
| •            | ıeį                                     | The confidence of the confiden |  |   |                |  |                     | YES [  | 1  | NO                |
| b            |   | If the answer in (a) is YES, please indicate the previous seven Transferee's Name, Date of the Transfer and Use of Parce   | ance(s) c  | on i  | he i           |  | ed sk               | _  | _  |                   |
| E FO         | las                                     | If the answer in (a) is YES, please indicate the previous sever.  Transferee's Name, Date of the Transfer and Use of Parce  s the parcel intended to be severed ever been, or is it now, the per Consent or approval under the Planning Act or its predecess  der a separate application, is the Owner, applicant, or agent app  | subject o  | erro<br>fa  | ed.<br>n ap    | require<br>oplicati  | ion fo              | etch and   | providence of sub  | de:  divisi       |
| t Fo         | las<br>the                              | If the answer in (a) is YES, please indicate the previous sever. Transferee's Name, Date of the Transfer and Use of Parce is the parcel intended to be severed ever been, or is it now, the ser Consent or approval under the Planning Act or its predecess der a separate application, is the Owner, applicant, or agent applicationeously with this application?   | subject o<br>ors?<br>YES   | erro<br>fa  | ed.<br>n ap    | require<br>oplicati  | ion fo              | etch and or a plan o UNKNO   | providence of sub  | de:  divisi       |
| Fo           | las<br>the                              | If the answer in (a) is YES, please indicate the previous sever.  Transferee's Name, Date of the Transfer and Use of Parce  s the parcel intended to be severed ever been, or is it now, the per Consent or approval under the Planning Act or its predecess  der a separate application, is the Owner, applicant, or agent app  | subject o<br>ors?<br>YES   | erro<br>fa  | ed.<br>n ap    | require<br>oplicati  | ion fo              | or a plan of UNKNO   | providence of subsection of su | de:  divisi  I ]  |
| to Us I      | las<br>Indimi                           | If the answer in (a) is YES, please indicate the previous sever. Transferee's Name, Date of the Transfer and Use of Parce is the parcel intended to be severed ever been, or is it now, the ser Consent or approval under the Planning Act or its predecess der a separate application, is the Owner, applicant, or agent applicationeously with this application?   | subject o<br>ors?<br>YES   | of a  | n ap           | oplicati<br>NO   | ion fo              | or a plan of UNKNO   | providence of subsection of su | divisi            |
| to Us I      | las<br>the<br>imu                       | If the answer in (a) is YES, please indicate the previous sever. Transferee's Name, Date of the Transfer and Use of Parce is the parcel intended to be severed ever been, or is it now, the ser Consent or approval under the Planning Act or its predecess der a separate application, is the Owner, applicant, or agent application with this application?  The application consistent with the Provincial Policy Statement? The subject land within an area of land designated under any provincial policy.   | subject o<br>ors?<br>YES<br>olying for   | of a  | n ap           | pplication NO onal co  | ion fo              | or a plan of UNKNO   | providence of subspace of subs | divisi I I ing NO |
| FO US I      | las<br>the<br>imu                       | If the answer in (a) is YES, please indicate the previous sever. Transferee's Name, Date of the Transfer and Use of Parce is the parcel intended to be severed ever been, or is it now, the ser Consent or approval under the Planning Act or its predecess der a separate application, is the Owner, applicant, or agent application with this application?  The application consistent with the Provincial Policy Statement? the subject land within an area of land designated under any provincial policy.   | subject or ors? YES  Diving for  | of a  | n ap           | pplication NO onal co  | ion fo              | or a plan of UNKNO   | of sub<br>DWN<br>s hold  | divisi I I ing NO |
| to US I I    | las<br>the<br>Ind<br>imu<br>s th        | If the answer in (a) is YES, please indicate the previous sever. Transferee's Name, Date of the Transfer and Use of Parce is the parcel intended to be severed ever been, or is it now, the ser Consent or approval under the Planning Act or its predecess der a separate application, is the Owner, applicant, or agent application with this application?  The application consistent with the Provincial Policy Statement? The subject land within an area of land designated under any presented the plant [1] Places to Grow [X] Other [1]   | subject or ors? YES  Polying for ovincial p  | of a  | n ap           | pplication NO point of the poin | ion fo              | or a plan of UNKNO TES [X  | of sub<br>DWN<br>s hold<br>]   | divisi I I ing NO |
| to US I I    | lasthed Indianics the Green (If Y       | If the answer in (a) is YES, please indicate the previous sever. Transferee's Name, Date of the Transfer and Use of Parce is the parcel intended to be severed ever been, or is it now, the ser Consent or approval under the Planning Act or its predecess in der a separate application, is the Owner, applicant, or agent application ever application?  The application consistent with the Provincial Policy Statement? The subject land within an area of land designated under any presenbelt Plan [ ] Places to Grow [X] Other [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] Places to Grow [X] Other [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the applicable Provincial Policy Statement [ ] YES, does the application conform with the application [ ] YES, does the application | subject of ors? YES  Dolying for ovincial part Plan(s)  ubject landers subject landers subject landers   | of a  | n ap  j dition | pplication NO plans?   | ion for [X]  Donser | etch and or a plan of UNKNO onts on this YES [ YES [ YES [ X retained) | provident of substitution of s | divisi I I ing NO |
| t For U.S. I | lasthed Indianics the Green (Indianics) | If the answer in (a) is YES, please indicate the previous sever Transferee's Name, Date of the Transfer and Use of Parce is the parcel intended to be severed ever been, or is it now, the ser Consent or approval under the Planning Act or its predecess in der a separate application, is the Owner, applicant, or agent application explication? The application consistent with the Provincial Policy Statement? The subject land within an area of land designated under any presenbelt Plan [ ] Places to Grow [X] Other [ ] YES, does the application conform with the applicable Provincial What is the existing Local Official Plan designation(s) of the SWhat is the existing County Official Plan designation(s) of the SWhat is the existing County Official Plan designation(s) of the SWhat is the existing County Official Plan designation(s) of the SWhat is the existing County Official Plan designation(s) of the SWhat is the existing County Official Plan designation(s) of the SWhat is the existing County Official Plan designation(s) of the SWhat is the existing County Official Plan designation(s) of the SWhat is the existing County Official Plan designation(s) of the SWhat is the Existing County Official Plan designation(s) of the SWhat is the Existing County Official Plan designation(s) of the SWhat is the Existing County Official Plan designation(s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing County Official Plan designation (s) of the SWhat is the Existing Count | subject of ors? YES  Olying for ovincial proportion of the property of the pro | of a  [ according to a control of a control | n ar  i ditio  | pplication NO plans (  | ion for [X] onser   | etch and  or a plan of  UNKNO  onts on this  YES [X  YES [X  retained) | providence of substitution of  | divisi ing NO NO  |

| 27. What is the                | e zoning of the subject I   | ands? Agricultura   | i (A) and Natura                     | l Environment  |
|--------------------------------|---|---|--------------------------------------|--|
| 28. Does the                   | proposal for the subject  | lands conform to the exi  | sting zoning?                        | YES [X] NO [ ]   |
| If NO,                         | a) has an application<br>YES  | n been made for re-zonii<br>[ ] NO [ ]  | ng?<br><b>File Number</b>            |  |
|                                | b) has an application<br>YES  | n been made for a minor   | variance?<br>File Numbe <u>r</u>     |  |
| 29. Are the last               | nds subject to any mortg<br>ver is YES, please provi<br>For mortgages just prov | ages, easements, right-<br>de a copy of the relevan<br>ride complete name and | t instrument.                        |  |
| Mortgage wi                    | th Canadian Imperia   | Bank of Commerce  | ; 25 Victoria Ro                     | ad North, Guelph, ON, N1E 5G6  |
| Questions 30 if this is not a  | – 33 must be answered pplicable to your appli                                   | d for Applications for s<br>cation, please state "n                           | severance in the F<br>ot Applicable" | Rural/Agricultural Area Otherwise,   |
| 30. <u>Type of F</u>           | arm Operation conduc  | ed on these subject land  | ds:                                  |  |
| Турє                           | e: Dairy [ ]  | Beef Cattle [X]   | Swine [ ]                            | Poultry [ ] Other [ ]  |
| 31. <u>Dimensi</u>             | ons of Barn(s)/Outbu  | uildings/Sheds (that  | are to remain) S                     | Severed & Retained Lands   |
| Severed                        | Width   | Length  | Area                                 | Use  |
|                                | Width   | Length  | Area                                 | Use  |
| Retained                       | Width <u>14±m</u>   | Length 17±m   | Area <b>238± m</b>                   | <u>n²</u> Use <u>Barn</u>  |
|                                | Width   | Length  | Area                                 | Use  |
| 32. Manure S                   | torage Facilities on th   | _   | , 00                                 | 030  |
|                                | DRY   | SEMI-SC   | OLID                                 | LIQUID   |
| Open Pile                      | [X]   | Open Pile   |                                      | Covered Tank [ ]   |
| Covered Pile                   |   | Storage with Buck Wa  | alls [ ]                             | Aboveground Uncovered Tank [ ]   |
|                                |   |   |                                      | Belowground Uncovered Tank [ ] Open Earth-sided Pit [ ]                            |
| 33. Are there a                | any <u>drainage systems</u> or  | the retained and severe   | ed lands?                            | YES [ ] NO [X]   |
|                                | Гуре  | Drain Name & Area   |                                      | Outlet Location  |
| Municipal Drain<br>Field Drain |   |   | Owner's                              |  |
| rielu Dialii                   |   |   | Neighbou<br>River/Stre               |  |
| Is the subj<br>Protection      | Plan in effect?   |   | e Contributing Are                   | a, or Intake Protection Zone of a Source YES [ ] NO [X] nit with your application. |
| County of Wellingto            | on  | LAND DIVISION FORM – LC   | OT LINE ADJUSTMENT                   | Revised June 2015  |



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±m at the road and 156±m at the rear of the property, depth of 185±m, and an area of 1.8±ha. The retained lands will have an area of 37± 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.

JEB:lb

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

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

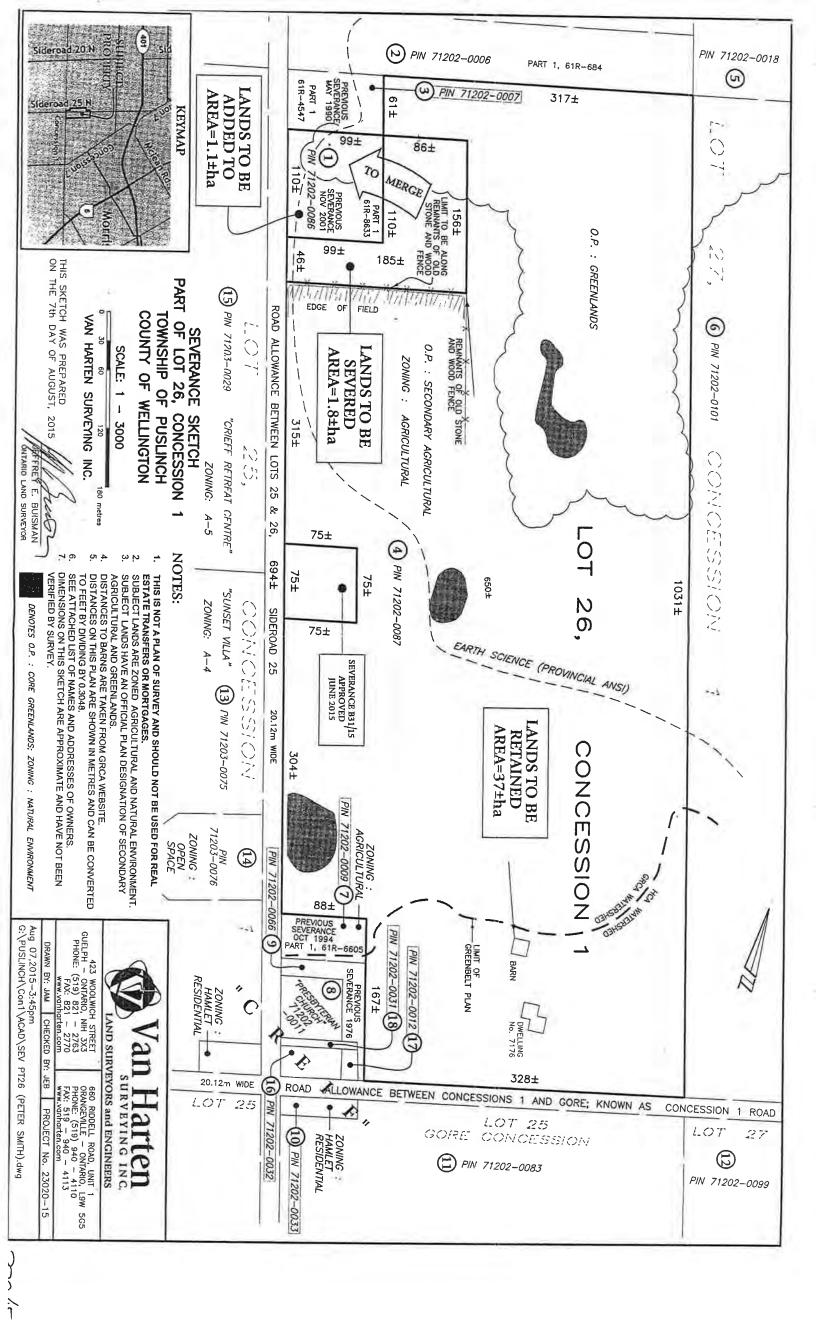
|          | YES [X] NO [   |
|----------|--|
|          | If yes, please indicate the person you have met/spoken to: Sarah Wilhelm   |
|          | If a <b>new farm operation</b> , or <b>new crops</b> , or <b>new farm buildings</b> are being proposed for the severed and/or retaine lands. Please provide some details:  None  |
|          | 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.  |
| <u>)</u> | TES:   |
|          | One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying. |
|          | The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.   |
|          | Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.   |
|          | Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.  |
|          | 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.  |
|          | 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.   |
|          | 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   |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Revised June 2015

County of Wellington

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



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

| TO LD<br>Copy        | CLERK'S DEPARTMEN |
|----------------------|-------------------|
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| Please Handle        | )y                |
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| For Your Information | Your Information  |
| Council Agenda       | uncil 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**

**LOCATION OF SUBJECT LANDS:** 

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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:

RECEIVED

Local Municipality - Puslinch

County Planning

Conservation Authority AGRCA9 2015

County Engineering

Township of Puslinch

Bell Canada C

County Clerk

Roads

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

### **APPLICATION FOR CONSENT**

Ontario Planning Act

Required Fee: \$\_\loo

1. Approval Authority:

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

File No.

Fee Received:

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

Accepted as Complete on:

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

| ()                | of Registered     | Owner(s) Wil       | liam YZERMAN            |                        |                        |
|-------------------|-------------------|--------------------|-------------------------|------------------------|------------------------|
| Address           | <u>6895 First</u> | Line R.R. #2       | , Puslinch, ON, NO      | B 2J0                  |                        |
| Phone             | No.               |                    |                         | Email:                 |                        |
| (b) Name          | and Address o     | of Applicant (as   | s authorized by Owner)  |                        |                        |
| Phone             | No.               | -                  |                         | Emaîl:                 |                        |
| (c) Name          | and Address of    | of Owner's Aut     | thorized Agent:         |                        |                        |
|                   | Jeff Buism        | <u>an of VanHa</u> | rten Surveying Inc      |                        |                        |
|                   | 423 Woolw         | ich Street, C      | Suelph, ON, N1H 3X      | <u>(3</u>              |                        |
| Phone             | No.               | 519-821-27         | 763 x225                | Email: <u>Jeff.Bu</u>  | isman@vanharten.com    |
| (d) All <u>Co</u> | mmunication t     | o be directed t    | to:                     |                        |                        |
| REGIS             | TERED OWNE        | R[]                | APPLICANT [ ]           | AGENT                  | [X]                    |
| (e) Notice        | Cards Posted      | by:                |                         |                        |                        |
| REGIS             | TERED OWNE        | R[]                | APPLICANT [ ]           | AGENT                  | [X]                    |
| Type and I        | Purpose of Pro    | posed Transa       | ction: (Check off appro | priate box & provide s | short explanation)     |
| RURAL             | RESIDENTIA        | L[X] AGRICU        | JLTURAL[ ] URBAN        | RESIDENTIAL[ ] (       | COMMERCIAL/INDUSTRIAL[ |
|                   |                   |                    | ntial purposes.         |                        |                        |
|                   | MENT[]            | RIGHT OF W         |                         | ON OF TITLE [ ]        | LEASE[]                |
|                   |                   |                    |                         |                        |                        |

County of Wellington

LAND DIVISION FORM - SEVERANCE

| (a            | ) Location of Land i                                | n the County of We     | llington:                               |                 |                         |
|---------------|---|------------------------|---|-----------------|-------------------------|
| L             | ocal Municipality:                                  | Township of            | Puslinch                                |                 |                         |
| С             | oncession   | Gore                   | Lot                                     | No. Pa          | ert of Lot 16           |
| R             | egistered Plan No.                                  |                        | Lot                                     | No.             |                         |
| R             | eference Plan No.                                   |                        | Pari                                    | No.             |                         |
| С             | ivic Address  | 6895 Conces            | sion 1                                  |                 |                         |
| (b)           | When was property                                   | acquired: <u>Janua</u> | ry 2003 Reg                             | istered Instrur | ment No. <u>WC16314</u> |
| . [           | escription of <u>Land</u> inte                      | ended to be SEVERE     | <u>ED</u> : Met                         | ric [X]         | Imperial [ ]            |
|               | Frontage/Width                                      | <u>77 ±</u>            | AREA                                    | 1.84 ha ±       |                         |
|               | Depth   | <u>224 ±</u>           | Existing Use(s)                         | Cash cro        | ps, bush                |
|               | Existing Buildings or                               | structures: None       |   |                 |                         |
|               | Proposed Uses (s):                                  | A new                  | rural residential dwell                 | ing             |                         |
| Tuno          | of access (Chook on                                 | propriete apace)       | Frieding F 1                            | ъ.              | -\/-                    |
|               | of access (Check ap                                 | propriate space)       | Existing [ ]                            | Proposed        | [X]                     |
| _             | ] Provincial Highway [] County Road                 |                        | [ ] Right-of-way<br>[ ] Private road    |                 |                         |
| Ĺ             | Municipal road, mai<br>Municipal road, sea          |                        | Crown access ro                         | pad             |                         |
| ı             | ] Easement  |                        | [ ] Other                               |                 |                         |
| Ty            | pe of water supply -                                | Existing [ ] Pro       | posed [X] (check approp                 | oriate space)   |                         |
|               | ] Municipally owned a                               | • •                    | •                                       |                 |                         |
|               |   | ndividual [ ]commur    | nal                                     |                 |                         |
| _             | ] Other   |                        |   |                 |                         |
|               | pe of sewage dispos                                 | al - Existing [ ]      | Proposed [X] (check a                   | ppropriate spac | ce)                     |
| Ту            |   |                        |   |                 |                         |
|               | ] Municipally owned a                               | and operated sanitar   | v sewers                                |                 |                         |
| [<br>[X]<br>[ | ] Municipally owned a [X] Well [X]in ] Lake ] Other | and operated piped v   | vater system nai  Proposed [X] (check a |                 | ce)                     |

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

| 6.   | D          | escription of <u>Lan</u> e   | <u>d</u> intended to                   | L. RETAINED  |  | Metric     | الأر             | Impe    | erial [     | 1                   |         |
|------|------------|--|--|--|--|------------|------------------|---------|-------------|---------------------|---------|
|      |            | Frontage/Width   | 390                                    | <u>) ±</u>   | AREA   |            | <u>36 ha ±</u>   |         |             |                     |         |
|      |            | Depth  | 930                                    | <u> </u>   | Existing Use(s)  |            | Agricultural     |         |             |                     |         |
|      |            | Existing Building  | gs or structur                         | es: <b>Dwelling, d</b>   | rive shed, cov   | erall, b   | ank barn, h      | orse    | <u>barn</u> |                     |         |
|      |            | Proposed Uses  | (s):                                   | No Change  |  |            |                  |         |             |                     |         |
|      | Ту         | pe of access (C  | heck approp                            | riate space)   | Existing [X]   |            | Proposed [ ]     |         |             |                     |         |
|      | [ ]<br>[X] | Provincial High County Road Municipal road, Municipal road, Easement | maintained y                           | year round<br>maintained   | [ ] Right-of-war<br>[ ] Private road<br>[ ] Crown acce<br>[ ] Water acces<br>[ ] Other | ss road    |                  |         |             |                     |         |
|      | [ ]<br>[X] | Municipally owr  | ned and oper                           | g [X] Proposed<br>ated piped water s<br>[ ]communal              |  | ppropriate | e space)         |         |             |                     |         |
|      | [ ]<br>[X] | Municipally owr<br>Septic Tank<br>Pit Privy                          | ned and oper<br>[ <b>X]</b> individual | xisting [X] Pro<br>ated sanitary sewe<br>[ ]communal             | ers  | eck appro  | opriate space)   |         |             |                     |         |
| 7.   | me         | tres of the Subject  | ct lands (seve<br>h requiremer         | (either a barn, ma<br>ered and retained p<br>nts and the applica | parcels)?  |            |                  | YES     | ľX1         | NO                  | 00      |
| 8.   | ls t       | there a landfill wit   | thin 500 metr                          | es [1640 feet]?  |  |            |                  | YES     | [ ]         | NO                  | [X]     |
| 9.   | a)         | Is there a sewag   | e treatment p                          | plant or waste stab  | ilization plant with   | iin 500 m  | etres [1640']?   | YES     | []          | NO                  | [X]     |
|      | b)         | Is there an indivi-<br>parcel?                                       | dual well or s                         | eptic system withir  | n 45.7 metres [150   | 0 feet] of | the boundaries   | of the  | propo       | sed s               | evered  |
|      |            | YES [  | () ОИ [                                | (] If answer to 9  | b) is YES, these   | must be    | shown on the     | e seve  | rance       | sketo               | h       |
| 10.  | Is the     | here a Provinciall<br>nin 120 metres [3                              | y Significant<br>394 feet]?            | Wetland (e.g. swa  | mp, bot) located o   | on the lan | ds to be retaine | ed or t |             | evered<br><b>NO</b> |         |
| 11.  | ls t       | here any portion   | of the land to                         | be severed or to b   | e retained located   | d within a | a floodplain?    | YES     | [X]         | NO                  | []      |
| 12.  | ls t       | here a provincial  | park o'r are th                        | nere Crown Lands   | within 500 metres  | [1640']?   | •                | YES     | [ ]         | NO                  | [X]     |
| 13.  | ls a       | iny portion of the   | land to be se                          | vered or retained v  | within a rehabilitat   | ted mine/  | pit site?        | YES     | [ ]         | NO                  | [X]     |
| 14.  | ls th      | nere an active or  | abandoned r                            | nine, quarry or gra  | vel pit within 500   | metres [1  | [640']?          | YES     | [ ]         | NO                  | [X]     |
| Cour | nty of     | Wellington   |  | LAND DIVISIO   | ON FORM – SEVERA   | NCE        |                  |         | Rev         | rised Ju            | ne 2015 |

| 15. | Is there a noxious industrial use within 500 meteres [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 outle within 750 metres of the proposed subject lands?                                    |              | tainer re |                   | ntre<br>[X] |
| 19. | PREVIOUS USE INFORMATION:   |              |           |                   |             |
|     | a) Has there been an industrial use(s) on the site?  YES [ ] NO [X]   | ۱U           | IKNOW     | 'N [              | ]           |
|     | 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]  | UN           | KNOW      | N [               | ]           |
|     | 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 syste landscaping?)   | ms or        | resider   | ıtial             |             |
|     | YES [ ] NO [X]  | UN           | KNOW      | ] N               | ]           |
|     | d) Has there been commercial petroleum or other fuel storage on the site, underground fuel been used for a gas station at any time, or railway siding? YES [ ] NO [X]                 |              | ge, or h  |                   | _           |
|     | If YES, specify the use and type of fuel(s)   |              |           |                   |             |
| 20. | Is this a <b>resubmission</b> of a previous application?  | YES          | []        | NO                | [X]         |
|     | If YES, is it identical [ ] or changed [ ] Provide previous File Number   | ŧ            |           |                   |             |
| 21. | a) Has any severance activity occurred on the land from the holding which existed as of Maregistered in the Land Registry/Land Titles Office?   |              | , 2005 a  | and as            |             |
|     | b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred.                  | etch a       | nd prov   | ide:              |             |
|     | Has the parcel intended to be severed ever been, or is it now, the subject of an application fo other Consent or approval under the Planning Act or its predecessors?  YES [ ] NO [X] |              | an of su  |                   |             |
|     | Under a separate application, is the Owner, applicant, or agent applying for additional consersimultaneously with this application?   | ts on<br>YES |           | ding<br><b>NO</b> | []          |
| 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 <b>YES</b> , does the application conform with the applicable Provincial Plan(s)   | YES          | [X]       | NO                | []          |
| Cou | nty of Wellington LAND DIVISION FORM ~ SEVERANCE  |              | Re        | vised Ju          | ine 2015    |

| 26. Is the subject land *If yes, an app                        | d a proposed sur<br>plication to sever | r a surplus farm dwelling?*   | na must be                     | accompani                    | ed by a FAR      | YES [ ] NO            | [X]    |
|--|--|---|--------------------------------|------------------------------|------------------|-----------------------|--------|
| 27. a) What is the ex  |  |   |                                |                              |                  |                       | FURIV  |
| b) What is the ex  | tisting County C<br>Agricultural, C    | Official Plan designation   | on(s) of the                   | subject lan                  | d? (severed      | and retained)         |        |
| c) If this consent please indica                               | relates directly<br>te the Amendme     | to an Official Plan Ame<br>ent Number and the ap                            | endment(s                      | ) currently u<br>e number(s) | nder review      | by an approval auth   | ority, |
| Amendment I  | Number(s):                             |   |                                | File Numb                    | er(s):           |                       | _      |
| 28. What is the zoning   | of the subject I                       | ands? Agricultural  | (A) & Nat                      | ural Envir                   | onment Zo        | ne                    |        |
| 29. Does the proposa   | I for the subject                      | lands conform to the e  | existing zor                   | ning?                        |                  | YES [X] NO            | [ ]    |
| If NO, a) ha   | as an application<br>YES               | n been made for re-zoi  | ning?<br>File No               | umber                        |                  |                       |        |
| b) ha  | as an application                      | n been made for a min   | or variance<br><b>File N</b> i |                              |                  |                       |        |
| <b>30.</b> Are the lands subj<br>If the answer is YE<br>For mo | S, please provi                        | gages, easements, right<br>de a copy of the releva<br>vide complete name ar | ant instrum                    | ent.                         |                  | YES [X] NO            | []     |
| Royal Bank of Cana   |  |   |                                |                              |                  | anamta ON 8500        |        |
|  |  |   |                                |                              |                  |                       |        |
| Questions 31 – 34 mι<br>this is not applicable                 | to your applica                        | ation, please state "n  | ot Applica                     | ible"                        | ral/Agricuit     | urai Area Othei       | wise,  |
| 31. <u>Type of Farm Op</u>                                     | eration conduc                         | ted on these subject la   | ands:                          |                              |                  |                       |        |
| Туре:  | Dairy [ ]                              | Beef Cattle [X]   | Swine —                        | [] Po                        | ultry [ ]        | Other [X]<br>Horse 44 |        |
| 32. <u>Dimensions of</u>                                       | Barn(s)/Outb                           | uildings/Sheds (tha   | t are to r                     | emain) Sev                   | ered & Re        | tained Lands          |        |
| Retained Width   | <u>22±m</u>                            | Length 46±m   | Area                           | 1,012± m                     | <sup>2</sup> Use | Horse barn            |        |
| Width  | <u>17±m</u>                            | Length <u>18±m</u>  | Area                           | 306± m <sup>2</sup>          | Use              | Bank barn             |        |
| Width  | <u>13±m</u>                            | Length 30±m   | Area                           | 390± m <sup>2</sup>          | Use              | <b>Drive shed</b>     |        |
| Width  | <u>15±m</u>                            | Length 43±m   | Area                           | 645± m <sup>2</sup>          | Use              | Coverall              |        |
| 33. <u>Manure Storage</u>                                      | Facilities on th                       | nese lands:   |                                |                              |                  |                       |        |
| DRY  |  | OF 14   | LCOLID                         |                              |                  | 1101                  |        |
| Open Pile [X]  |  | Open Pile   | I-SOLID                        |                              | 0                | LIQUID                |        |
| Covered Pile [ ]   |  | Storage with Buck   | 1 alle\M                       |                              | Covered T        |                       | _[.]   |
|  |  | Otorage with buck   | vvall5                         |                              |                  | nd Uncovered Tanl     |        |
|  |  |   |                                |                              | Open Earth       |                       |        |
|  |  | 1   |                                |                              | Oben Fair        | roided Fil            |        |



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.

| 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.

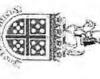
Please see covering letter.

### **NOTES:**

- 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.
- 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

LAND DIVISION FORM - SEVERANCE



### County of Wellington

# **FARM DATA SHEET**

NOTE TO THE FACILITY OWNER:

land uses will be located a suitable sheet will help to ensure that new Your cooperation in filling out this

Owner of Livestock Facility Anthony and Broad Minimum Distance Separation I (MDSI) FERR distance from your operation.

Signature of Livestock Facility Owner

Animal Type or Material

Beef Cattle

Cows, including calves to weaning (all b

Dairy Cattle

Milking-age cows (dry or milking)

Shortkeepers (12.5 - 17.5 months) Backgrounders (7 – 12.5 months) Feeders (7 – 16 months) Tillable Hectares/Acres\* on the lot where the livestock facility is located

Telephone

Civic Address 3982

Lot

Concession Goce

hectares

30 acres

Solid Manure: 18% dry matter, or more Liquid Manure: Less than 18% dry matter Permanent Manure or Material Storage Types

Digestate: Less than 18% dry matter than 14 days) No storage required (manure/material stored for less

Solid, inside, bedded pack Solid, outside, covered

≥ 2 2 2 2 2 3 4

Solid, outside, no cover, 18% to less than 30% dry matter, Solid, outside, no cover, greater than or equal 30% dry matter

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

Liquid, inside, underneath slatted floor with uncovered liquid runoff storage

Liquid, (digestate), outside, no cover

∟iquid, outside, with a permanent, tight fitting cover

\$ \s\ 5

BARN(S) SIZE: 30 A X 50A (112/112)

5000 100 A x 50A (ft² / m²)

(ft² /m²)

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

| Description  | Housing Capacity* | Manure Storage Type*  [select from list above) | Animal Type or Material | Description  | Housing<br>Capacity* | Manure Storage Type* (select from list above)  |
|--|-------------------|--|-------------------------|--|----------------------|--|
| aning (all breeds)   |                   |  | Goats                   | Does & bucks (for meat kids; includes unweaned offspring & replacements)   |                      |  |
| iths)  |                   |  |                         | Kids (dairy or feeder kids)  |                      |  |
| onths)   |                   |  | Chickens                | Layer hens (for eating eggs; after transfer from pullet barn)  |                      |  |
| ing)   |                   |  |                         | Layer pullets (day olds until transferred into layer barn)   |                      |  |
| 36 kg (for example - Holsteins)  |                   |  |                         | Broiler breeder growers (males/ females transferred out to layer barn)   |                      |  |
| - 545 kg (for example - Guernseys)   |                   |  |                         | Broiler breeder layers (males/ females transferred in from grower barn)  |                      | The second secon |
| 55 kg (for example - Jerseys)  |                   |  |                         | Broilers on an 8 week cycle  |                      |  |
| ng)  |                   |  |                         | Broilers on a 9 week cycle   |                      |  |
| 45 kg (for example - Holsteins)  |                   |  |                         | Broilers on a 10 week cycle  |                      |  |
| - 455 kg (for example - Guernseys)   |                   |  |                         | Broilers on a 12 week cycle  |                      |  |
| 64 kg (for example - Jerseys)  |                   |  |                         | Broilers on any other cycle, or unknown  |                      |  |
|  |                   |  | Turkeys                 | Turkey pullets (day old until transferred to layer turkey barn)  |                      |  |
| 2 kg (for example - Holsteins)   |                   |  |                         | Turkey breeder layers (males/ females transferred in from grower barn)   |                      | The second secon |
| 148 kg (for example - Guernseys)   |                   |  |                         | Breeder toms   |                      |  |
| 5 kg (for example - Jerseys)   |                   |  |                         | Broilers (day olds to 6.2 kg)  |                      |  |
| rs; Segregated Early Weaning (SEW)   |                   |  |                         |  |                      |  |
| oars (non-SEW)   |                   |  |                         | Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is (vpical)   |                      |  |
| gned specifically for this purpose)  |                   |  |                         | Turkeys at any other weights, or unknown   |                      |  |
|  |                   |  | Veal                    | Milk-fed   |                      |  |
| S. Charles and Control of the Contro |                   |  |                         | Grain-fed  |                      |  |
| g (including unweaned offspring)   | 5                 |  | Other                   |  |                      |  |
| g (including unweaned offspring)   | 5                 |  | Manure imported         |  |                      |  |
| includes unweaned offspring & replacements)  |                   |  | to a lot not            | Maximum capacity of permanent storages at any time: solid or liquid capacity   |                      |  |
| includes unweaned offspring & replacements)  |                   |  | manure                  |  |                      |  |
|  |                   |  | Anaerobic               | Maying papagity of papagant stagged at the line of the |                      |  |
|  |                   |  | Digester                | maximum capacity or permanent storages at any time; solid or liquid capacity   |                      |  |

Sheep

Ewes & rams (dairy operation; includes u

twes & rams (for meat lambs; includes to Small-framed, mature; <227 kg (including Medium-framed, mature; 227 kg - 680 kg

Lambs (dairy or feeder lambs)

Horses

Large-framed, mature; >681 kg (including

Feeders (27 kg - 105 kg) Weaners (7 kg - 27 kg) Swine

Breeder gilts (entire barn designed speci

Sows with litter, dry sows or boars (non-Sows with litter, dry sows/boars; Segreg

Small-framed; 30 kg - 125 kg (for ex Medium-framed; 39 kg - 148 kg (for Calves (0 - 5 months)

Large-framed; 45 kg - 182 kg (for ex

Small-framed; 125 kg - 364 kg (for e

Medium-framed; 148 kg - 455 kg (fo Large-framed; 182 kg - 545 kg (for e Heifers (5 months to freshening)

Small-framed; 364 kg - 455 kg (for e

Medium-framed; 455 kg - 545 kg (fc Large-framed; 545 kg - 636 kg (for o

### 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 Helmy Signature of Livestock Facility Owner Tillable Hectares/Acres\* on the lot where the livestock facility is located Telephone Junicipality Civic Address 4018 Wellion hectares Date C. 14. 15 DIV 30 acres 30

### Liquid Manure: Less than 18% dry matter Solid Manure: 18% dry matter, or more Permanent Manure or Material Storage Types

Digestate: Less than 18% dry matter

No storage required (manure/material stored for less than 14 days)
Solid, inside, bedded pack
Solid, outside, covered
Solid, outside, no cover, greater than or equal 30% dry matter, solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage

£\$\$\$

Liquid, inside, underneath slatted floor Liquid, outside, with a permanent, tight fitting cover Liquid, (digestate), outside, no cover with uncovered liquid runoff storage Solid, outside, no cover, 18% to less than 30% dry matter,

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

588 5

> BARN(S) SIZE せんれょ (ft² / m²) (It? / m2)

(ft² /m²)

| Veal Turkeys at any other  Veal Milk-fed Grain-fed  Other  Manure imported to a lot not not not not was a warmum capacity of generating |  | Toms (day olds to ov<br>Turkeys at any other | Turkeys Turkey pullets (day old until Turkey breader layers (male Breeder loris Broilets (day olds to 6.2 kg) Hens (day olds up to 6.2 kg)   | Goals  Does & bucks (for mea's kds: Includes unwe Kust clamy or feeder kdu)  Chickens  Layer hens (for ealing eggs; after transt Layer pullets (day, olds until transferred Broiler, breeder growers (malest females to Broiler, on a 1 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle  Broilers on a 12 week cycle  Broilers on a 12 week cycle  | Animal Type<br>or Material                    |
|---|--|--|--|---|---|
| Grain-fed  Maximum capacity of permanent storages at any time: solid or liquid capacity   |  |  | Turkey pullets (day old until transferred to layer (tirkey barn) Turkey breader layers (males/famales transferred in from grower barn) Breader toins Broiles (day olds to 6.2 kg) Hens (day olds up to 6.2 kg to 10.8 kg, 7.5 kg is typical) Turkey's at any other weights, or unknown | Does & bucks (for mea's kds. includes unweared offspring & replacements)  Does & bucks (for dairy; includes unweared offspring & replacements)  Kuts (dairy or feeder kds)  Layer heirs (for ealing eggs, after transfer from pullet barn)  Layer pullets (day, olds until transferred into layer barn)  Broillet breeder growers (malest fernales transferred until o layer barn)  Broillet breeder layers (malest fernales transferred in from grower barn)  Broillets on an 8 week cycle  Broillets on a 10 week cycle  Broillets on a 12 week cycle  Broillets on a 12 week cycle  Broillets on a 12 week cycle | Description                                   |
|   |  |  |  |   | Housing<br>Capacity*                          |
|   |  |  |  |   | Manure Storage Type* (select from list above) |

Sheep

Ewes & rams (dairy operation: includes unweared offspring & replacements) Ewes & rams (for meat ambs; includes unweaned olispring & replacements) Small-framed, mature; <227 kg (including unweaned offspring) Medium-framed, mature: 227 kg - 680 kg (including unweaned ofspring) Large-framed, malure; >681 kg (including unweaned offspring)

Horses

Weaners (7 kg - 27 kg)

Breeder gilts (entire barn designed specifically for this purpose) Sows with litter, dry sows or boars (non-SEW)

sows with liter, dry sows/boars; Segregaled Early Weaning (SEW)

Medium-framed; 39 kg - 148 kg (for example - Guernseys) Large-framed: 45 kg - 182 kg (for example - Holsteins) Small-framed; 30 kg - 125 kg (for example - Jerseys)

Swine

Calves (0 - 5 months)

Small-framed; 125 kg - 364 kg (for example - Jerseys)

Medium-framed: 148 kg - 455 kg (for example - Guerriseys) Large-framed: 182 kg - 545 kg (for example - Holsteins) Dairy Cattle

Milking-age cows (dry or milking)

taifers (5 months to freshening)

Small-framed; 364 kg - 455 kg (for example - Jerseys)

Medium-framed: 455 kg - 545 kg (lor example - Guernseys) Large-framed; 545 kg - 636 kg (for example - Holsteins)

Backgrounders (7 - 12.5 months) Shortkeepers (12.5 - 17.5 months)

Feeders (7 - 16 months)

Cows, including calves to weaning (all preeds)

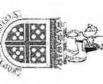
20

Capacity\*

Manure Storage
Type\*
[select from list above)

Description

Animal Type or Material Beef Cattle



## **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.

|                             |               | Ewes & rams (dairy operation; includes unweaned offspring & replacements)   |                              |
|-----------------------------|---------------|---|------------------------------|
|                             |               | Ewes & rams (for meat lambs; includes unweaned offspring & replacements)    | Sheep                        |
|                             |               | Small-framed, mature; <227 kg (including unweaned offspring)                |                              |
| - V3                        | ナナ            | Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)       |                              |
| 1,2                         |               | Large-framed, mature; >681 kg (including unweaned offspring)                | Horses                       |
|                             |               | Feeders (27 kg - 105 kg)  |                              |
|                             |               | Weaners (7 kg - 27 kg)  |                              |
|                             |               | Breeder gilts (entire barn designed specifically for this purpose)          |                              |
|                             |               | Sows with litter, dry sows or boars (non-SEW)                               |                              |
|                             |               | Sows with litter, dry sows/boars; Segregated Early Weaning (SEW)            | Swine                        |
|                             |               | Small-framed; 30 kg - 125 kg (for example - Jerseys)                        |                              |
|                             |               | Medium-framed; 39 kg – 148 kg (for example - Guernseys)                     |                              |
|                             |               | Large-framed; 45 kg - 182 kg (for example - Holsteins)                      |                              |
|                             |               | Calves (0 – 5 months)   |                              |
|                             |               | Small-framed; 125 kg - 364 kg (for example - Jerseys)                       |                              |
|                             |               | Medium-framed; 148 kg - 455 kg (for example - Guernseys)                    |                              |
|                             |               | Large-framed; 182 kg - 545 kg (for example - Holsteins)                     |                              |
|                             |               | Heifers (5 months to freshening)  |                              |
|                             |               | Small-framed; 364 kg - 455 kg (for example - Jerseys)                       |                              |
|                             |               | Medium-framed; 455 kg ~ 545 kg (for example - Guernseys)                    |                              |
|                             |               | Large-framed; 545 kg - 636 kg (for example - Holsteins)                     |                              |
|                             |               | Milking-age cows (dry or milking)   | Dairy Cattle                 |
|                             |               | Shortkeepers (12.5 ~ 17.5 months)   |                              |
|                             |               | Backgrounders (7 – 12.5 months)   |                              |
|                             |               | Feeders (7 – 16 months)   |                              |
| 3 V 5                       | 200           | Cows, including calves to weaning (all breeds)                              | Beef Cattle                  |
| m) (select from list above) | (maximum)     |   | or Material                  |
|                             | Housing       | Description /   | Animal Type                  |
| (                           |               |   |                              |
| Huyle 201"                  | Date,         | signature of Livestock Facility Owner                                       | signature of Li              |
| ares <u>HQ</u> acres        | hecta         | Tillable Hectares/Acres* on the lot where the livestock facility is located | Fillable Hectare             |
| First Line R.R. #2          | Coore<br>Core | SS 1  | Telephone (こ<br>Municipality |
|                             |               | Owner of Livestock Facility VV     11/4:11 / CW   11/00 1                   | Owner of Livest              |
|                             |               | 1/2 / / / / / / / / / / / / / / / / / /                                     | Dumper of I hard             |
|                             |               |   |                              |

# Permanent Manure or Material Storage Types

BARN(S) SIZE:

(ft² / m²)

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

 $\Box$ 

with covered liquid runoff storage

5 6 S

Liquid, (digestate), outside, no cover Liquid, inside, underneath slatted floor with uncovered liquid runoff storage 2882

Please provide the size of the barns located

Solid, outside, no cover, 18% to less than 30% dry matter, Liquid, outside, with a permanent, tight fitting cover on the property. This information is required to determine maximum livestock capacity.

| Animal Type or Material                 | Description  | Housing<br>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  |                      |  |
| 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)  |                      | 4  |
|   | Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)   |                      |  |
|   | Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)   |                      |  |
|   | Turkeys at any other weights, or unknown   |                      |  |
| Veal                                    | Milk-fed   |                      |  |
|   | Grain-fed  |                      |  |
| Other                                   |  |                      |  |
| Manure imported to a lot not generating | Maximum capacity of permanent storages at any time: solid or liquid capacity   |                      |  |
| Anaerobic<br>Digester                   | Maximum capacity of permanent storages at any time: solid or liquid capacity   |                      |  |

Lambs (dairy or feeder lambs)



### County of Wellington

### Minimum Distance Separation I (MDSI) **FARM DATA SHEET**

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

| Telephone (5/9) \$21-0  Aunicipality History Arras* on the local | Telephone (5/9) 821 - 0647 Civic Address 3982 M. Aunicipality 16.5 inch Lot 16. Concession.   | 6/10                 | New Solution                           |
|--|---|----------------------|--|
| Signature of Li  | Signature of Livestock Facility Owner   | Date A               | ug H 2015                              |
| Animal Type or Material  | Description   | Housing<br>Capacity* | Manure Storage                         |
| Beef Cattle  | Cows. Including calves to weaning (all breeds).  Feeders (7 16 months).  Feeders (7 16 months).  Backgrounders (7 - 12.5 months).  Shotkeepelss (12.5 - 17.5 months).   | HILLING              | Select Hith Hel Boxes                  |
| Dairy Cattle   | Miking-ape cows (dry or miking)  Large-framed; 545 kg - 638 kg (for example - Holsteins)  Medium-framed; 455 kg - 545 kg (for example - Guernseys)  Small-framed; 364 kg - 455 kg (for example - Jerseys)  Heizers (5 months to freshering)  Large-framed; 182 kg - 455 kg (for example - Holsteins)  Medium-framed; 148 kg - 455 kg (for example - Guernseys)  Small-framed; 148 kg - 364 kg (for example - Jerseys)  Calver (0 - 5 months)  Large-framed; 39 kg - 135 kg (for example - Holsteins)  Medium-framed; 39 kg - 148 kg (for example - Guernseys)  Small-framed; 30 kg - 145 kg (for example - Guernseys)  Small-framed; 30 kg - 145 kg (for example - Guernseys) |                      |  |
| Swine  | Sovs with filter, dry sows/boars, Segregated Early Weaning (SEW). Sows with titler, dry sows or boars (non-SEW). Seeder gills (entire harn easigned specifically for this purpose). Weanity (7 Mg - 27 kg). Feeders (27 kg - 105 kg).   |                      | 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| Horses   | Large framed, meture; >881 kg (including universited offspring) Medium-framed, meture; 227 kg - 680 kg (including universited offspring) Small framed, meture; <227 kg (including universited offspring)  | 0                    |  |
| Sheep  | Ewes & rams (for meat lambs; includes unweaned offspring & replacements)  | -                    |  |

## 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

| lo storage required (manure/material storad for less |
|--|
| than 14 days)  |
| solid, Inside, bedded pack                           |
| colid putside povered                                |

Solid, outside, covered
Solid, outside, no cover, greater than or equal 30% dry matter
Solid, outside, no cover, 18% to less than 30% dry matter,
with covered liquid runoff storage
Solid, outside, no cover, 18% to less than 30% dry matter,
with uncovered liquid runoff storage
Liquid, inside, underneeth sletted floor
Liquid, outside, with a permanent, tight fitting cover
Liquid, (digestate), outside, no cover

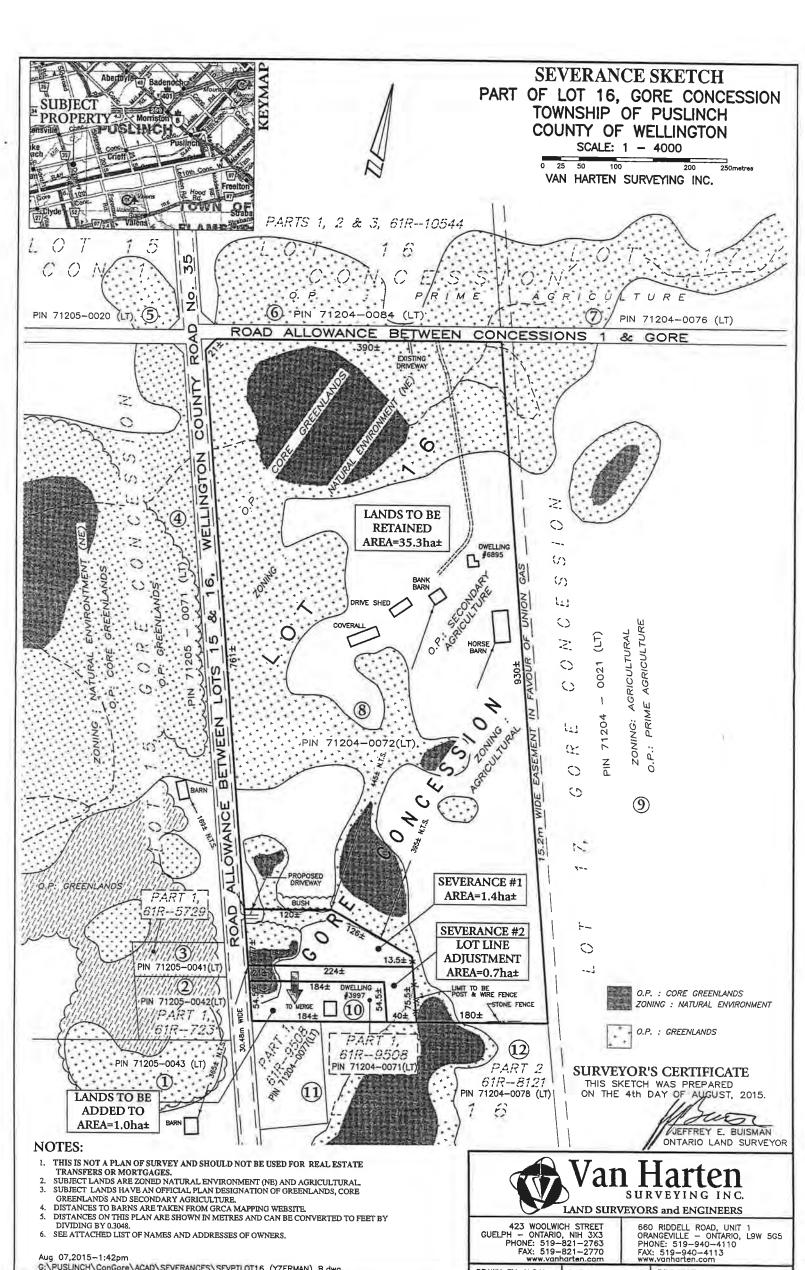
| 127          | BARN(S) SIZE   |
|--------------|----------------|
| HOD A & SOA  | 0 0            |
| Of (#2 / m2) | × SOft (me/m²) |

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

(ft² /m²)

| Animal Type or Material                 | Description  | Housing<br>Capacity* | Manure Storage Type* [talget from list above] |
|---|--|----------------------|---|
| Goats                                   | Does & bucks (for meal kids; includes unwearied offspring & replacements)  Does & bucks (for dairy; includes unwearied offspring & replacements)  Kids (dairy or feeder kids)  |                      |   |
| Chickens                                | Layer hens (for eating aggs; after transfer from pullet berin)  Layer pullets (day olds until transferred into layer berin)  Broiler breeder growers (males/females transferred out to layer berin)  Broiler breeder layers (males/females transferred in from grower bern)  Broilers on an 8 week cycle  Broilers on a 19 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 (malest females transferred in from grower barn)  Breader toms  Broilers (day olds to 0.2 kg)  Hens (day olds to 0.2 kg)  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<br>Grain-ted  |                      |   |
| Other                                   |  |                      |   |
| Manure imported to a lot not generaling | Maximum capacity of permanent storages at any time: so id or liquid capacity   |                      |   |
| Anaerobic<br>Digester                   | Maximum capacity of permanent storages at any time: solid or liquid capadity   |                      |   |

Lembs (dairy or feeter lambs



CHECKED BY: J.E.B. PROJECT No.

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

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

**LOCATION OF SUBJECT LANDS:** 

### 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**

TOWNSHIP OF PUSLINCH Part Lot 16 Gore Concession

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

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**

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>NOTIFIED OF THE DECISION</u> 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: SECTION B Required Fee: \$ County of Wellington Planning and Land Division Committee Fee Received: County of Wellington Administration Centre 74 Woolwich Street, GUELPH, Ontario N1H 3T9 File No. Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on: A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION SECTION B: Parcel from which land is being transferred (a) Name of Registered Owner(s) William YZERMAN 6895 First Line R.R. #2, Puslinch, ON, N0B 2J0 Phone No. 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]

(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

[X] Conveyance to effect an addition to a lot

County of Wellington

LAND DIVISION FORM - LOT LINE ADJUSTMENT

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

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

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| 4. | (a) L            | ocation of Land in t   | he County of Wellington  | n:              |           |                     |                      |
|----|------------------|--|--|-----------------|-----------|---------------------|----------------------|
|    | Loca             | l Municipality:  | Township of Pusli  | nch             |           |                     |                      |
|    | Conc             | cession  | Gore   | _               | Lot No.   | Part o              | of Lot 16            |
|    | Regi             | stered Plan No.  |  |                 | Lot No.   |                     |                      |
|    | Refe             | rence Plan No.   |  |                 | Part No   | ).                  |                      |
|    | Civio            | Address  | 6895 Concession  | <u>1</u>        |           |                     |                      |
|    | (b) W            | hen was property ac  | quired: January 200  | )3              | Registe   | ered Instrumen      | t No. <u>WC16314</u> |
| 5. | Des              | cription of <u>Land</u> intend                                 | ded to be <b>SEVERED</b> :   |                 | Metric    | [X]                 | Imperial [ ]         |
|    | F                | rontage/Width  | <u>21 ±</u>  | AREA            |           | 0.7 ha ±            |                      |
|    | D                | Pepth  | <u>224 ±</u>   | Existing Use(s) |           | Bush & FIEI         | <u>LD</u>            |
|    | E                | Existing Buildings or st                                       | ructures: <u><b>None</b></u>   |                 |           |                     |                      |
|    | Р                | Proposed Uses (s):   | To be added to Pa  | rt 1, 61R-9508  | B as pa   | art of rural re     | sidential property   |
| Ту | pe of            | access (Check appro  | opriate space)   | Existing [X]    |           | Proposed [ ]        |                      |
|    | Type [ ]   [X] \ | e of water supply - E<br>Municipally owned and<br>Vell [X]indi | n lands to be added  xisting [X] Proposed d operated piped water sylvidual [ ]communal | [ ] (check ap   | opropriat | e space)            |                      |
|    | []               |  | te well exists on lar  | nds to be add   | ed to.    |                     |                      |
|    | Туре             | of sewage disposal   | - Existing [X] Prop  | oosed [] (che   | еск аррг  | opriate space)      |                      |
|    | [X] S            | , ,  | d operated sanitary sewe<br>vidual [ ]communal   | rs              |           |                     |                      |
|    |                  | •  | c exists on lands to   | be added to.    |           |                     |                      |
| 6. | Des              | cription of <u>Land</u> intend                                 | ded to be <b>RETAINED</b> :  |                 | Metric    | Imperial [ ]        |                      |
|    | F                | rontage/Width  | <u>390 ±</u>   | AREA            |           | <u>36 ha ±</u>      |                      |
|    | D                | Pepth  | <u>930 ±</u>   | Existing Use(s) |           | <u>Agricultural</u> |                      |
|    | E                | existing Buildings or st                                       | ructures: <b><u>Dwelling, dr</u></b>   | rive shed, cov  | erall,    | bank barn, h        | orse barn            |
|    | P                | Proposed Uses (s):   | No Change  |                 |           |                     |                      |

County of Wellington

LAND DIVISION FORM – LOT LINE ADJUSTMENT

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|    | Type of access (  | Check appropriate space)   | Existing [X]   | Proposed [ ]      |                      |     |                     |     |
|----|---|--|--|-------------------|----------------------|-----|---------------------|-----|
|    | Provincial Hig County Road X Municipal road Municipal road Easement |  | [ ] Right-of-way [ ] Private road [ ] Crown access road [ ] Water access [ ] Other |                   |                      |     |                     |     |
|    | Type of water sup   | pply - Existing [X] Propose  | ed [ ] (check appropriat   | e space)          |                      |     |                     |     |
|    | [ ] Municipally ov<br>[X] Well<br>[ ] Lake<br>[ ] Other             | wned and operated piped water [X]individual [ ]communal  |  |                   |                      |     |                     |     |
|    | Type of sewage o  | disposal - Existing [X] Pro  | oposed [ ] (check appr   | opriate space)    |                      |     |                     |     |
|    |   | wned and operated sanitary sew [X]individual [ ]communal   | vers   |                   |                      |     | -1-                 | _   |
| 7. | metres of the Subj  | tural operation, (either a barn, m<br>lect lands (severed and retained<br>tch requirements and the application<br>MINIMUM DISTANCE SEPAR | parcels)?<br>ation must be accompanied   |                   | tockya<br><b>YES</b> |     | hin 50<br><b>NO</b> |     |
| 3. | Is there a landfill v   | within 500 metres [1640 feet]?   |  |                   | YES                  | []  | NO                  | [X] |
| ). | a) Is there a sewa  | age treatment plant or waste sta   | bilization plant within 500 n  | netres [1640']?   | YES                  | []  | NO                  | [X] |
|    | b) Is there an indissevered parcel YES                              |  | nin 45.7 metres [150 feet] o   |                   |                      |     |                     | :h  |
| 0. | Is there a Provincia within 120 metres                              | ally Significant Wetland (e.g. swa<br>[394 feet]?  | amp, bot) located on the la  | nds to be retaine | ed or to             |     | evered<br><b>NO</b> |     |
| 1. | Is there any portion  | n of the land to be severed or to  | be retained located within   | a floodplain?     | YES                  | [X] | NO                  | [ ] |
| 2. | Is there a provincia  | al park or are there Crown Lands   | s within 500 metres [1640']  | ?                 | YES                  | []  | NO                  | [X] |
| 3. | Is any portion of the   | e land to be severed or retained   | l within a rehabilitated mine  | e/pit site?       | YES                  | []  | NO                  | [X] |
| 4. | Is there an active of   | or abandoned mine, quarry or gr  | avel pit within 500 metres [   | 1640']?           | YES                  | []  | NO                  | [X] |
| 5. | Is there a noxious i  | industrial use within 500 metere   | s [1640']?   |                   | YES                  | [ ] | NO                  | [X] |
| 6. | Is there an active of   | or abandoned principal or secon  | dary railway within 500 me   | tres [1640']?     | YES                  | [X] | NO                  | [ ] |
|    | Name of Rail  | Line Company: <u>Canadian F</u>  | Pacific Rail   |                   |                      |     |                     |     |
| 7. | Is there an airport of  | or aircraft landing strip nearby?  |  |                   | YES                  | []  | NO                  | [X] |
| 8. | Is there a propane within 750 metres of                             | retail outlet, propane filling tank of the proposed subject lands?   | , cardlock/keylock or privat   |                   | t/conta              |     | fill cer            |     |

LAND DIVISION FORM – LOT LINE ADJUSTMENT

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County of Wellington

| 19. P         | REVIOUS USE INFURIMATIO   | N:  |                           |               |            |         |             |                    |        |         |          |
|---------------|---|---|---------------------------|---------------|------------|---------|-------------|--------------------|--------|---------|----------|
| a             | ) Has there been an industrial  | use(s) on the site?   | YES                       | [             | 1          | NO      | [X]         | UNKI               | NOW    | 'N [    | 3        |
| lf            | YES, what was the nature and  | type of industrial use(s)?  |                           |               |            |         |             |                    |        |         |          |
| b             | ) Has there been a commerci   | al use(s) on the site?  | YES                       | [             | ]          | NO      | [X]         | UNKN               |        | и [     | 1        |
| lf            | YES, what was the nature and  | type of the commercial use(s)   |                           |               |            |         |             |                    |        |         |          |
| c)            | Has fill been brought to and indscaping?)                               | used on the site (other than fill to                                    | accomm                    | oda           | ate        | septic  | syste       | ms or re           | siden  | itial   |          |
| ic            | indecaping : )  |   | YES                       | [             | ]          | NO      | [X]         | UNKN               | 1WOI   | ] ν     | ]        |
| d)            | Has there been commercial been used for a gas station a                 | petroleum or other fuel storage of<br>at any time, or railway siding?   | n the site                |               |            |         |             | l storage.<br>UNKN |        |         |          |
| lf            | YES, specify the use and type   | of fuel(s)  |                           |               |            |         |             |                    |        |         | _        |
| <b>20.</b> Is | this a <b>resubmission</b> of a prev                                    | ious application?   |                           |               |            |         |             | YES [              | j      | NC      | [X]      |
| lf            | YES, is it identical [ ] or chang                                       | ged [ ] Provide previous File N   | lumber                    |               | _          |         |             |                    |        |         |          |
| <b>21.</b> a) | Has any severance activity of egistered in the Land Registry/l          | occurred on the land from the ho<br>_and Titles Office?                 | lding whi                 | ch e          | exis       | ted as  | of <i>M</i> | arch 1, 2<br>YES [ |        |         | s<br>(X) |
| b)            | If the answer in (a) is YES, p<br>Transferee's Name, Date of            | lease indicate the previous seve<br>f the Transfer and Use of Parce     | rance(s) o<br>el Transf   | on f          | he<br>ed.  | requir  | ed sk       | etch and           | provi  | de:     |          |
| <b>22.</b> Ha | as the parcel intended to be sever ner Consent or approval under        | vered ever been, or is it now, the<br>the Planning Act or its predecess | subject o<br>sors?<br>YES |               |            | oplicat |             | or a plan o        |        |         |          |
|               | nder a separate application, is t<br>nultaneously with this application | he Owner, applicant, or agent ap<br>on?                                 | plying fo                 | rac           | lditi      | onal c  | onser       | nts on this        |        | -       | []       |
| <b>24.</b> Is | the application consistent with   | the Provincial Policy Statement   | ?                         |               |            |         |             | YES [              | X]     | NO      | [ ]      |
| <b>25.</b> Is | the subject land within an area   | of land designated under any p  | rovincial <sub>l</sub>    | plar          | n or       | plans   | ?           |                    |        |         |          |
| G             | Greenbelt Plan [ ] P  | laces to Grow [X] Other [ ]   | R-                        |               |            |         |             |                    |        |         |          |
| lf            | YES, does the application con   | form with the applicable Provinc  | ial Plan(s                | )             |            |         |             | YES [X             | a a    | NO      | [ ]      |
| <b>26.</b> a) | What is the existing Local Of   | ficial Plan designation(s) of the                                       | subject la                | and           | ? (s       | evere   | d and       | retained           | )      |         |          |
| b)            |   | Official Plan designation(s) of the Greenlands, and Core Gree           |                           | t laı         | nd?        | (seve   | red a       | nd retain          | ed)    |         |          |
| c)            | If this consent relates directly please indicate the Amendm             | to an Official Plan Amendment(<br>ent Number and the applicable f       | s) current<br>ile numbe   | tly ι<br>er(s | und<br>s). | er revi | ew by       | / an appr          | oval a | autho   | ority,   |
|               | Amendment Number(s):  |   | File N                    | um            | ber        | (s):    |             |                    |        |         |          |
| County        | of Wellington   | LAND DIVISION FORM - LOT LINE   | ADJUSTM                   | ENT           | -          |         |             |                    | Rev    | rised J | une 20   |

Revised June 2015

| 27. What is the   | ne zoning   | of the subject la                      | nds? Agricultura   | ıl (A) and            | d Natural           | Environm               | ent      |            |                     |          |
|---|---|--|--|-----------------------|---------------------|------------------------|----------|------------|---------------------|----------|
| 28. 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                 |   |  |  |                       |                     |                        |          |            |                     |          |
| 29. Are the la  | wer is YE   | S, please provide                      | ges, easements, righter<br>a copy of the relevar<br>de complete name and | nt instrum            | ent.                |                        | •        | YES [X]    | NO                  | [ ]      |
| Royal Bank  | of Cana   | ıda; RoyFarm I                         | Mortage Centre, 36   | York Mi               | ills Road,          | 4 <sup>th</sup> Floor, | Tord     | onto, ON,  | M2P                 | 0A4      |
| Questions 30 if this is not a   | – 33 mu<br>applicabl                                    | st be answered<br>e to your applic     | for Applications for ation, please state "r                              | severand<br>not Appli | ce in the Rocable"  | ural/Agricu            | itura    | il Area (  | Other               | wise,    |
| 30. Type of F   | arm Ope   | eration conducte                       | ed on these subject lar  | ıds:                  |                     |                        |          |            |                     |          |
| Тур   | e:  | Dairy [ ]                              | Beef Cattle [X]  | Swine                 | [] P                | Poultry [ ]            | _        | Other [X]  |                     |          |
| 31. <u>Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain)</u> Severed & Retained Lands |   |  |  |                       |                     |                        |          |            |                     |          |
| Retained  | Width   | <u>22±m</u>                            | Length 46±m  | Area                  | <u>1,012± ı</u>     | <u>m²</u> Use          | į        | lorse bar  | <u>n</u>            |          |
|   | Width   | <u>17±m</u>                            | Length 18±m  | Area                  | 306± m <sup>2</sup> | <sup>2</sup> Use       | Ē        | Bank barn  |                     |          |
|   | Width   | <u>13±m</u>                            | Length 30±m  | Area                  | 390± m²             | 2 Use                  | <u>I</u> | Orive shed | 1                   |          |
|   | Width   | <u>15±m</u>                            | Length <u>43±m</u>   | Area                  | 645± m²             | 2 Use                  | 9        | Coverall   |                     |          |
| 32. Manure  | Storage   | Facilities on the                      | ese 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 [ ] |  |  |                       |                     |                        |          |            |                     |          |
| 33. Are there   | any <u>drair</u>  | nage systems on                        | the retained and seve  | red lands             | ?                   | Орен сан               |          | res [ ]    | NO                  | [X]      |
|   | Туре  |  | Drain Name & Area  | a                     |                     | Ot                     | ıtlet I  | ocation    |                     |          |
| Municipal Dra   | n []  |  |  |                       | Owner's L           |                        | ]        |            |                     |          |
| Field Drain   |   |  |  |                       | Neighboui           |                        | 1        |            |                     |          |
|   |   |  |  |                       | River/Stre          | am                     |          |            |                     |          |
|   | oject land  | otection Plan within a Wellhea effect? | d Protection Area, Iss   | ue Contril            | buting Area         | a, or Intake I         |          | ction Zone | of a S<br><b>NO</b> |          |
| If  | YES, ple  | ease complete the                      | e Source Water Protec  | tion Form             | n and subm          | nit with your          |          |            |                     |          |
| County of Welling   | ton   |  | LAND DIVISION FORM – L   | OT LINE AI            | DJUSTMENT           |                        |          | Re         | vised Ju            | ine 2015 |

|             | YES [ ] NO [X]   |
|-------------|--|
|             | If yes, please indicate the person you have met/spoken to:   |
| 36.         | If a <b>new farm operation</b> , or <b>new crops</b> , or <b>new farm buildings</b> are being proposed for the severed and/or retained lands. Please provide some details:  None   |
| <b>37</b> . | 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.  |
| <u>NC</u>   | OTES:  |
| 1.          | One original completed application and two original sketches must be filed with the County of Wellingtor 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   |
|             |  |
|             |  |
|             |  |
|             |  |
|             |  |

LAND DIVISION FORM - LOT LINE ADJUSTMENT

Revised June 2015

County of Wellington

### APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

SECTION A

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

Fee Received:

File No.

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

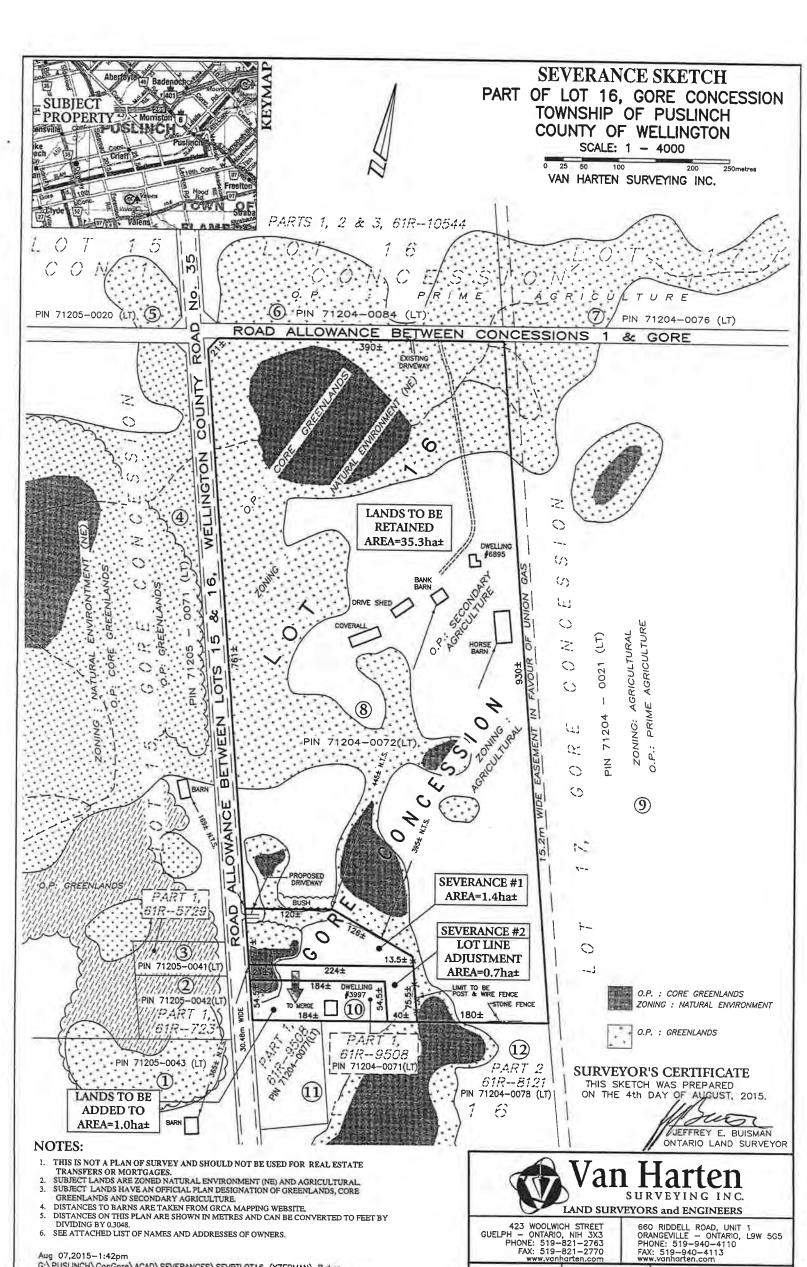
Accepted as Complete on:

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

SECTION A: Parcel to which land is being added.

| 2.                          | (a) Name  | (a) Name of Registered Owner(s) Catherine Diane RIZZO |   |              |          |                                   |           |         |        |  |  |  |
|-----------------------------|---|---|---|--------------|----------|-----------------------------------|-----------|---------|--------|--|--|--|
|                             | Address 3997 Wellington Road No. 35               |   |   |              |          |                                   |           |         |        |  |  |  |
|                             | Phone No.   |   |   |              | Email:   | nail:                             |           |         |        |  |  |  |
|                             | (b) Name a  | and Address (   | dress of Applicant (as authorized by Owne |              |          |                                   |           |         |        |  |  |  |
|                             | 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. <u>519-821-27</u>                       |   | 519-821-276                               | 763 x225     |          | Email: Jeff.Buisman@vanharten.com |           |         |        |  |  |  |
|                             | (d) All Communication to be directed to:          |   |   |              |          |                                   |           |         |        |  |  |  |
|                             | REGIS   | REGISTERED OWNER [ ] APPLICANT [ ]                    |   |              |          |                                   | AGENT [X] |         |        |  |  |  |
| (e) Notice Cards Posted by: |   |   |   |              |          |                                   |           |         |        |  |  |  |
|                             | REGIS   | 1   | AGENT [X]                                 |              |          |                                   |           |         |        |  |  |  |
| 3.                          | (a) Location                                      | a) Location of Land in the County of Wellington:      |   |              |          |                                   |           |         |        |  |  |  |
|                             | Local Muni  | cipality:   | Township o                                | f Puslinch   |          |                                   |           |         |        |  |  |  |
|                             | Concession  | n   | GORE                                      |              |          | Lot No.                           |           | Part of | Lot 16 |  |  |  |
|                             | Registered  | Plan No.  |   |              |          | Lot No.                           |           |         |        |  |  |  |
|                             | Reference   | Plan No.  | 61R-9508                                  |              |          | Part No.                          |           | Part 1  |        |  |  |  |
|                             | Civic Addr  | ress  | 3997 Wellin                               | gton Road No | o. 35    |                                   |           |         |        |  |  |  |
|                             | (b) When w  | /as prope <b>r</b> ty a                               | cquired: <u>JUNE</u>                      | 2015         | _Registe | ered Inst                         | rument    | No. XX  | XXXXX  |  |  |  |

3.



DRAWN BY: N.C.H.

CHECKED BY: J.E.B. PROJECT No.

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