



Planning & Development Advisory Committee
Tuesday October 13, 2015
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

COMMITTEE OF ADJUSTMENT:

1. **OPENING REMARKS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **APPROVAL OF MINUTES** (See Attachment A)

September 8, 2015

4. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date: (See Attachment B)

- 4(a) **Minor Variance Application D13/RAT – Lorelie Ratz** – Property described as Concession 7, Front Part Lot 30, 7370 Calfass Road, Township of Puslinch

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow an accessory building in the front yard setback.

- 4(b) **Minor Variance Application D13/CLA - Andrea Clarke** – Property described as Concession 9, Part Lot 20, 7632 Wellington Rd 34, Township of Puslinch.

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

1. To permit the use of a travel trailer
2. To permit the accessory building (wood shed) to remain without a main use

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 September 8, 2015 be adopted (See Attachment C)

9. APPLICATIONS FOR SITE ALTERATION - None

10. ZONING BY-LAW AMENDMENTS - None

11. LAND DIVISION (See Attachment D)

11(a) Severance Application B82/15 (D10/CAR) – Leonard Carl & Carol Cook, Concession 10, Part Lot 10, municipally known as 4284 Sideroad 10 S.

Proposed severance is 60.96m frontage x 133.32 m = 0.81 hectares, vacant land for proposed rural residential use

Retained parcel is 37 hectares with 901.6 m frontage, existing and proposed residential, agricultural and reforestation with existing house, barn, and kennel buildings.

11(b) Severance Application B88/15 (D10/ONT) – 1340464 Ontario Ltd., Concession 3, Part Lots 3-5, municipally known as 4576 Wellington Rd 32.

Proposed severance is 3 hectares with 127m frontage, existing and proposed agricultural and rural residential use with existing dwelling, garage, drive shed, barn and grain tower

Retained parcel is 37 hectares with 270m frontage, existing and proposed agricultural use with existing barn.

11(c) Severance Application B91/15 (D10/LEL) – LEL Farms Ltd, Concession 4, Part Lot 6, municipally known as 4665 Wellington Rd 32

Proposed severance is 149m fr x 123m = 1.8 hectares, existing agricultural and bush for proposed rural residential use.

Retained parcel is 39 hectares with 954m frontage, existing and proposed residential, agricultural & Bush with existing dwelling, drive shed and three turkey barns.

12. OTHER MATTERS

- D13/HAG – Hagens OMB Appeal update

13. CLOSED MEETING – no matters

14. NEXT MEETING Tuesday November 10 @ 7 p.m.

15. ADJOURNMENT

ATTACHMENT 'A'



Committee of Adjustment Meeting
September 8, 2015
7:00 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington

1. OPENING REMARKS

- The meeting was called to order at 7:00 pm. The Chair welcomed the gallery.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Dianne Paron
- That the minutes of the Tuesday August 11, 2015 Committee of Adjustment Meeting are hereby adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

- None

5. FUTURE MEETINGS

- Tuesday October 13, 2015

6. AJOURNMENT

- Moved by Dennis O'Connor, Seconded by Robin Wayne
- That the Committee of Adjustment meeting adjourned at 7:02 p.m.

CARRIED

ATTACHMENT 'B'



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 6, 2015
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 RAT (Ratz)**
7370 Calfass Road
Pt. Lot 30, Concession 7, Puslinch

We have reviewed the application for minor variance and provide the following comments.

Planning Opinion

The variance requested would provide relief from Section 3.1(d(i)) of the Zoning By-law to allow an accessory building to be within the front yard setback.

The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor. We would have no concerns with this application provided that there are no Conservation Authority concerns. We would also recommend that the following condition be applied to the decision:

1. The relief requested applies only to the existing accessory building located 6 inches in the front yard setback as identified on Sheet A8 (dated June 2015) of the application materials.

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

Regulation	By-law Section	Required	Proposed
General Provisions, Accessory Uses Yard Requirements	3.1(d(i))	Accessory buildings only allowed in an interior side yard or a rear yard within 2 m of a lot line	To allow an accessory building within the front yard setback

We note that this property is within the Greenbelt Plan area. Comments of the Conservation Authority should also be considered.

We are aware that the shed has already been constructed on the property.

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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> • We would consider the variance minor
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is zoned Agricultural (A) • A single detached dwelling and accessory uses are permitted use within the Agricultural (A) Zone • The intent of maintaining a front yard setback without accessory buildings is to provide open space between the dwelling and road, which also adds to the general attractiveness of a property • In this case, the accessory building is 6" closer to Maltby Road than the existing dwelling
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural • A single detached dwelling is permitted within the Secondary Agricultural designation and the shed is considered an accessory use
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The placement of the existing dwelling and septic system were constraints to siting the new shed northeast of the house • The new shed is essentially in line with the existing house, which reduces the visual impact from the road • It is desirable for improvements to be made to the property

In conclusion, planning staff is of the opinion that the requested variance **meets the four tests** of the *Planning Act*. We would recommend that a condition is applied to ensure that any minor variance approval is tied to the plans submitted in support of the request.

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department



Sarah Wilhelm, BES, MCIP, RPP
Senior Planner

TOWNSHIP COMMENTS

D13/RAT Lorelie Ratz – 7370 Calfass Road

Building Department: No Comment

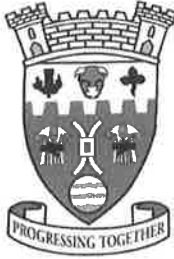
Conditions of approval were confirmed with County of Wellington Planning

Note that the property is not regulated by the Hamilton Conservation Authority

D13/CLA Andrea Clarke – 7632 Wellington Road 34

Building Department – Council Resolution No. 8 will apply; Note that the trailer will be connected to the existing septic system and well

Conditions of approval were supplied to the County of Wellington to include in the Planning report



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Lorelie Ratz

Address: 7370 Calfass Road

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: _____

Telephone Number: _____

Fax: _____

Applicant (Agent) Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

Lorelie Ratz
7370 Calfass Road, RR#2
Puslinch, ON
N0B 2J0

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

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

Municipal address: 7370 Calfass Road

Concession: 7 Lot: Front PT Lot 30 RP

Registered Plan Number: 61R8978 Part 1

Area: 0.403 ha Depth: 65.23 m Frontage: 62.18 m
1 ac 214 ft 204 ft

Width of road allowance (if known): n/a

Reason for Application:

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

☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

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

Allowance for an accessory building within the front yard setback

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

Septic bed is in the way, and aesthetically this is the least visibly obtrusive location

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: Rural Residential - RUR

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

☐

Other: ☒ (please specify below)

Dirt (and some gravel) road

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

Calfass Road

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

n/a

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☒

Other means: ☐ (explain below)

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

12. What is the existing use of:

The subject property? Single Family Residential

The abutting properties? Single Family Residential + Agricultural (hay)

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

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures		1.5 storey house		accessory building
Main Building height	m	21'-6" ft.	m	12'-2" ft.
*Percentage lot coverage	m	.065 ft.	m	.015 ft.
*Number of parking spaces		2		1
*Number of loading spaces				
Number of floors		2		1
Total floor area	m ²	2748 ft ²	m ²	320 ft ²
Ground floor area (exclude basement)	m ²	2077 ft ²	m ²	320 ft ²

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

Building Details:	Existing:		Proposed:	
Front Yard	m	80'-7" ft.	m	80'-1" ft.
Rear Yard	m	68'-10" ft.	m	101'-5" ft.
Side Yards	m	15'-7" ft.	m	33'-4" ft.

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

Date of acquisition of subject property: February 9, 2004

Date of construction of buildings property: House - 2005, accessory building 2015

16. How long have the existing uses continued on the subject property? 10 yrs

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

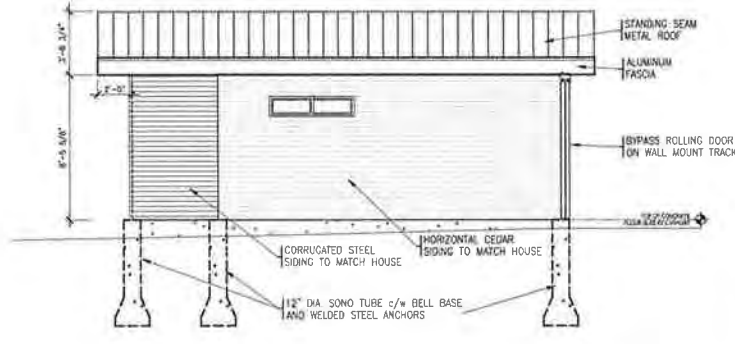
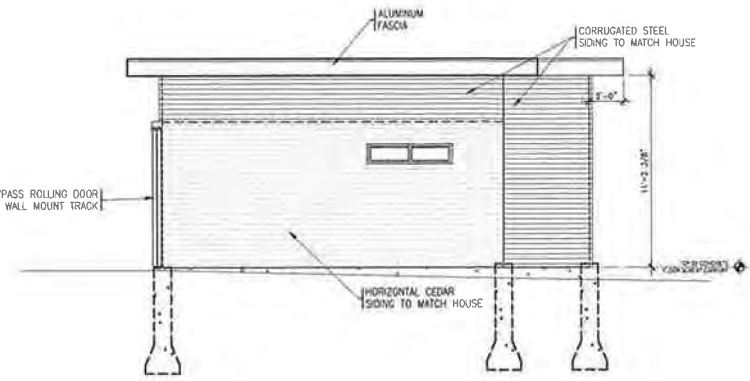
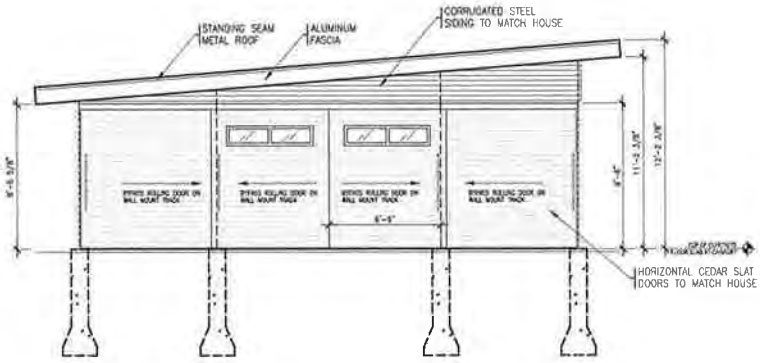
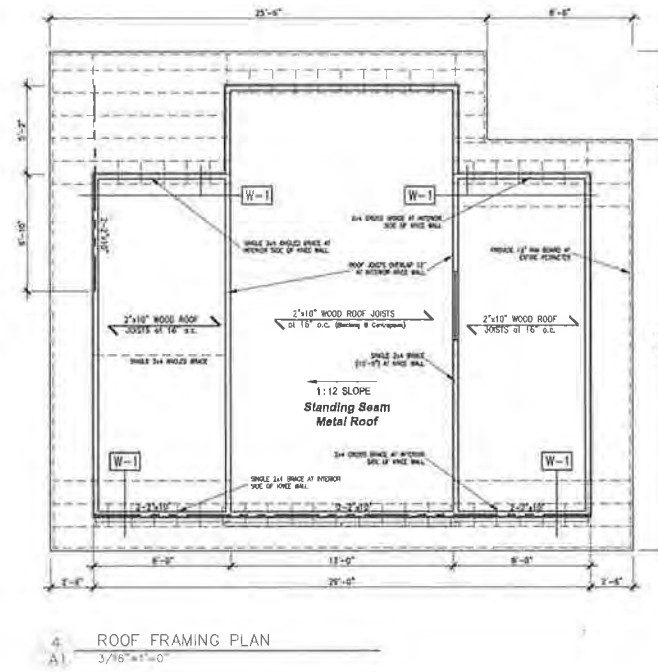
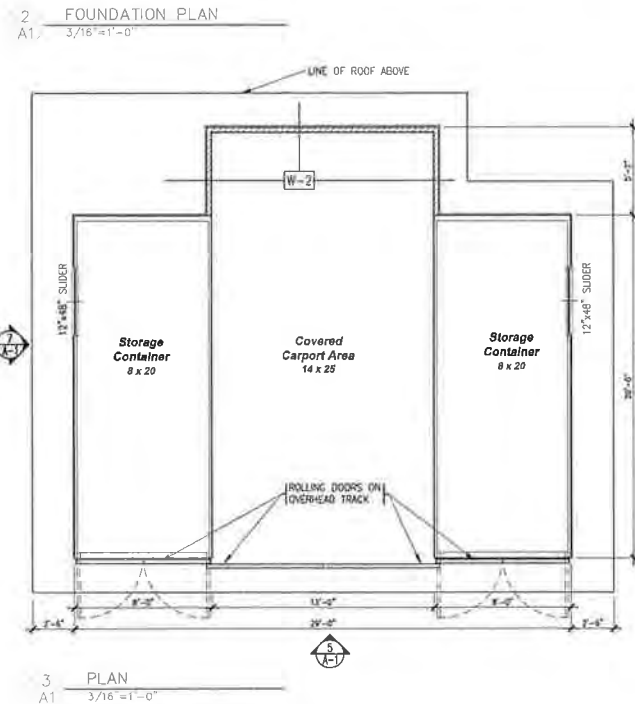
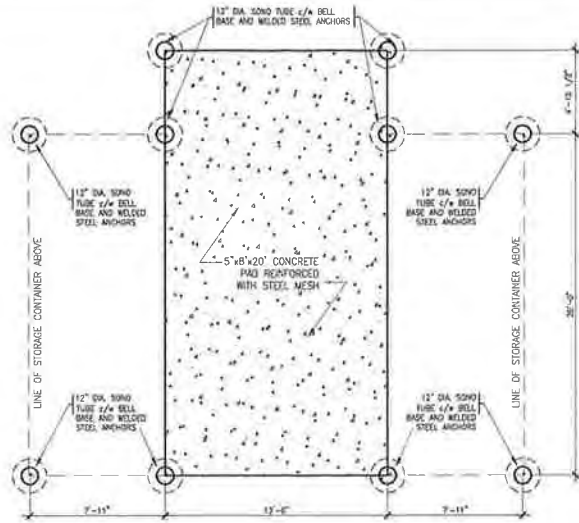
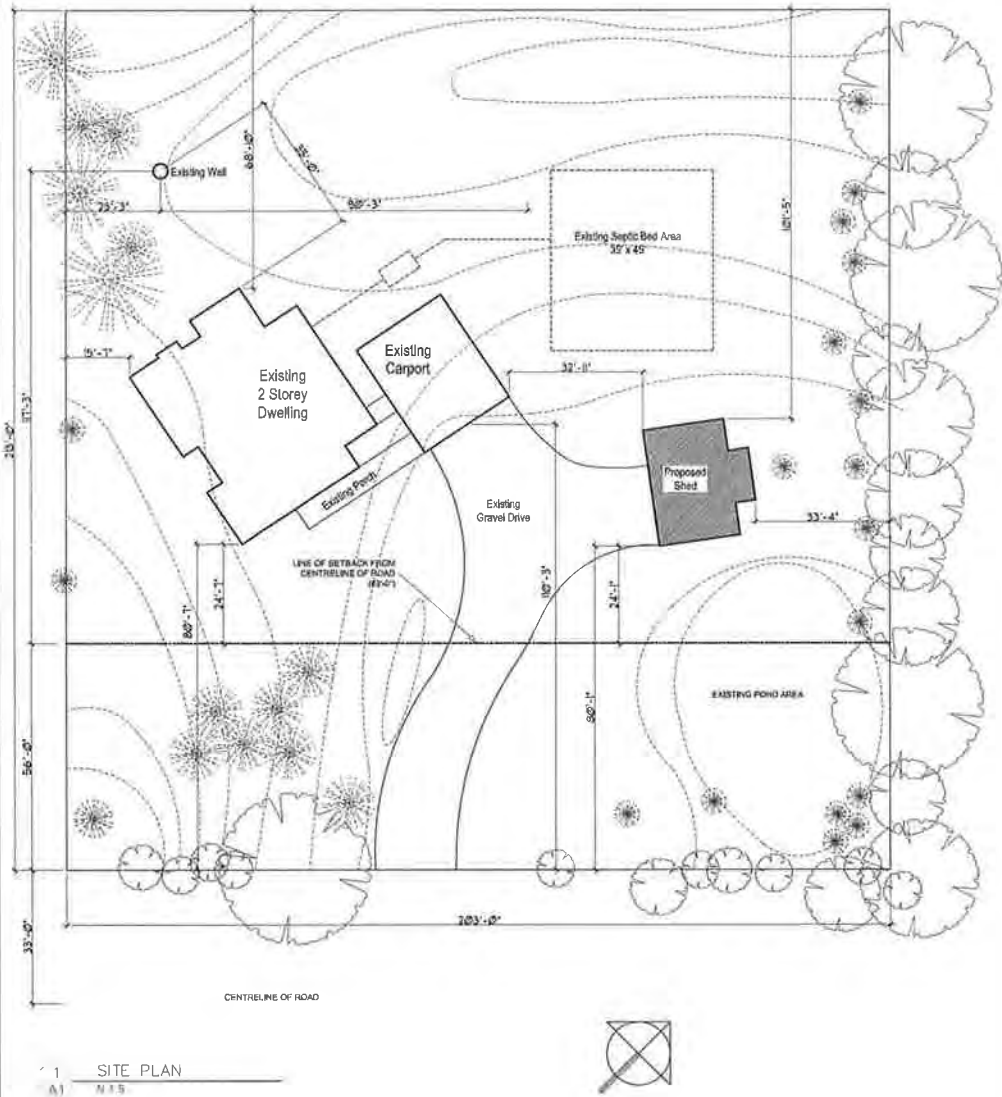
Yes ☐ No ☒

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

Other Related Planning Applications:

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

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



CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND NOTIFY DESIGNER OF ALL DISCREPANCIES BEFORE INITIATING WORK. ALL DRAWINGS ARE THE PROPERTY OF LORELIE RATZ. DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM DESIGNER. PRINTS ARE NOT TO BE SCALED.

NOTE:
ROOF DECK CONSISTS OF 1"x4" STRAPPING AT 24" O.C. AND 1/2" T+G PLYWOOD.

WALL TYPE LEGEND

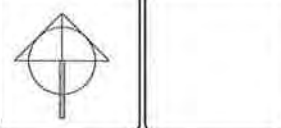
- W-1 2"x4" WOOD STUD WALL WITH CORRUGATED STEEL SIDING ON EXTERIOR SIDE. WALL RUNS FROM TOP OF SEA CAN TO UNDERSIDE OF ROOF - HEIGHT VARIES. WALLS ARE FASTENED TO TOP OF SEA CAN WITH WELDED BOLTS EVERY 42" O.C.
- W-2 2"x4" WOOD STUD WALL WITH CORRUGATED STEEL SIDING ON EXTERIOR SIDE. EXTEND WALL CONCRETE FLOOR TO UNDERSIDE OF ROOF - HEIGHT VARIES. WALLS ARE SUPPORTED BY DOUBLE 2"x12" BEAMS FIXED TO PIERS WITH STEEL ANCHOR BRACKETS.

Gross Floor Area Calculation

Storage Containers - 320 sq. ft.
Covered Carport Area - 325 sq. ft.

AUG. 19/15	ISSUED FOR MINOR VARIANCE
JUNE 06/15	ISSUED FOR BLDG PERMIT
DATE	REVISION

REMARKS	DATE	NO.
REVISIONS		



PROJECT
RESIDENCE FOR:

7370 CALFASS
ROAD

SHEET TITLE
A8
STORAGE_SHED
DRAWINGS

FOLDER CALFASS	DRAWN BY LR
FILE RATZ-2015	SCALE 1/8"=1'-0"
DATE JUNE-2015	NUMBER 07062015

lorelie ratz
INTERIOR DESIGN
7370 CALFASS ROAD, RR #2
PUSLINCH, ONTARIO N0B 2J0
519-501-6700 lor@golden.net



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: October 6, 2015
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 CLA (Clarke)**
7632 County Road 34
Pt. Lot 20, Concession 9, Puslinch

We have reviewed the application for minor variance and provide the following comments.

Planning Opinion

The applicant is proposing to construct a new home on the property. The variances requested would provide relief from Section 5.2 and 3.1(a) of the Zoning By-law to temporarily allow a travel trailer as a dwelling and two existing accessory buildings without a main use while a new home is being constructed.

The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor. We would have no concerns with this application provided that the following conditions are applied to the decision:

1. An Occupancy Permit shall be issued by November 3, 2016 for the new single detached dwelling.
2. The temporary trailer shall be removed no later than 60 days following the issuance of an occupancy permit for the new dwelling.
3. The existing accessory structures (labeled "Barn" and "Shed") and the temporary trailer shall be demolished no later than January 4, 2017 in the event that an occupancy permit for a new single detached dwelling is not obtained on, or before November 3, 2016.
4. Submit a \$20,000 security deposit in a form satisfactory to the Township by December 16th, 2015 to permit the temporary trailer and the accessory structures without a main use and to ensure demolition if the new dwelling is not built.
5. A Demolition Permit shall be obtained for the existing dwelling and it is to be demolished prior to the issuance of a Building Permit for the new dwelling.
6. Enter into an agreement with the Township by December 16th, 2015 regarding the terms of the temporary trailer and accessory buildings.

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

Regulation	By-law Section	Required	Proposed
A single detached dwelling is permitted in the Agricultural Zone	5.2	One single detached dwelling	To allow a travel trailer as a dwelling unit until new home constructed
An accessory structure is permitted if there is a main permitted use on the property	3.1(a)	Main use together with accessory uses	Existing accessory buildings without a main use

We would note that Township Council adopted a policy for the two situations dealt with in this request:

- Temporary trailer placed on site until new house constructed; and
- To allow an existing accessory building to be left on a parcel without a dwelling.

There are a number of conditions associated with the policy which may be found in Resolution No. 8 dated March 7, 2012 (attached).

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

Four Tests	Comments
That the requested variances are minor in nature	<ul style="list-style-type: none">• We would consider the variances minor (on a temporary basis)
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">• The subject property is zoned Agricultural Site-Specific (A-55) and Natural Environment (NE)• The intent of the by-law is to generally restrict the number of dwellings in the Agricultural (A) Zone to one and to restrict construction of accessory buildings until the main use is established• The intent and purpose of the Zoning By-law would be maintained by applying conditions of approval to ensure that the travel trailer and accessory buildings would be permitted for a temporary period of time• Resolution No. 8 of Township Council provides policy direction regarding the criteria which would need to be met
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">• The property is designated Secondary Agricultural, Greenlands and Core Greenlands• A single detached dwelling is permitted within the Secondary Agricultural designation• The general intent and purpose of the Official Plan would be maintained by applying conditions of approval to ensure that the travel trailer and accessory building would be permitted for a temporary period of time• Resolution No. 8 of Township Council provides policy direction regarding the criteria which would need to be met
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none">• The variance would allow for the owner to live on-site during construction of a new dwelling and to maintain existing accessory buildings without a main use during construction• It is desirable for improvements to be made to the property

In conclusion, planning staff is of the opinion that the requested variance **meets the four tests** of the *Planning Act*, provided conditions are applied to ensure that the minor variance relief applies for a temporary timeframe and meets the Township's related policy.

I trust that these comments will be of assistance to the Committee in their consideration of this matter.
We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department

A handwritten signature in dark ink, appearing to read 'Sarah Wilhelm', with a horizontal line extending to the right.

Sarah Wilhelm, BES, MCIP, RPP
Senior Planner

Attachment: Township of Puslinch Resolution No. 8 (March 7, 2012)

Resolution No. 8

March 7, 2012

Municipal Council of the
The Corporation of the Township of Puslinch

Moved by: Councillor Stokley
Seconded by: Councillor Fielding

THAT: The Council of the Township of Puslinch does hereby establish a policy for the following requests:

- ~ existing house to remain standing until new house is constructed
- ~ temporary trailer placed on site until new house is constructed
- ~ to allow an existing accessory building to be left on a parcel without a dwelling,

to include the following:

- That Minor Variance approval is required.
- That a security deposit in the amount of \$20,000.00 be submitted to and held by the Township of Puslinch.
- That the existing dwelling on the property be demolished within 18 months after the issuance of a building permit for the new dwelling unit, or 90 days after the issuance of an occupancy permit, whichever is less.
- That only one house shall be occupied at a time on the property.
- That the temporary trailer is to be removed no later than 60 days following the issuance of an occupancy permit.
- That the accessory building is removed or a permit for a single-family dwelling is received within 6 months of the Minor Variance approval.

This policy becomes effective immediately.

CARRIED.

Signed: Brenda Law, CAO/Clerk-Treasurer

TOWNSHIP COMMENTS

D13/RAT Lorelie Ratz – 7370 Calfass Road

Building Department: No Comment

Conditions of approval were confirmed with County of Wellington Planning

Note that the property is not regulated by the Hamilton Conservation Authority

D13/CLA Andrea Clarke – 7632 Wellington Road 34

Building Department – Council Resolution No. 8 will apply; Note that the trailer will be connected to the existing septic system and well

Conditions of approval were supplied to the County of Wellington to include in the Planning report



**PLAN REVIEW REPORT TO: Township of Puslinch, Committee of Adjustment
Kelly Patzer, Secretary-Treasurer**

DATE: October 8, 2015 **YOUR FILE:** D13/CLA
GRCA FILE: D13-CLA – 7632 County Road 34

RE: **Application for Minor Variance D13/CLA**
7632 County Road 34, Township of Puslinch
Andrea Clarke

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application as proposed in the circulated material.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains part of the Provincially Significant Mill Creek Puslinch Wetland Complex, floodplain and the allowances adjacent to these features.

2. Legislative/Policy Requirements and Implications:

Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development on the property will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The GRCA issued Permit #493/15 on August 18, 2015 to construct a dwelling and septic system on the subject property.

3. Additional Information/Suggestions provided in an advisory capacity:

This application is a 'minor' minor variance application and the applicable plan review fee is \$250.00. With a copy of this correspondence, the applicant will be invoiced in the amount of \$250.00.

Should you have any questions or require further information, please do not hesitate to contact me at extension 519-621-2763 ext. 2236.

Yours truly,



Andrew Herreman
Resource Planner
Grand River Conservation Authority

* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

c.c. Andrea Clarke – 7632 County Road 34, R.R.#1 Puslinch, ON N0B 2J0



Grand River Conservation Authority

Map created: October 8, 2015

Prepared by: ah

D13-CL A

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- AQUATIC RESOURCE-LINE (NRVIS)
- COLD WATER
- COOL WATER
- UNKNOWN
- WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TOE
- WETLAND (NRVIS)
- PROVINCIAL SIGNIFICANT
- LOCALLY SIGNIFICANT
- UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<http://grims.grandriver.ca/docs/SourcesCitations.htm>

0 70 140 210 280 m

NAD 1983 UTM Zone 17

Scale 1:6,153

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s):

Anarea Clarke

Address:

7632 County Rd 34 RR#1

City:

Puslinch, Ont

Postal Code:

N0B 2J0

E-mail Address:

Telephone Number:

Fax:

Applicant (Agent) Name(s):

Address:

City:

Postal Code:

E-mail Address:

Telephone Number:

Fax:

N/A

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

N/A

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

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

Municipal address: 7632 County Rd 34 RR#1 Puslinch

Concession: Con 9 Pt 40 Lot: Pt 20

Registered Plan Number: _____

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

Width of road allowance (if known): _____

Reason for Application:

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

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

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

to construct new home on ppty -
- existing residence will be demolished
(permit already issued) - owner
wishes to live in trailer on ppty
until new home is built - done in
March/15

Requesting relief from s. 5(2) pursuant to
the Bylaws to permit the use of a
trailer trailer P.T.O.

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

existing main residence is being demolished
pursuant to demo permit & owner
would like to live on ppty in
travel trailer while new home is
being built & wishes to maintain
existing accessory
building

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

Official Plan Designation: Secondary Agricultural
Zoning Designation: Agricultural

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

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

Wellington County Rd #34.

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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


11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)



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

12. What is the existing use of:

The subject property?

*primary residence - to be torn down
reside in trailer until demolition permit issued
construction of new home completed in March/16*

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

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

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

see siteplan & grading plan prepared by Van Herten

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: owned already

Date of construction of buildings property: as soon as permit (bldg) issued - 2 wks

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

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

Yes ☐

No ☒

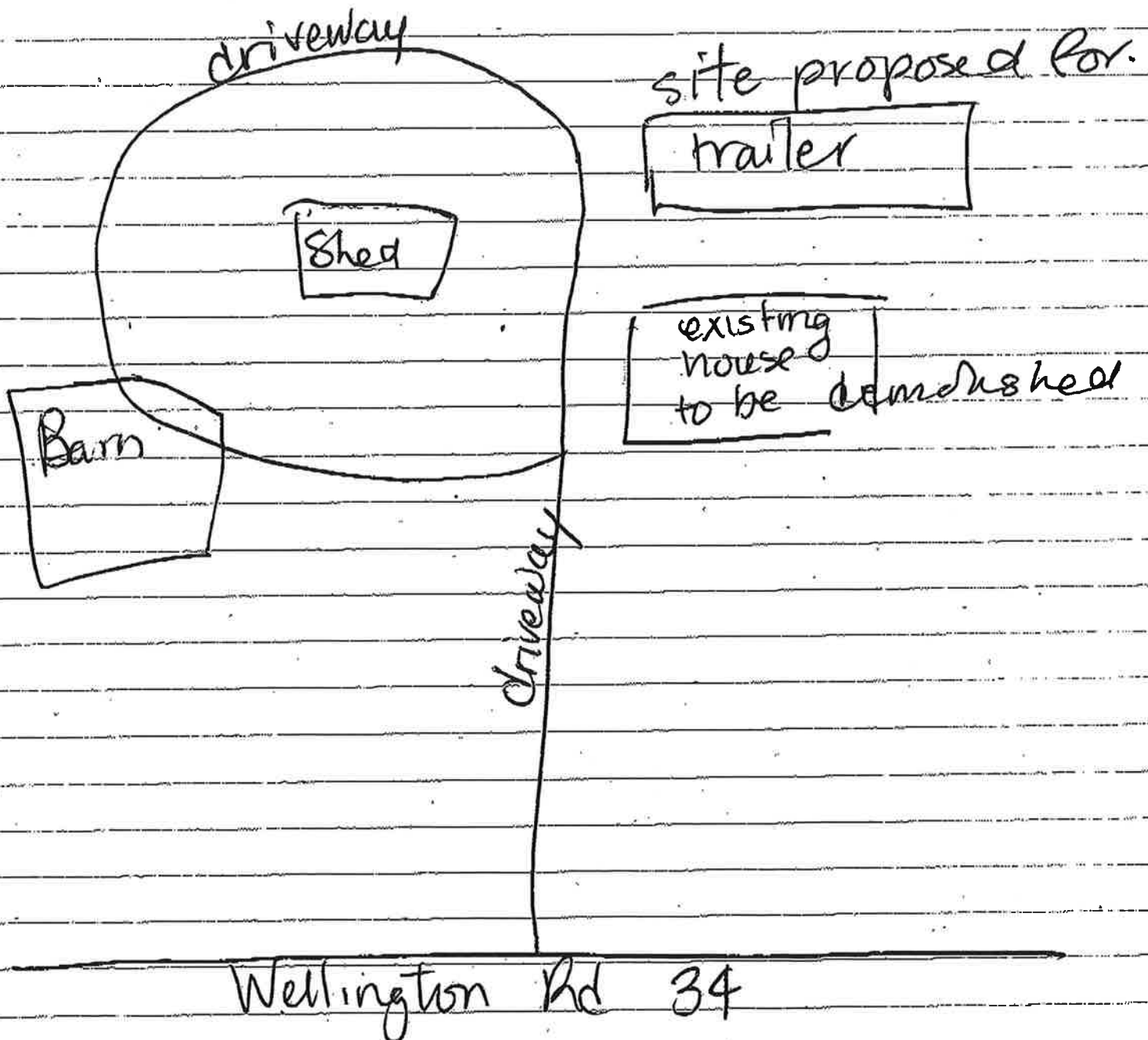
If the answer is yes, please indicate the file number and describe briefly:

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B146/12				
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>					

New House
to be
built



ATTACHMENT 'C'



Planning & Development Advisory Committee Meeting
September 8, 2015
7:00 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington

1. - 5. COMMITTEE OF ADJUSTMENT

- See September 8, 2015 Committee of Adjustment Minutes

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

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

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

- Moved by Ken Roth, Seconded by Dianne Paron
- That the minutes of the Tuesday August 11th, 2015 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE ALTERATION

- None

10. ZONING BY-LAW AMENDMENTS

10(a) Zoning By-law Amendment Application D14/FRO (Frosch)

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.

Moved by Dianne Paron, Seconded by Dennis O'Connor that the following comments are made regarding application D14/FRO:

- Rezoning the barn will unnecessarily encumber the future agricultural use of the property
- Difficult to enforce the rezoning
- A barn is meant to be full to maintain its structure
- Any rezoning should be done as to not restrict any future agricultural operations or structures on the property

CARRIED

11. LAND DIVISION

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.

Moved by Ken Roth, Seconded by Robin Wayne that the following comments are forwarded to the County of Wellington Land Division Committee:

- MDS form not attached
- 29(a) has been checked that a rezoning has been done on this property. Note that there is not site-specific by-law on the lands

CARRIED

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.

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

- Site-specific by-law A-43 would need to be amended so the severed parcel would not be permitted to have two dwellings
- Minimum required lot area would also need to be amended on the severed and retained parcels

CARRIED

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.

Moved by Ken Roth, Seconded by Robin Wayne that the following comments be forwarded to the County of Wellington Land Division Committee:

- No Comments

CARRIED

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.

Moved by Robin Wayne, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

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.

Moved by Robin Wayne, Seconded by Dennis O'Connor that the following comments be forwarded to the County of Wellington Land Division Committee:

- No comments

CARRIED

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.

Moved by Ken Roth, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- Ensure that there is an adequate building envelope for residence and well and septic system on the lot to be severed

CARRIED

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.

Moved by Dianne Paron, Seconded by Ken Roth that the following comments be forwarded to the County of Wellington Land Division Committee:

- Well and septic locations are to be identified on "parcel 10"

CARRIED

12. OTHER MATTERS

- Second Unit Policy is under review at the County of Wellington. Timing is to be determined

13. CLOSED MEETING - no matters

14. FUTURE MEETINGS

- Tuesday October 11, 2015 @ 7:00 p.m.

15. ADJOURNMENT

- Moved by Robin Wayne and Seconded by Dennis O'Conner.
- That the Planning & Development Advisory Committee adjourns at 7:54 p.m.

CARRIED

ATTACHMENT 'D'

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

CLERK'S DEPARTMENT	
TO	KP
Copy	
Please Handle	<input checked="" type="checkbox"/>
For Your Information	
Council Agenda	
File	
September 11, 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 28, 2015

FILE NO. B82/15

APPLICANT

Leonard Carl & Carol Cook
4284 Sideroad 10 S
RR#22 Stn Preston
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 10
Concession 1

Proposed severance is 60.96m x 133.32m = 0.81 hectares, vacant land for proposed rural residential use.

Retained parcel is 37 hectares with 901.6m frontage, existing and proposed residential, agricultural and reforestation with existing house, barn and kennel buildings.

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

October 21, 2015

RECEIVED
SEP 14 2015

Township of Puslinch

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

1. Approval Authority:

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

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

Ontario Planning Act
GRCA \$ 380.00
WELLINGTON COUNTY: 00
Required Fee: \$ 1000.
Fee Received: Aug 28/15
File No. B82/15
Accepted as Complete on: Sept 2/15

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

2. Name of Registered Owner(s) LEONARD CARL AND CAROL ANNE COOK

Address 4284 SIDE ROAD #10 SOUTH, CAMBRIDGE, ONT. (MAIL)
NORTH HALF OF LOT #10, CONCESSION #1, PUSLINCH TWP.

Phone No.

Home:

Name and Address of Applicant (as authorized by Owner) BY OWNER

Phone No.

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

PETER ANDERSON OF VORNIS, ANDERSON, GRAY & ARMSTRONG.

353 ELIZABETH ST., GUELPH, ONT N1E 2X9

Phone No.
Fax No.

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

REGISTERED OWNER ☒

APPLICANT ☐

AGENT ☐

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

☒ **Conveyance** (Specify type and use of new lot, e.g. residential, agricultural, commercial):

NEW RESIDENTIAL LOT.

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:

TO BE HELD AS A SEVERED LOT FOR SALE.

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

Local Municipality: PUSLINCH TOWNSHIP

Concession # 1. **Lot No.** REAR HALF LOT #10.

Registered Plan No. 239375 **Lot No.**

Reference Plan No. **Part No.**

Civic Address

(b) When was property acquired: 1973 **Registered Instrument No.** M131893

1979

212480

1981

239375

1989

2000

5. Description of Land intended to be SEVERED:

Metric []

Imperial [✓]

Frontage/Width 200 FEET AREA 2 ACRES.

Depth 437 FEET Existing Use(s) DEPLETED HAYFIELD (22 YEARS)

Existing Buildings or structures: NONE

Proposed Uses (s): RESIDENTIAL HOUSE BUILDING LOT.

Type of access (Check appropriate space)

Existing? []

Proposed? [✓]

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric []

Imperial [✓]

Frontage/Width 2780 FT. (S.R.#10) AREA 91 ACRES.

Depth 1296 FT. Existing Use(s) AGRICULTURAL ; REFORESTRATION.

Existing Buildings or structures: HOUSE, BARN AND KENNEL BUILDINGS

Proposed Uses (s): SOME FARMING.

Type of access (Check appropriate space)

Existing? [✓]

Proposed? []

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

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

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

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

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

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES ☐ NO ☒ UNKNOWN ☐

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

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

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

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

21. a) Has any Owner previously severed any land from the holding which existed as of June 25, 1970 and as registered in the Land Registry/Land Titles Office? YES ☒ NO ☐
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and supply the following information for each parcel severed: Transferee's Name, Date of the Transfer and Use of Parcel Transferred; And attach the information to this application.

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

YES ☐ NO ☒ UNKNOWN ☐

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

YES ☐ NO ☒

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

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

Greenbelt Plan ☐ Places to Grow ☒ Other ☐

If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES ☐ NO ☒

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

YES ☐ NO ☒

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

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

N/A

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

SECONDARY AGRICULTURAL, CORE GREENLAND, GREENLAND

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

Amendment Number(s): N/A File Number(s): N/A

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

If YES, what is the zoning of the subject lands? AGRICULTURAL & NATURAL ENVIRONMENT.

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

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

YES ☐ NO ☐ File Number

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

YES ☐ NO ☐ File Number

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

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

For mortgages just provide complete name and address of Mortgagee.

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

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

PROPOSED LAND USES

<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation		22 A.	Agricultural	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Idle Agricultural Land	2 A.		Surplus Farm House	<input type="checkbox"/>	<input type="checkbox"/>
Woodlot/Bushland		38 A.	Retirement Lot	<input type="checkbox"/>	<input type="checkbox"/>
Pasture		4 A.	Farm-help Lot	<input type="checkbox"/>	<input type="checkbox"/>
Number of Buildings		3 A.	Non-Farm Residence	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Area of Residence		24 A.	Comm./Ind./Instit.	<input type="checkbox"/>	<input type="checkbox"/>
Other Uses (e.g. business)			Addition to a Lot	<input type="checkbox"/>	<input type="checkbox"/>

b) Existing Crops:

Severed 0 Retained 22 A. HAY, CORN

c) Proposed Crops:

Severed 0 Retained 22 A HAY, CORN

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

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☒

Units Number

(4) HORSES.

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

Severed	Width _____	Length _____	Area _____	Use _____
NONE	Width _____	Length _____	Area _____	Use _____
Retained	Width <u>40'</u>	Length <u>60'</u>	Area <u>2400 #</u>	Use <u>HORSES, HAY, EQUIPMENT STORAGE</u>
	Width <u>20'</u>	Length <u>20'</u>	Area <u>400 #</u>	Use <u>KENNEL</u>

34. Manure Storage Facilities on these lands:

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

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

If the answer is yes, these barns must be shown on the application sketch with approximate measurements to proposed lot lines of the parcel to be severed and retained. 1200'

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

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

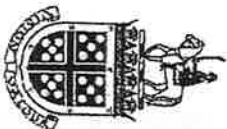
37. If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

NO 42 YEARS OLD

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

NOTES:

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



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 CARL COOK

Telephone (519) 658-9182 Civic Address 4284 SIDE ROAD 10 SOUTH

Municipality PUSKASCH Lot REAR #10 Concession 1 DIV 30 acres
Tillable Hectares/Acres* on the lot where the livestock facility is located 30 hectares

Signature of Livestock Facility Owner Carl Cook Date Aug. 26, 2015

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backrounders (7 - 12.5 months)		
	Shorthorns (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed; 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg - 545 kg (for example - Guernseys)		
	Small-framed; 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed; 148 kg - 455 kg (for example - Guernseys)		
	Small-framed; 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed; 39 kg - 148 kg (for example - Guernseys)		
Swine	Small-framed; 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/boars; Segregated Early Weaning (SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
Horses	Large-framed, mature; >681 kg (including unweaned offspring)		
	Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)	5	1/3
	Small-framed, mature; <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Permanent Manure or Material Storage Types

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

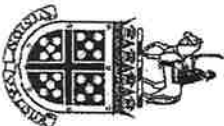
- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
-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

BARN(S) SIZE:
2400 ft² (ft² / m²)
 (ft² / m²)
 (ft² / m²)

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

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

*see terms defined on reverse side of page



County of Wellington

FARM DATA SHEET
Minimum Distance Separation I (MDSI)

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

Owner of Livestock Facility STUART LANG. # K/A LANG.

Telephone (519) 658-0423 Civic Address Side Road 10 South

Municipality PUSLINCH Lot 11 Concession 1 DIV

Tillable Hectares/Acres* on the lot where the livestock facility is located hectares 40 acres

Signature of Livestock Facility Owner [Signature] Date Aug 30/2015

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed; 545 kg – 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg – 545 kg (for example - Guernseys)		
	Small-framed; 364 kg – 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 kg – 545 kg (for example - Holsteins)		
	Medium-framed; 148 kg – 455 kg (for example - Guernseys)		
	Small-framed; 125 kg – 364 kg (for example - Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 kg – 182 kg (for example - Holsteins)		
	Medium-framed; 39 kg – 148 kg (for example - Guernseys)		
Swine	Small-framed; 30 kg – 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/boars; Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg – 27 kg)		
Horses	Feeders (27 kg – 105 kg)		
	Large-framed, mature; >681 kg (including unweaned offspring)		
	Medium-framed, mature; 227 kg – 680 kg (including unweaned offspring)	8	1/3
Sheep	Small-framed, mature; <227 kg (including unweaned offspring)		
	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Permanent Manure or Material Storage Types

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

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

BARN(S) SIZE:

60 x 36 (ft² / m²)

____ (ft² / m²)

____ (ft² / m²)

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

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

* see terms defined on reverse side of page

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

CLERK'S DEPARTMENT	
TO	RP
Copy	
Please Handle	✓
For Your Information	
Council Agenda	
File	

September 11, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

RECEIVED

SEP 14 2015

Township of Puslinch

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

APPLICATION SUBMITTED ON: September 8, 2015

FILE NO. B88/15

APPLICANT

1340464 Ontario Ltd.
c/o Laurie Weber
519 Maltby Rd W
Guelph ON N1L 1G3

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lots 3-5
Concession 3

Surplus Farm Dwelling Application

Proposed severance is 3 hectares with 127m frontage, existing and proposed agricultural and rural residential use with existing dwelling, garage, drive shed, barn and grain tower.

Retained parcel is 37 hectares with 270m frontage, existing and proposed agricultural use with exiting barn.

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

October 21, 2015

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1000
Fee Received: Sept 8/15
File No. 308/15
Accepted as Complete on: Sept 8/15

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) Laurie WEBER (1340464 Ontario Ltd.)Address 4576 Wellington Road 32

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone No. [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To sever a surplus farm dwellingOR

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.

Laurie Weber

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

Local Municipality: Township of Puslinch

Concession 3 Lot No. Part of Lots 3-5

Registered Plan No. Lot No.

Reference Plan No. 61R-6075 Part No. Part 1

Civic Address 4576 Wellington County Road 32

(b) When was property acquired: March 1999 Registered Instrument No. RO804216

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

Frontage/Width 127 ± AREA 3.0 ha ±

Depth 237 ± Existing Use(s) Agricultural, Rural residential

Existing Buildings or structures: Dwelling, garage, drive shed, barn, and grain tower

Proposed Uses (s): No change

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒individual ☐communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒individual ☐communal

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

270 ±

AREA

37 ha ±

Depth

1,071 ±

Existing Use(s)

Agricultural

Existing Buildings or structures:

Barn

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[X] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well

[] individual

[] communal

Well shared with barn to the south

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

[] Septic Tank

[] individual

[] communal

[] Pit Privy

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

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

YES [X]

NO []

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

8. Is there a landfill within 500 metres [1640 feet]?

YES []

NO [X]

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES []

NO [X]

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

YES [X]

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 []

NO [X]

11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES []

NO [X]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES [X]

NO []

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised June 2015

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

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

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

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

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

28. What is the zoning of the subject lands? **Agricultural (A)**

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

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

Zone change application to be filed as a condition of severance approval with two requests:

- To not allow a residence on the lands to be retained
- To not allow animals to be permitted in the barn on the lands to be severed

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

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

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

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

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

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☒ Other ☐
Chickens

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

<u>Severed</u>	Width	<u>7±m</u>	Length	<u>8±m</u>	Area	<u>56± m²</u>	Use	<u>Garage</u>
	Width	<u>10±m</u>	Length	<u>12±m</u>	Area	<u>120± m²</u>	Use	<u>Drive shed</u>
	Width	_____	Length	_____	Area	<u>850± m²</u>	Use	<u>Barn</u>
	Width	_____	Length	_____	Area	<u>49± m²</u>	Use	<u>Grain tower</u>
<u>Retained</u>	Width	<u>18±m</u>	Length	<u>120±m</u>	Area	<u>2,160± m²</u>	Use	<u>Barn</u>
	Width	<u>15.5±m</u>	Length	<u>16.5±m</u>	Area	<u>256 ± m²</u>	Use	<u>Covered manure barn</u>

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

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



September 8, 2015
Jeff.Buisman@vanharten.com
23141-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: **Surplus Residence Severance Sketch and Application for Weber**
4576 Wellington Road 32
Part of Lots 3-5, Concession 3
PIN 71211-0013
Township of Puslinch

RECEIVED

SEP 08 2015

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

Proposal

The proposal is to sever a surplus farm dwelling from the rest of the agricultural operation. This type of severance follows Section 10.3.4 of the Wellington County Official Plan which has a couple key requirements for a "Surplus Residence Severance."

First, there must be a bona fide farmer for the farm land. For this severance, LEL Farms Limited intends to add the agricultural lands to their existing farming operation as shown on the Farm Information Form.

Second, the retained agricultural lands are to be rezoned to prohibit a residential use. We intend to make an application for zone change on the retained lands as a condition of severance approval with two requests:


- To not allow a residence on the lands to be retained
- To not allow animals to be permitted in the barn on the lands to be severed

Third, the severed parcel with the existing dwelling is to be no larger than the area of residence and not disrupt the farming operation. The proposed parcel is configured around the existing dwelling and accessory buildings and is 127±m wide, 237±m deep and has an area of 3.0±ha.

The retained lands will have an area of 37± ha where the existing chicken barn and covered manure barn will remain for agricultural purposes.

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

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

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

35. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

Please see covering letter.

NOTES:

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

**FARM INFORMATION FORM****Surplus Farm Dwelling Severance Application****PART A: Background**

This form is used to help determine whether an application to sever a surplus farm dwelling is consistent with the Provincial Policy Statement and conforms to the County Official Plan. The excerpts provided in this form are for convenience purposes only. Reference to the complete policy documents should also be made by applicants and their consultants. Preconsultation with County planning staff is encouraged prior to filing a severance application.

Provincial Policy Statement

The 2005 Provincial Policy Statement restricts residential lot creation in prime agricultural areas to severance of a surplus farm dwelling (referred to as a residence surplus to a farming operation as a result of farm consolidation):

Lot creation in prime agricultural areas is discouraged and may only be permitted for....c) a residence surplus to a farming operation as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance...

The term 'residence surplus to a farming operation' is defined as "an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation)".

County Official Plan

Section 10.3.4 of the County Official Plan provides the following policy direction concerning severance of a residence surplus to a farming operation:

A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

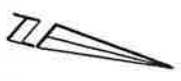
- the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- the surplus residence is habitable and is not expected to be demolished by a future owner; and
- the Minimum Distance Separation formula will be met; and
- the vacant parcel of farmland is rezoned to prohibit residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.

PART B: Farm Information

Please provide the following information about your farm.

1. Name of Farm Operation			2. Total Size of Overall Farm Operation	
LEL Farms Limited			1269 ac or ha	
3. Please identify the farms which are part of the farm operation:			4. Will the remnant farm parcel be operated as part of the overall farm operation?	
Municipality	Lot & Concession	Size (ac or ha)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Puslinch	Part Lot 3,4,5	99	5. Is the surplus residence habitable?	
Puslinch	Lot 6 Con 4	90	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Puslinch	Lot 5 con 4	45	6. Additional information, if any:	
Puslinch	Lot 6 & 7 con 4	200		
Puslinch	Lot 4&5 con 4	200		
Puslinch	Pt lot 7 con 4	98		
Puslinch	S ½ Lot 20 con 4	14		
Puslinch	4181 Victoria Road S	99		
Milton Town	Lot 3 con 10	106	7. Farm Operator	
Eramosa	Pt lot 14 con 6	206	Name: Lloyd Weber	
Pilkington	Con A Pt lot 4&5	140	Signature: <i>Lloyd Weber</i>	
			Date signed: <i>Aug 31 2015</i>	



PIN 71211-0004 (4)

PART 1, 61R-644
PIN 71211-0008 (5)

12±

ZONING : AGRICULTURAL (A-49)

PART 2, 61R-20123
PIN 71211-0194 (6)

6± 19± 19±

PART 17, 61R-3809

PIN 71210-0001
PIN 71210-0076 (9)

490±
NOT TO SCALE

461±

LOT LINE

LOT LINE

CONCESSION 3

ZONING : AGRICULTURAL
O.P. : PRIME AGRICULTURAL

LANDS TO BE
RETAINED
AREA=37±ha

LOT 4

(1) PART 1, 61R-6075
PIN 71211-0013

(2) PART 2, 61R-6075
PIN 71211-0059

1071±

LOT 5

LANDS TO BE
SEVERED
AREA=3±ha

280± 230±

PART 16, 61R-3809

270±

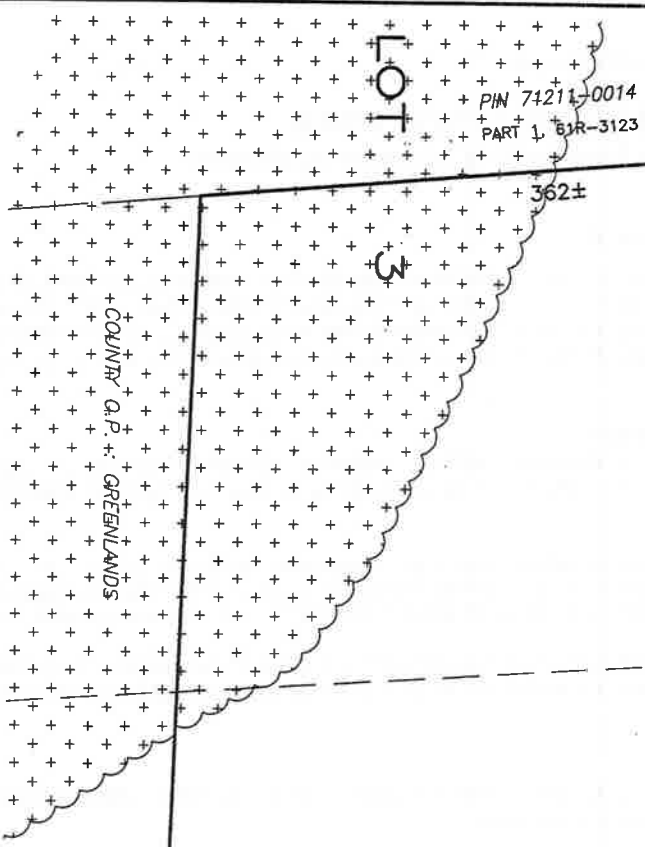
ROAD ALLOWANCE BETWEEN LOTS 5 & 6

PIN 71210-0029

(7) PIN 71210-0067

LOT 6,

CON. 3



SEVERANCE SKETCH PART OF LOTS 3, 4 AND 5 CONCESSION 3

TOWNSHIP OF PUSLUNCH
COUNTY OF WELLINGTON

SCALE: 1 - 3000

0 30 60 120 180 metres

VAN HARTEN SURVEYING INC.

THIS SKETCH WAS PREPARED
ON THE 3rd DAY OF SEPTEMBER, 2015

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIMARY AGRICULTURAL AND GREENLANDS
4. DISTANCES TO BARNS ARE TAKEN FROM GRCA WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
8. ACCESSORY BUILDINGS AREA 1075m² 3.6% OF SEVERANCE



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

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

DRAWN BY: JAM CHECKED BY: JEB PROJECT NO. 23141-15

Sep 03, 2015-11:55am
G:\PUSLUNCH\Con3\ACAD\SEV\SEV PT3-5 (WEBER) UTM 2010.dwg

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

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

September 11, 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: September 8, 2015

FILE NO. B91/15

APPLICANT

L E L Farms Limited
4646 Sideroad 20 N
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 6
Concession 4

Proposed severance is 149m fr x 123m = 1.8 hectares, existing agricultural and bush for proposed rural residential use.

Retained parcel is 39 hectares with 954m frontage, existing and proposed residential, agricultural & bush with existing dwelling, drive shed and three turkey barns.

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

October 21, 2015

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1000
Fee Received: Sept 8/15
File No. B91/15
Accepted as Complete on: Sept 8/15

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) Elaine Weber of LEL FarmsAddress 4646 Sideroad 20 North, R.R.#6, Guelph, ON, N1H 6J3

Phone No. [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone No. [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

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

To create a new lot for residential purposes.OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

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

Future owner is not known

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

Local Municipality: **Township of Puslinch**

Concession **4** Lot No. **Part of Lot 6**

Registered Plan No. Lot No.

Reference Plan No. **61R-9629** Part No. **Parts 1&2**

Civic Address **4665 Wellington Road 32**

(b) When was property acquired: **January 2004** Registered Instrument No. **WC50758**

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

Frontage/Width **149 ±** AREA **1.8 ha ±**

Depth **123 ±** Existing Use(s) **Agricultural, Bush**

Existing Buildings or structures: **None**

Proposed Uses (s): **A new rural residential dwelling**

Type of access (Check appropriate space) Existing ☐ Proposed ☒

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (Specify):

6. Description of Land intended to be RETAINED:Metric ☒Imperial ☐Frontage/Width 954 ±

AREA

39 ha ±Depth 420 ±

Existing Use(s)

Agricultural, bushExisting Buildings or structures: Dwelling, drive shed, three turkey barnsProposed Uses (s): No Change

Type of access (Check appropriate space)

Existing ☒Proposed ☐☐ Provincial Highway☐ Right-of-way☒ County Road☐ Private road☐ Municipal road, maintained year round☐ Crown access road☐ Municipal road, seasonally maintained☐ Water access☐ Easement☐ OtherType of water supply - Existing ☒ Proposed ☐ (check appropriate space)☐ Municipally owned and operated piped water system☒ Well ☒ individual ☐ communal☐ Lake☐ OtherType of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)☐ Municipally owned and operated sanitary sewers☒ Septic Tank ☒ individual ☐ communal☐ Pit Privy☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐

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

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

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

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

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

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

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

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

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

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

15. Is there a noxious industrial use within 500 meters [1640']?

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

YES [] NO [X]

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby?

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

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [] NO [X] UNKNOWN []

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

- b) Has there been a commercial use(s) on the site?

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X]

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

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

YES [] NO [X]
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X]

24. Is the application consistent with the Provincial Policy Statement?

YES [X] NO []

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

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

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

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

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

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

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

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

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

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

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

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

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []
If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

Easement in favour of Union Gas; See instrument M-122205

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

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

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

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

Severed	Width	Length	Area	Use
Retained	Width 19±m	Length 75±m	Area 1,425± m²	Use Barn
	Width 20±m	Length 137±m	Area 2,740± m²	Use Barn
	Width 20±m	Length 137±m	Area 2,740± m²	Use Barn
	Width 20±m	Length 31±m	Area 620± m²	Use Drive shed

33. **Manure Storage Facilities** on these lands: **V1: Solid, inside, bedded pack**

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



September 8, 2015
Jeff.Buisman@vanharten.com
23050-15

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

RECEIVED

SEP 08 2015

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: **Severance Sketch and Application for LEL Farms (Elaine Weber)**
Part of Lot 6, Concession 4
PIN 71210-0087
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, Farm Data Sheets, 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 149±m wide and 123±m deep (1.8± ha) at the south end of the property. The retained lands will have a remaining area of 39± ha where the current agricultural use will continue.

We reviewed the Official Plan criteria in Section 10.2.1 for a severance within the Greenlands System and we provide the opinion that the proposed severance meets the criteria. The lands of the proposed severance are designated in the Official Plan as Greenlands, however, the lands where the proposed residential development is located has been used for agricultural cash cropping. We have been informed that the underlying Official Plan Designation is Secondary Agricultural in the area of the proposed severance. Although the severance includes some bush, the intention is to construct on the existing field portion of the proposed severance.

The severed parcel has been configured so that at least one hectare of the parcel is outside of the MDS I requirement for the barn located south of the parcel across Concession 4. We are proposing that the dwelling be constructed on the portion of the parcel that is currently agricultural field, not the portion with natural features.

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. Elaine Weber

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

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

35. Source Water Protection Plan

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

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

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

YES [X] NO []

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

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.
- 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.
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- Generally, regular severance application forms are also available at the local municipal office.
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- 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.

Minimum Distance Separation I (MDS I) Report

File: Towcon Barn.mds

Application Date: 28-Aug-2015
File Number: 23141-15

Preparer Information

Jeff Buisman
Vanharten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
Phone #1: 519-821-2763 x225
Email: jeff.buisman@vanharten.com

Applicant Information

Unspecified

County of Wellington

Calculation #1

Adjacent Farm Contact Information
Towcon

Farm Location
County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 3
Lot: 16

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Shortkeepers (12.5 - 17.5 months)	50	25.0	302 m²

Encroaching Land Use Factor: Type A Land Use
Tillable area of land on this lot: 17 ha
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM
Factor A (Odour Potential): 0.8
Factor B (Nutrient Units): 344
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 25

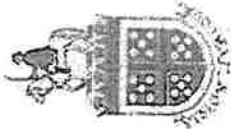
	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	212 m (695 ft)	
Distance from nearest permanent manure/material storage 'S':	212 m (695 ft)	

Signature of Preparer: _____
Jeff Buisman, Vanharten Surveying Inc.

Date: _____

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.





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 LEL Farms
Telephone (519) 821-5963 Civic Address 4665 Wellington Road No 32
Municipality Puslinch Lot 6 Concession 4 DIV _____
Tillable Hectares/Acres* on the lot where the livestock facility is located 24 hectares _____ acres
Closest distance from the livestock facility to the new lot and/or land use 480 metres _____ feet
Closest distance from the manure storage system to the new lot and/or land use _____ metres _____ feet

Signature of Livestock Facility Owner Cherie Wilson Date Sept 4/15

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed; 545 kg – 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg – 545 kg (for example - Guernseys)		
	Small-framed; 364 kg – 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 kg – 545 kg (for example - Holsteins)		
	Medium-framed; 146 kg – 455 kg (for example - Guernseys)		
	Small-framed; 125 kg – 364 kg (for example - Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 kg – 182 kg (for example - Holsteins)		
	Medium-framed; 38 kg – 148 kg (for example - Guernseys)		
Swine	Small-framed; 30 kg – 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/boars; Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg – 27 kg)		
	Feeders (27 kg – 105 kg)		
	Large-framed, mature; >681 kg (including unweaned offspring)		
Horses	Medium-framed, mature; 227 kg – 680 kg (including unweaned offspring)		
	Small-framed, mature; <227 kg (including unweaned offspring)		
	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
Sheep	Ewes & rams (daily operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

*see terms defined on reverse side of page

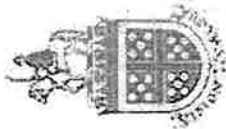
Permanent Manure or Material Storage Types

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

- G No storage required (manure/material stored for less than 14 days)
V1 Solid, inside, bedded pack
V2 Solid, outside, covered
V3 Solid, outside, no cover, greater than or equal 30% dry matter
V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
V5 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
V6 Liquid, inside, underneath slatted floor
V7 Liquid, outside, with a permanent, tight fitting cover
L2 Liquid, (digestate), outside, no cover
L1 Liquid, outside, with a permanent floating cover
M1 Liquid, outside, no cover, straight-walled storage
M2 Liquid, outside, roof, but with open sides
H1 Liquid, outside, no cover, sloped-sided storage

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements) Doe & bucks (for dairy; includes unweaned offspring & replacements) Kids (dairy or feeder kids)		
Chickens	Laver hens (for eating eggs; after transfer from pullet barn)		
	Laver pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
Turkeys	Turkey pullets (males/ females transferred in from grower barn)	16,000	V1
	Broiler toms		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)	8,000/barn (2 barns)	V1
	Turkeys at any other weights, or unknown		
	Milk-fed		
	Grain-fed		
Veal			
Other			
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time, solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time, solid or liquid capacity		

File No. _____
Applicant _____



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSII)

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 LEL Farms

Telephone (519) 821-5963

Municipality Puslinch

Civic Address 6649 Forestall Road

Lot 7

Concession 4

DIV

Tillable Hectares/Acres* on the lot where the livestock facility is located 20 hectares acres

Closest distance from the livestock facility to the new lot and/or land use 505 metres feet

Closest distance from the manure storage system to the new lot and/or land use metres feet

Signature of Livestock Facility Owner *Charles Wilbur*

Date Sept 4/13

Permanent Manure or Material Storage Types

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

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, inside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 15% to less than 30% dry matter, with covered liquid runoff storage
- L1 Solid, outside, no cover, 15% to less than 30% dry matter, with uncovered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight fitting cover
- V7 Liquid (digestate), outside, no cover
- L2 Liquid, outside, with a permanent floating cover
- M1 Liquid, outside, no cover, straight-walled storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, outside, no cover, sloped-sided storage

File No. _____
Applicant _____

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
	Milking-age cows (dry or milking)		
Dairy Cattle	Large-framed, 545 kg – 636 kg (for example - Holsteins)		
	Medium-framed, 455 kg – 545 kg (for example - Guernseys)		
	Small-framed, 364 kg – 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed, 182 kg – 545 kg (for example - Holsteins)		
	Medium-framed, 148 kg – 455 kg (for example - Guernseys)		
	Small-framed, 125 kg – 364 kg (for example - Jerseys)		
	Calves (0 – 5 months)		
	Large-framed, 45 kg – 182 kg (for example - Holsteins)		
	Medium-framed, 39 kg – 148 kg (for example - Guernseys)		
Swine	Small-framed, 30 kg – 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/borners, 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)		
Horses	Medium-framed, mature, 227 kg – 680 kg (including unweaned offspring)		
	Small-framed, mature, <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)	16,000	V1
Turkeys	Turkey breeder layers (males/ females transferred in from grower barn)		
	Broiler toms		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)	8,000/barn (2 barns)	V1
Veal	Turkeys at any other weights, or unknown		
	Milk-fed		
	Grain-fed		
Other			
Manure imported to a lot not generating manure			
	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester			
	Maximum capacity of permanent storages at any time: solid or liquid capacity		

*see terms defined on reverse side of page

SEVERANCE SKETCH
PART OF LOT 6, CONCESSION 4
TOWNSHIP OF PUSLINC
COUNTY OF WELLINGTON

SCALE 1 : 5000

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



NOTES:

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

- P. : CORE GREENLANDS
△ ZONING : NATURAL ENVIRONMENT
○ P. : GREENLANDS
△ BUSH
MDS: DENOTES MINIMUM DISTANCE SEPARATION

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON THE 8th DAY OF SEPTEMBER, 2015

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3K3
PHONE: (519) 821 - 2763
FAX: 821 - 2770
www.vanharten.com

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

DRAWN BY: JAM CHECKED BY: JEB PROJECT NO. 23050-15
Sep 08 2015 - 12:48pm
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