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

May 29, 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: May 22, 2015

FILE NO. B44/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Reid's Heritage Homes Ltd. 6783 Wellington Rd 34 Cambridge ON N3C 2V4 TOWNSHIP OF PUSLINCH Part Lots 11 & 12 Concession 2

Proposed severance is 4.7 hectares with 55m frontage (severed #1 on sketch), existing and proposed rural residential use with existing dwelling and detached accessory building. To correct title where 3 properties inadvertently merged.

Retained parcel is 36.3 hectares with 236m frontage, existing and proposed office and airstrip with existing office, hanger, cabin and 3 storage buildings.

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

July 2, 2015

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

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

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

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

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

MAILED TO:

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 CONSEN	Ĭ	Ontario Pla	anning Act				
Approval Author	ity:	Pa	quired Fee:	\$ 1000				
	lington Planning and Land Division Committee lington Administration Centre		e Received:	***				
	Street, GUELPH, Ontario N1H 3T9	File	e No.	B44/15				
Phone: 519-83	37-2600,Ext. 2160 or 2170 Fax: 519-837-3875	Accepted as Cor	mplete on:	May 22/15				
*** <u>A COP</u>	Y OF YOUR CURRENT DEED MUST BE SUBN	ITTED WITH THIS A	PPLICATIO	<u>N</u> * * *				
Name of Registe	Name of Registered Owner(s) Reid's Heritage Homes Ltd. / ***Scott Orin Reid & Shelley Anne Reid (***Please refer to covering letter)							
Address 6783	Wellington Road #34, Cambridge ON,	N3C 2V4						
Phone No.	Home: Busin	ess: <u>519 - 658 - 6</u>	656 ext 27	4				
Name and Addre	ss of Applicant (as authorized by Owner) Mat	hew Robson						
	con Road #34, Cambridge ON, N3C 2V4							
		DI	one No.	EE aut 074				
				56 ext 274				
A A A COM		519	9 - 658 - 66					
	ess of Owner's Authorized Agent (or authorize	519	9 - 658 - 66					
Name and Addre	것은 지난 병의가 가에에 가지 않을까? 가려가 생겨 가려가 가지 않는 것이다.	519	9 - 658 - 66					
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Frontage/Width	55m	AREA	4.7ha	
Depth	367m	Existing Use(s)	Rural Residential	Contraction in
Existing Building	s or structures:	ngle Detached Dw	elling and Detache	d Accessory Building
Proposed Uses	(s): No Change	8		
Type of access (C	CONTRACTOR OF THE	A COMPANY AND A COMPANY	? [X] Propose	1 2 2 4
100.00 A.C.			[N] Hopose	
X County Road	Gibbs and some			
	maintained year ro seasonally mainta			
Easement				
Right-of-way Private road				
Crown access		faction and and the fact		a and taken also
water access (specity what boat d	locking and parking faci	intes are available on th	e mainiand):
1.5	Section 44	100 March 100 Ma	1 (
Type of water sup	oly - Existing [X]	Proposed [] (ch	eck appropriate space &	specify where indicated):
Municipally own	ned and operated p	piped water system		
X Well (specify w Lake	nether individual or	communal): Individu	al	
Other (Specify)	·			
Type of sewage di	sposal - Existing	g [X] Proposed []	(check appropriate sp	ace & specify where indicate
Municipally own	ned and operated s	anitary sewers		
X Septic Tank (sp	ocify whother indiv	identify servers In		
and the state of the	echy whether mult	idual of communal):	dividual	
Pit Privy		(idual of communal):	dividual	
Pit Privy Other (Specify)		lidual or communal):	dividual	
Pit Privy		vidual or communal):	dividual	
Pit Privy			dividual Metric [X]	Imperial []
Pit Privy Other (Specify)	i		Metric [X]	Imperial []
Pit Privy Other (Specify) Description of Land	intended to be <u>RE</u>	ETAINED: AREA	Metric [X]	
Pit Privy Other (Specify) Description of <u>Lane</u> Frontage/Width Depth 1163	intended to be <u>RE</u> 236m	ETAINED: AREA Existing Use(s) _	Metric [X] 36.3ha Office and Airstrip	
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	motron of the Cubicat lands (assessed and actained and a 1)0								
	metres of the Subject lands (severed and retained parcels)? YES	[]		NO	[X]				
8.	Is there a landfill within 500 metres [1640 feet]? YES	t 1		NO	IX1				
9.	a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?	YES	1	1	NO	[X]			
	b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries severed parcel?	es of th	e p	ropo	sed				
	YES [] NO [X] If answer to 9 b) is YES, these must be shown on	the se	vera	ance	sket	ch			
10.	Is there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to be retain within 120 metres [394 feet]?	ned or YES			NO				
11.	Is there any portion of the land to be severed or to be retained located within a floodplain?	YES	1	1	NO	[X			
12.	Is there a provincial park or are there Crown Lands within 500 metres [1640']?	YES	1	1	NO	[X			
13.	Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?	YES	t	1	NO	DX			
14.	Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?	YES	1	1	NO	DX			
15.	Is there a noxious industrial use within 500 meteres [1640']?	YES	1	1	NO	[X			
16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']?	YES	I	1	NO	[X			
	Name of Rail Line Company:								
17.	Is there an airport or aircraft landing strip nearby?	YES	D	(1	NO	1			
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outl within 750 metres of the proposed subject lands?	let/con YES		er re]	fill ce NO	ntre [X			
10	PREVIOUS USE INFORMATION:								
19.									
19.	Has there been an industrial use(s) on the site? YES [] NO [X] UNH	KNOW	N	1	1				
19.	Has there been an industrial use(s) on the site? YES [] NO [X] UNF If YES, what was the nature and type of industrial use(s)?	KNOW	N	1	1				
19.		NOW	N	1	1				
15.						1			
15.	If YES, what was the nature and type of industrial use(s)?				-				
13.	If YES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [X] NO [] UNK	NOW	N						
	If YES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [X] NO [] UNK If YES, what was the nature and type of the commercial use(s) The retained lands contain an office for Reid's Heritage Group of Com Has fill been brought to and used on the site (other than fill to accommodate septic systems landscaping?)	NOW	N [es] ntial		1			
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Land Division Form.030 (Word Edition) REVISED Sept 11, 2012

24.	I. Is the application consistent with the Provincial Policy Statement? YES K] NO []
25.	. Is the subject land within an area of land designated under any provincial plan or plans?
	Greenbelt Plan X] Places to Grow X] Other []
	If YES, does the application conform to or not conflict 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 FOR
27.	What is the existing Local Official Plan designation(s) of the subject land? (subject land means severed and retained)
	 b) What is the existing County Official Plan designation(s) of the subject land? [subject land means severed and retained] Secondary Agricultural, Greenlands, Core Greenlands
	c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority please indicate the Amendment Number and the applicable file number(s).
	Amendment Number(s): File Number(s):
28.	I. Is the land covered by a zoning by-law? YES [X] NO []
	If YES, what is the zoning of the subject lands?A-16 / A / NE
29.	Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []
	If NO, a) has an application been made for re-zoning? YES [] NO [X] File Number
	b) has an application been made for a minor variance?
	YES [] NO [X] File Number

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

Acres/Hectares vation tural Land ishland	Severed	Retained	<u>Answer v</u> Agricultur Surplus F	ral	Severed	Retained
tural Land					- 18 B - 1	
			Surplus F	arm House		
Ishland	4.01		and the second sec	unninouse	[]	[]
	4.0ha		Retireme	nt Lot	[]	[]
			Farm-help	p Lot	[]	[1
Buildings	2 buildings	5 buildings	Non-Farn	n Residence	[X]	11
sidence	0.7ha	36.2	Comm./Ir	nd./Instit.	[]	[X]
		397zha		o a Lot	11	[]
	N/A	Reta	ined	N/A	_	
sed Crops:						
red	N/A	Reta	ined	N//	A	
	Buildings sidence (e.g. business) g Crops: red sed Crops:	sidence 0.7ha (e.g. business) g Crops: red N/A sed Crops:	sidence 0.7ha (e.g. business) 36-3 (g Crops: red N/A Reta sed Crops:	Buildings 2 buildings 5 buildings Non-Fame sidence 0.7ha Comm./ln sidences 36.3 Addition to (e.g. business) 36.3 Addition to g Crops: 0.7ha Retained sed Crops: N/A Retained	Buildings 2 buildings 5 buildings Non-Farm Residence sidence 0.7ha Comm./Ind./Instit. (e.g. business) 36-3 Addition to a Lot g Crops: 0.7ha Addition to a Lot red N/A Retained N/A sed Crops:	Buildings 2 buildings 5 buildings Non-Farm Residence [X] sidence 0.7ha Comm./Ind./Instit. [] (e.g. business) 36.3 Addition to a Lot [] g Crops: Offlice and Airstrip N/A red N/A Retained N/A

Severed	Width	Length	Area	Use		
	Width	Length	Area	Use		
Retained	Width	Length	Area	Use		
	Width	Length	Area	Use		
34. <u>Manure</u>	Storage Facilit	ies on these lands:	I/A	*		
Туре	: DRY	SI	EMI-SOLID	LIQUID		
	Open Pile [] 0	pen Pile []	c	overed Tan	k []
	Covered Pile [] Storage with Bu	ck Walls []	Aboveground Un	covered Tar	nk []
				Belowground Un	covered Tan	nk []
				Open E	arth-sided Pi	it []
35. Are there	e any <u>barns withi</u>	n 500 metres [1640']	of the severed lot?	YES [NO [X	3
		nese barns must be s of the parcel to be			approxima	te measureme
36. Are there	e any <u>drainage s</u>	<u>ystems</u> on the retaine	d and severed lands	YES [NO [X	1
System	Type: Muni	cipal Drain []	Name of Drain	n		
		Field Drain []	Area of land ti	iled		(Acres)
Drain Ou	utlet Location:	Owner's Lands [] Neighbour's L	ands []	River/Stream	11
	farm operation,	or new crops, or ne	w farm buildings a	re being proposed f	or the seven	ed and/or retai

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

See attached 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.
- 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.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S A	AUTHORIZATION	IF THE OWNER IS	NOT THE APPLICANT:
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The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

I, (we),	Reid's Her	ritage Homes Ltd.		the Registered Owner	s of
6759,	6783, 6815	Wellington Road 34	Of the	Township of Puslinch	n the
County/Re	gion of	County of Wellington		severally and jointly, solemnly declar	e tha
Matthew	w Robson				
_	_	Signature(s) of Registered Own	er(s) or Cor	poration's Officer	_
I, (we)	Matthew Ro	Signature(s) of Registered Own APPLICANT'S D This must be completed by the App bson	ECLARATIO	N ne proposed consent	of the
., ()	Matthew Ro Kitchener	APPLICANT'S D This must be completed by the App	ECLARATIO	N ne proposed consent	
City of I		APPLICANT'S D This must be completed by the App bson	ECLARATIO	N ne proposed consent	ion d

City	Of
Comber dye	In the
County/Region of Wale	ilos_
This 21 day of Hom	20 15

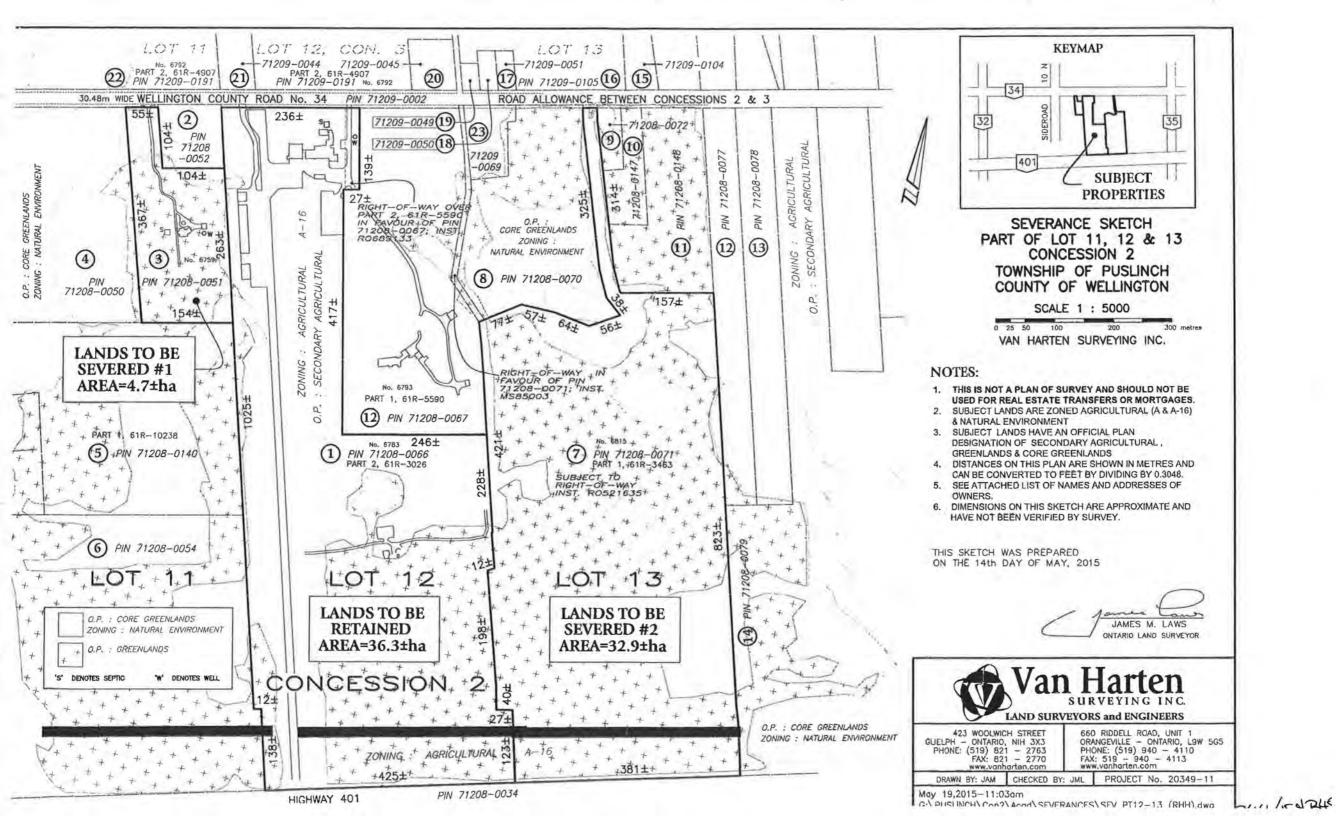
Man) C

(Owner or Applicant)

(Owner or Applicant)

Commissioner of Oaths

ald James Moore, a Commissioner,etc., Grenal Municipality of Waterloo, for 1 is Heritage Homes Ltd., and its use dranes, associates and affiliates. 2: August 10, 2016 Printed Commissioner's, etc. Name



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

May 29, 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: May 22, 2015

FILE NO. B45/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Reid's Heritage Homes Ltd. 6783 Wellington Rd 34 Cambridge ON N3C 2V4 TOWNSHIP OF PUSLINCH Part Lot 13 Concession 2

Proposed severance is 32.9 hectares with 25m frontage (severed #2 on sketch), existing and proposed woodlot. To correct title where 2 separate parcels inadvertently merged.

Retained parcel is 36.3 hectares with 236m frontage, existing and proposed office and airstrip with existing office, hanger, cabin and 3 storage buildings.

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

July 2, 2015

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

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

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

If you wish to be **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	TON CONCERN		Ontario Pla	anning Act			
	Approval Authority	:				. 1000			
		gton Planning and Land Divisio gton Administration Centre	on Committee	1	Required Fee: Fee Received:	May aa/is			
		eet, GUELPH, Ontario N1H	3T9	1	File No.	B45/15			
	Phone: 519-837	-2600,Ext. 2160 or 2170 Fax:	519-837-3875	Accepted as C	Complete on:	May 22/15			
		OF YOUR CURRENT DEED N		and the second	S APPLICATIO	<u>n</u> ***			
	Name of Registere	Name of Registered Owner(s) Reid's Heritage Homes Ltd.							
	Address 6783 W	ellington Road #34, Can	nbridge ON, N	I3C 2V4	_				
	Phone No.	Home:	Busine	ss: <u>519 - 658 -</u>	6656 ext 27	74			
	Name and Address	of Applicant (as authorized b	v Owner) Math	ew Robson					
		n Road #34, Cambridge	E AUTOMA CONTRACTOR						
-					1.1.1.				
ć					Phone No.	CEC and 074			
				5	519 - 658 - 66	550 ext 2/4			
	Sec. 2017		a second contraction of						
		of Owner's Authorized Ager	nt (or authorized						
	Name and Address SAME AS APPL		nt (or authorized		an a				
			nt (or authorized	solicitor):	Phone No.				
			nt (or authorized	solicitor):					
	SAME AS APPL			solicitor):	Fax No	1. 2. 2.			
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D	escription of Land	25m		Metric [X] 32.9ha	Imperial []
	Frontage/Width	157m	AREA	Woodlot	
			Existing Use(s)	woodiot	
	Existing Buildings	s or structures:	None		
	Proposed Uses (s	s): No Change			
Ту	ype of access (Ch		ace) Existing	? [X] Propose	ed? []
		ay naintained year rou seasonally maintain			
-	_ Right-of-way Private road				
12	Crown access ro				
-	_ Water access (sp	pecify what boat do	ocking and parking fac	ilities are available on th	ne mainland):
Ty N/	٨	ly - Existing [] ed and operated pip		neck appropriate space o	& specify where indicated):
1		ether individual or c			
1	_ Other (Specify):_				
		posal - Existing	[] Proposed []	(check appropriate sp	bace & specify where indica
N/A		ed and operated sa	nitary sewers		
	_ Septic Tank (spe		dual or communal):		
	Pit Privy				
-					
-	_ Other (Specify):				
D	Other (Specify):	intended to be <u>RE</u> I	TAINED:	Metric [X]	Imperial []
D	Other (Specify): Description of <u>Land</u> Frontage/Width	intended to be <u>RE1</u> 236m	TAINED: AREA	36.3ha	
D	Other (Specify):	intended to be <u>RE1</u> 236m	TAINED: AREA Existing Use(s)	36.3ha Office and Airstrip	,
D	Other (Specify):	intended to be <u>RE1</u> 236m	TAINED: AREA Existing Use(s)	36.3ha	,
D	Other (Specify): Description of <u>Land</u> Frontage/Width _ Depth <u>1157m</u> Existing Buildings	intended to be <u>RE1</u> 236m	TAINED: AREA Existing Use(s)	36.3ha Office and Airstrip	,
	Other (Specify): Description of <u>Land</u> Frontage/Width _ Depth <u>1157m</u> Existing Buildings Proposed Uses (s ype of access (Ch	intended to be <u>RET</u> 236m 1 s or structures: 6 s): No Change eck appropriate sp	TAINED: AREA Existing Use(s) buildings (1 Off	36.3ha Office and Airstrip ice, 1 Hanger, 1 Ca	,
ту	Other (Specify): Description of <u>Land</u> Frontage/Width _ Depth <u>1157m</u> Existing Buildings Proposed Uses (s	intended to be <u>RET</u> 236m 1 s or structures: 6 s): No Change eck appropriate sp	TAINED: AREA Existing Use(s) buildings (1 Off	36.3ha Office and Airstrip ice, 1 Hanger, 1 Ca	o abin, 3 Storage)
ту	Other (Specify): Description of Land Frontage/Width _ Depth <u>1157m</u> Existing Buildings Proposed Uses (s ype of access (Ch Provincial Highw County Road Municipal road, r	intended to be <u>RE1</u> 236m s or structures: 6 5): No Change eck appropriate space ray maintained year rou	TAINED: AREA Existing Use(s) buildings (1 Off ace) Existing	36.3ha Office and Airstrip ice, 1 Hanger, 1 Ca	o abin, 3 Storage)
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7.	ls me	there an agricultural operation, (either a barn, manure storage, abattoir, livestock etres of the Subject lands (severed and retained parcels)?	area or	stockya	ard) wit	hin 50	00
			YES	[]	NO	[X]	
8.	ls	there a landfill within 500 metres [1640 feet]?	YES	[]	NO	DX1	
9.	a)	Is there a sewage treatment plant or waste stabilization plant within 500 metres	[1640']?	YES	[]	NO	K1
	ь)	Is there an individual well or septic system within 45.7 metres [150 feet] of the bo severed parcel?	oundarie	s of the	e propo	osed	
		YES [] NO [X] If answer to 9 b) is YES, these must be sho	wn on t	he sev	ranc	e ske	tch
10.		there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to thin 120 metres [394 feet]?	be retair	ned or YES		evere NO	1020 1020
11.	ls	there any portion of the land to be severed or to be retained located within a flood	plain?	YES	[]	NO	[X]
12.	ls	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	e?	YES	[]	NO	DX1
14.	ls	there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']	?	YES	[]	NO	DX1
15.	ls	there a noxious industrial use within 500 meteres [1640']?		YES	[]	NO	[X]
16.	Is	there an active or abandoned principal or secondary railway within 500 metres [16	540']?	YES	[]	NO	[X]
		Name of Rail Line Company:					
17.	ls	there an airport or aircraft landing strip nearby?		YES	DX1	NO	[]
18.		there a propane retail outlet, propane filling tank, cardlock/keylock or private prop thin 750 metres of the proposed subject lands?	ane outl	et/cont YES		efill ce NO	entre [X]
19.	PF	REVIOUS USE INFORMATION:					
	Ha	as there been an industrial use(s) on the site? YES [] NO [X]	UNK	NOW	11		
	If	YES, what was the nature and type of industrial use(s)?					
	Т	YES, what was the nature and type of the commercial use(s) The retained lands contain an office for Reid's Heritage Group of as fill been brought to and used on the site (other than fill to accommodate septic s				-	
		ndscaping?) YES [] NO [INKNC			
		as there been commercial petroleum or other fuel storage on the site, underground en used for a gas station at any time, or railway siding? YES [] NO [fuel sto		or has t	the sit	e
	If `	YES, specify the use and type of fuel(s)				_	-
20	Is	this a resubmission of a previous application? YES [] NO [X1				
		YES, is it identical, or changed Provide previous File Number	12				
	μ			-			
21.		Has any Owner previously severed any land from the holding which existed as egistered in the Land Registry/Land Titles Office? YES [X] NO [25, 197	70 and	as	
an td. 22.	ua to Ha	If the answer in (a) is YES, please indicate the previous severance(s) on the required following information for each parcel severed: Transferee's Name, Date of the Transferred; And attach the information to this application. ry 20, 1991 Severance of 9.3ha rural residential parcel from Reid of the Orin Reid and Jane Reid (RO 689133). Tensfer occursd on Feb 1, is the parcel intended to be severed ever been, or is it now, the subject of an applier Consent or approval under the Planning Act or its predecessors? YES [X] NO [e Transi d's Hei	fer and r itage or a pla	I Use of Hom In of su	of Par es bdivis	cel
		1991 severance i					
23.	Un sim	der a separate application, is the Owner, applicant, or agent applying for additiona nultaneously with this application?	al conse	nts on	this ho	lding	
		YES [X] NO [1				
		Land Division Form.030 (Word Edition) REVISED Sept 11, 2012					

4. 1	s the application consistent wit	n the Provincial	Policy Stat	ement		TES [X] N		
5. 1	s the subject land within an are	ea of land desig	nated unde	r any p	rovincial p	lan or plans?		
đ	Greenbelt Plan 🦹]	Places to Grow	X] Ot	her []			_
1	If YES, does the application co	onform to or not	conflict with	n the ap	plicable F	Provincial Plan(s)	YES [X]	NO[]
5. I:	s the subject land a proposed *If yes, an application to se			must b	e accomp	YES [] N panied by a FARM		ION FORM.
	 What is the existing Local Official Plan designation(s) of the subject land? (subject land means severed and retained) 							and
b) What is the existing Count retained] Secondary A		and the second second		1.1		and means se	vered and
С) If this consent relates direct please indicate the Amend						oy an approva	authority,
	Amendment Number(s):			_	File Nu	umber(s):		
. 1	s the land covered by a zoning	by-law?	YES	IX1	NO []			
	If YES, what is the zoning	of the subject	lands?	A-16	/ A / NE			
	Does the proposal for the subje				oning?	YES	[X] NO [1
li	f NO, a) has an applica YE	tion been made S [] NO			Number			
		ation been mad S [] NO			nce? Number	_		
	Are the lands subject to any mo					charges? VES		11
1	f the answer is YES, please pr	ovide a copy of	the relevan	t instru	ment.			
F	For mortgages just provide c	omplete name	and addre	ss of N	Nortgagee			
ues	tions 31 – 37 must be answe	ered for Applic	ations for s	severa	nce in the	Rural/Agricult	ural Area	Otherwise.
	s is not applicable to your ap							
. a	a) PRESENT LAND USES-S	overad & Peta	inod Londo			PROF	OSED LAND	USES
	a) PRESENT LAND USES-S Answer in Acres/Hectares	Severed	Retained	1.11	Answ	ver with X	Severed	Retained
15	Under Cultivation	Devered	Retained					
						ultural	[]	[]
	die Agricultural Land	32.9ha				us Farm House	[]	[]
	Woodlot/Bushland					ement Lot	[]	11
F	Pasture				Farm-	help Lot	[]	[]
M	Number of Buildings	_	5 buildi	ngs	Non-F	arm Residence	[X]	[]
P	Area of Residence	-	-		Comn	n./Ind./Instit.	[1]	[X]
C	Other Uses (e.g. business)		36.3ha			on to a Lot	[]	£ 1
b		N/A	Office a			no dwelling	g on the pr	g use. Curre operty.
	Severed	N/A		Ret	ained _	N/A		
c) Proposed Crops:							
6	Severed	N/A		Ret	ained	N/	A	
	Devereu	IN/A		Neu	anneu -		<u></u>	
. 1	Type of Farm Operation cond	ducted on these	subject lan	ds: N /.	A			
2.]	Type of Farm Operation cond Type: Dairy [] Units Number	lucted on these Beef Catt		ds: N //		Poultry []	Other [i

Land Division Form.030 (Word Edition) REVISED Sept 11, 2012

Severed	Width	Leng	th	Area	Use			
	Width	Leng	th	Area	Use			
Retained	Width	Leng	th	Area	Use	_	_	
	Width	Leng	th	Area	Use			
84. <u>Manur</u>	e Storage Fac	ilities on these	lands:N/A					
Тур	be: D	RY	SEMI-SOL	D	LIQUID			
	Open Pile	[]	Open Pile	[]	c	overed	Tank [1
	Covered Pile	e [] Storage	with Buck Walls	[]	Aboveground Un	covered	Tank (1
					Belowground Un	covered	Tank [1
					Open Ea	arth-side	d Pit [1
5. Are the	re any <u>barns w</u>	ithin 500 metres	[1640'] of the se	vered lot?	YES []	NO	[X]	
		s, these barns mu nes of the parcel			ation sketch with d.	approxi	mate m	easureme
6. Are the	re any <u>drainag</u>	e systems on the	retained and sev	vered lands?	YES []	NO	[X]	
System	Туре: М	unicipal Drain [] Na	me of Drain.		-	_	
		Field Drain [] Are	a of land tile	ed		_ (Acr	es)
		Owner's La			inds [] F			

N/A

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

See attached 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.
- 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.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

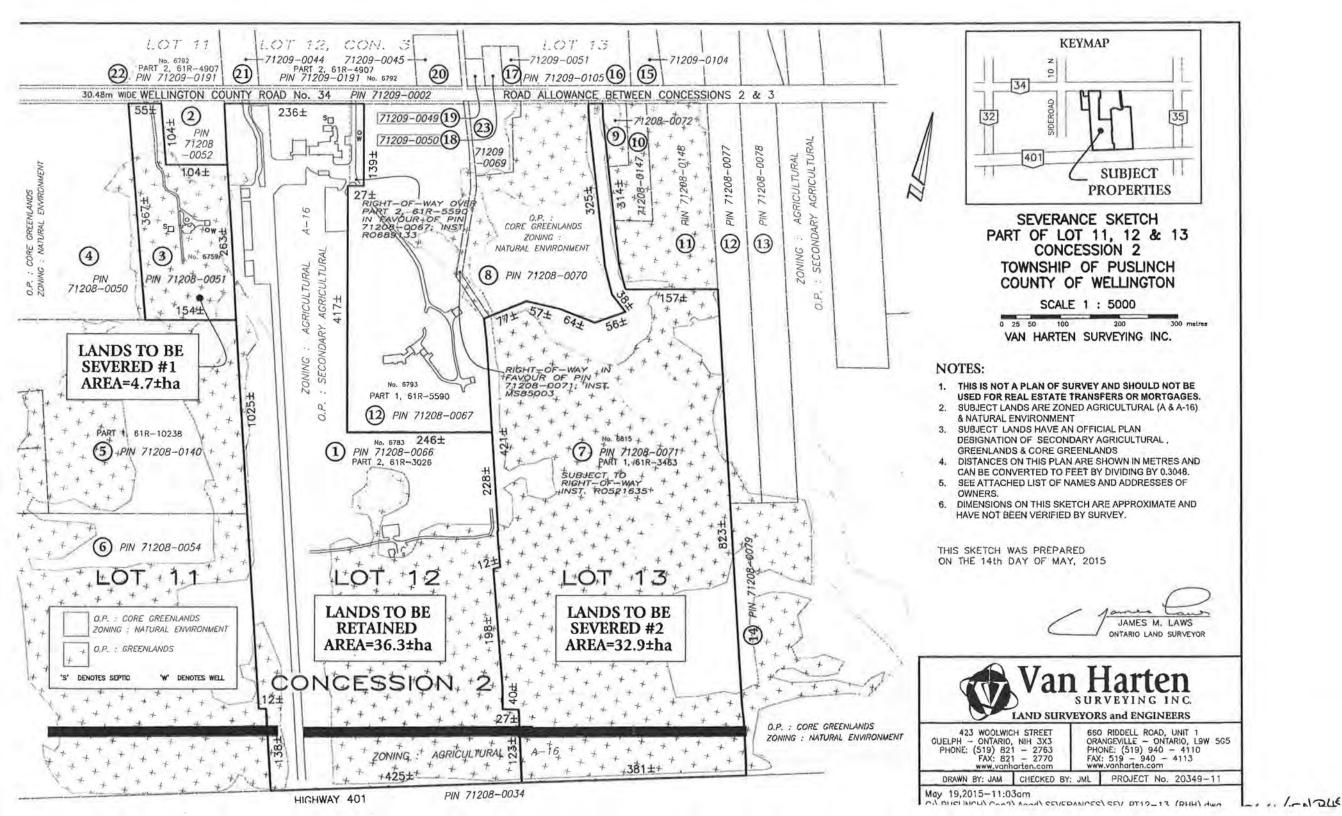
OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

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

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

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

6759 6783 681	5 Wellington Road 34	1.22.00	Township of Duslinsh
	5 Weinington Hoad 54	Of the	Township of Puslinch in the
County/Region of	County of Wellington		severally and jointly, solemnly declare tha
Matthew Robson			
Is authorized to submit an	application for consent of my (our)	behalf.	
	Signature(s) of Registered/owr	ter(s) or Cor	poration's Officer
	APPLICANT'S D	ECLARATIC)N
	his must be completed by the Ap		
I, (we) Matthew Rob	son		of the
City of Kitchener	*		In the County/Region of
Region of Waterloo			
the statements containe	d in this application for consent f	or (property	description) 6759 6783 6815
Wellington Road		on (property	
	and knowing that it is of the sam		mn declaration conscientiously believing it effect as if made under oath, and virtue of
			12257
DECLARED before me a	t the		My C
City	Of		(Owner or Applicant)
Cambo la	In the		
County/Region of War	failes		
This <u>21</u> day of <u>H</u> _		legional Municipa leid s Heritage Ho	(Owner or Applicant) porc. a Commissioner,etc., lity of Waterloo, for pres Ltd., and its
Set.	5	obsidiaries, assoc August 10	ciates and affiliates.
Commissioner of	Oaths	Printed C	ommissioner's, etc. Name





6783 Wellington Road 34, RR 22 Cambridge ON N3C 2V4 T: 519.658.6656 TF: 877.88.REIDS F: 519.654.9746

May 22, 2015

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

Attention: Ms. Deborah Turchet, Secretary-Treasurer Land Division

RE: Part of Lots 11, 12, 13, Concession 2, Township of Puslinch (municipally known as 6759, 6783, 6815 Wellington Road 34). Consent applications to correct inadvertent merging of properties.

Ms. Turchet,

On behalf of Reid's Heritage Homes Ltd. please accept the attached consent application packages for two consent applications to correct a situation where three abutting properties have inadvertently merged. The three properties, as well as a previously severed parcel, are described as follows:

LANDS TO BE SEVERED #1

(Part of Lot 11, Concession 2, Township of Puslinch, BEING Part 1 of Reference Plan 61R-3924 – Municipally known as 6759 Wellington Road 34).

LANDS TO BE SEVERED #2

(Part of Lot 13, Concession 2, Township of Puslinch, BEING as in ROS521635 & Part 1 of Reference Plan 61R-3463 - Municipally known as 6815 Wellington Road 34).

LANDS TO BE RETAINED

(Part of Lots 12 & 13, Concession 2, Township of Puslinch, BEING Part 1 of Reference Plan 61R-3026 save and except Part 1 of Reference Plan 61R-5590 – Municipally known as 6783 Wellington Road 34).

1991 SEVERED LANDS

(Part of Lots 12 & 13, Concession 2, Township of Puslinch, BEING Part 1, 61R-5590 – Municipally known as 6793 Wellington Road 34)

The following timeline outlines the history of the properties and how they merged together:

Date	Event
Aug 15, 1984	The LANDS TO BE RETAINED (***including the 1991 SEVERED LANDS) acquired by Reid's Heritage Homes Ltd.
Jan 31, 1986	First part of LANDS TO BE SEVERED #2 acquired by Orin Reid (in trust) with Reid's Heritage Homes Ltd. being the beneficial owner. These lands then inadvertently merged with the abutting LANDS TO BE RETAINED as they shared common ownership under Reid's Heritage Homes Ltd. (the beneficial owner is considered the true owner of the lands). This merging was not discovered until April 2015.
May 16, 1986	Second part of LANDS TO BE SEVERED #2 acquired by Orin Reid (in trust) with Reid's Heritage Homes Ltd. being the beneficial owner. These lands then merged with the abutting land holding similar to what occurred on Jan 31, 1986. The intent was to only have the two parts merge to create the LANDS TO BE SEVERED #2 due to the common ownership of Orin Reid (in trust). This merging was not discovered until April 2015.
Jan 9, 1991	1991 SEVERED LANDS were severed from LANDS TO BE RETAINED.

Nov 15, 1991	SEVERED LANDS #1 were acquired by Orin Reid (in trust) with Reid's Heritage Homes Ltd. being the beneficial owner. These lands then inadvertently merged with the abutting LANDS TO BE RETAINED as they shared common ownership under Reid's Heritage Homes Ltd. (the beneficial owner is considered the true owner of the lands). This merging was not discovered until April 2015.
Feb 1, 1993	1991 SEVERED LANDS transferred to Orin Reid and Jane Reid (Joint Tenants). Good conveyance and no merging as the ownership was different from abutting lands and Reid's Heritage Homes Ltd. was not the beneficial owner.
Aug 27, 2000	Orin Reid deceased.
Jan 22, 2001	Court Order LT046406 to show Jane Reid as Owner and replace Orin Reid as bare Trustee for Reid's Heritage Homes Ltd. of the SEVERED LANDS #1 and SEVERED LANDS #2. At this point the beneficial owner has now been disclosed on title as Reid's Heritage Homes Ltd, however the merging of properties was unfortunately not discovered.
Aug 27, 2001	Jane Reid transfers SEVERED LANDS #1 and SEVERED LANDS #2 to 883928 Ontario Limited, Reid's Heritage Homes Ltd. remains as the beneficial owner.
Sept 26, 2006	Severed LANDS #1 transferred from 883928 Ontario Limited to Scott Reid and Shelly Anne Reid (Joint Tenants). This conveyance was invalid as per Section 50(21) of the Planning Act R.S.0 1990, as Reid's Heritage Homes Ltd. remained beneficial owner of SEVERED LANDS #1 and retained ownership in the abutting LANDS TO BE RETAINED. Severance would have been required to allow for this conveyance.
	The SEVERED LANDS #1 remained under Reid's Heritage Homes ownership (as beneficial owner) and the mortgage on the property is invalid and binds no interest in the property.

Simply put, we are requesting the Land Division Committee to grant the requested severances to effectively "unmerge" the subject properties. This would allow for proper conveyancing of the SEVERED LANDS #1 to Scott Reid and Shelly Reid as originally intended on September 26, 2006, and allow for valid mortgages to be placed on all impacted properties. As all properties were once under separate titles, and the merging was inadvertent, we request Staff and the Committee to be sympathetic to the unfortunate situation.

Furthermore, upon review of the County of Wellington Official Plan and Township of Puslinch Zoning By-law, we note that the SEVERED LANDS #1 and the RETAINED LANDS appear to meet all applicable minimum development standards. The SEVERED LANDS #2 appears to also meet all development standards apart from a potentially deficient lot width/frontage. The lot frontage appears to be ~25m where Section 5(3)(iv) of the Zoning By-law requires a minimum frontage of 24.3m for lots created by consent for a single detached dwelling and 121.9m for standard agricultural lots. The property may also benefit from legal non-confirming status which would permit a deficient frontage. We will verify the need for such a variance with Staff and confirm the exact frontage with the surveyor. Should a variance be required, it could become a condition of provisional consent for SEVERED LANDS #2.

Please note that two applications have been filed, one for the SEVERED LANDS #1 and one for SEVERED LANDS #2, as the prompt severance of the SEVERED LANDS #2 is required for the reasons outlined in the timeline above. By combining the two severances under one application (ie severing the LANDS TO BE RETAINED leaving the remaining lands as being retained), we risk potentially delaying both applications.

Accordingly, the following attached information comprises the application packages:

- One (1) cheque made payable to the County of Wellington in the amount of \$1000.00 for Application Fee for Lands to be Severed #1;
- One (1) cheque made payable to the County of Wellington in the amount of \$1000.00 for Application Fee for Lands to be Severed #2;
- One (1) cheque made payable to the Grand River Conservation Authority in the amount of \$380.00;

reidsheritagehomes.com

- One (1) signed original completed application form for LANDS TO BE SEVERED #1;
- One (1) signed original completed application form for LANDS TO BE SEVERED #2;
- One (1) copy of the deed for the LANDS TO BE SEVERED #1 property;
- One (1) copy of the deed for the LANDS TO BE SEVERED #2 property;
- One (1) copy of the deed for the LANDS TO BE RETAINED property;
- One (1) copy of the deed for 1991 SEVERED LANDS;
- Copies of Reference Plans for the subject lands;
- One (1) list of all property owners within 60m of the subject lands and associated buffer map prepared by the Township of Puslinch; and,
- Four (4) 11"x17" copies of the proposed consent sketch.

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We trust you have everything required to review and process the application, however, should you need any additional information, please do not hesitate to contact me by email at <u>mrobson@heritagehomes.com</u> or by telephone at (519)-658-6656 ext 274. We look forward to appearing before the Land Division Committee at the July meeting.

Regards,

Matthew Robson Land Development Project Manager

Cc: Scott Reid, Reid's Heritage Homes Ltd. (by e-mail only) Tim Blevins, Reid's Heritage Homes Ltd. (by e-mail only) Tim Strome, Reid's Heritage Homes Ltd. (by e-mail only) Craig Robson, Robson Carpenter LLP (by e-mail only) William Thompson, Robson Carpenter LLP (by e-mail only) Deanne Harmer, Robson Carpenter LLP (by e-mail only) Sarah Wilhelm, County of Wellington (by e-mail only)

reidsheritagehomes.com

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

May 29, 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: May 25, 2015

FILE NO. B47/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Michael & Carol Watson 4642 Sideroad 10 N RR#6 Guelph ON N1H 6J3 TOWNSHIP OF PUSLINCH Part Lot 10 Concession 4

Proposed severance is 66m fr x 121m = 0.8 hectares, existing bush for proposed rural residential use.

Retained parcel is 16 hectares with 301m frontage on Sideroad 10 and 85m frontage on Concession 4, existing and proposed rural residential and agricultural use with existing dwelling and barn/shed.

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

July 2, 2015

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

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

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

If you wish to be **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

APPL	ICATION	FOR CO	NSENT

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

Required Fee: Fee Received:	\$ 1000 May 25/15
File No.	B47/15
Accepted as Complete on:	May 25/15

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

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

2. Name of Registered Owner(s) Michael James & Carol Marie WATSON

Address 4642 Sideroad 10 North R.R.#6, Guelph, ON, N1H 6J3

Phone No. Home: 519-731-4918

OR

Business:

Name and Address of Applicant (as authorized by Owner)

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

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

Jeff.Buisman@vanharten.com T: 519-821-2763 x225

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 [X]

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

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

New lot for residential purposes.

[] 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:

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 10
Registered Plan No.		Lot No.	
Reference Plan No.	Part 2, 61R-9488, Except Pa	art 1, 61R-9685	
Civic Address	4642 Sideroad 10 North		

(b) When was property acquired: April 2004 Registered Instrument No. WC58452 Family Estate Transfer Sept 2004 No. WC413835

5.	Description of Land inte	ended to be SEVERED:		Metric [X]	Imperial []					
	Frontage/Width	66 ±	AREA	0.8 ha ±	inform []					
	Depth	<u>121 ±</u>	Existing Use							
			Exacting 555(•) <u>==un</u>						
	Existing Buildings or structures: <u>None</u> Proposed Uses (s): <u>A new rural residential dwelling</u>									
			Existing? [2 1 7 1					
	Type of access (Check	appropriate space	Existing: [] Proposed	1 [4]					
	County Road X Municipal road, mai	intained year round								
	Municipal road, sea Easement									
	Right-of-way Private road									
	Crown access road	ify what boat docking and	t narking facilities	are available on the	mainland);					
	Water access (specify what boat docking and parking facilities are available on the mainland):									
	Municipally owned a	Existing [] Propose and operated piped water per indivicual or communa	system		& specify where indicated):					
	Lake Other (Specify):									
	Type of sewage dispos	sal - Existing [] Pro	oposed [X] (d	check appropriate spa	ce & specify where indicated					
	Type of sewage disposal - Existing [] Proposed [X] (check appropriate space & specify where indicated Municipally owned and operated sanitary sewers									
		y whether individual or co		vidual Septic Syste	em					
	Other (Specify):									
6.	Description of Land inte	ended to be <u>RETAINED</u> :		Metric [X]	Imperial []					
	Frontage/Width	<u>301 ±</u>	AREA	<u>16 ha ±</u>						
	Depth	<u>409 ±</u>	Existing Use(s) Rural Reside	ntial, Agricultural					
	Existing Buildings or	structures: 1 Storey I	Dwelling; Bar	n/shed						
	Proposed Uses (s):	No Chang	e							
	Type of access (Check	k appropriate space)	Existing? []	X] Pr	oposed? []					
	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 [X] Prope	osed [] (che	eck appropriate space	& specify where indicated):					
	Municipally owned	and operated piped water	rsystem							
		ner indivicual or communa		Well						
	Other (Specify):									
	Type of sewage dispo	sal - Existing [X] P	roposed [] (check appropriate spa	ce & specify where indicate					
	X Septic Tank (specific Pit Privy	and operated sanitary se fy whether individual or co	ommunal): <u>Indi</u>	vidual Septic Syste	em					
	Other (Specify):			1 m 10.4 1						

	Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area metres of the Subject lands (severed and retained parcels)?					
8.	YE	IS [[] [X]	
9.	a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [164				NO	r¥1
	 b) Is there an individual well or septic system within 45.7 metres [150 feet] of the bound 					[1]
	severed parcel? YES [] NO [X] If answer to 9 b) is YES, these must be shown (ch
10.	Is there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to be re-	etain	ed or t	o be s	evere	d 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	n?	YES	[X]	NO	I
12.	Is there a provincial park or are there Crown Lands within 500 metres [1640']?		YES	[]	NO	[X
13.	Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?		YES	[]	NO	[X
14.	Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?		YES	[X]	NO	[]
15.	Is there a noxious industrial use within 500 meteres [1640']?		YES	[]	NO	[X
16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640] Name of Rail Line Company:]?	YES	[]	NO	[X
17.	Is there an airport or aircraft landing strip nearby?		YES	11	NO	[X
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane within 750 metres of the proposed subject lands?	outle	et/conta YES		efill ce NO	
19.	PREVIOUS USE INFORMATION:					
1	If YES, what was the nature and type of industrial use(s)?					
	If YES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [] NO [X] If YES, what was the nature and type of the commercial use(s)	UNK	NOW	1 []	_	
	If YES, what was the nature and type of industrial use(s)? Has there been a commercial use(s) on the site? YES [] NO [X] 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 syste landscaping?)	UNK	(NOWI	N []		
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		1 D	Policy State	Change	VEO EVI	1 0	
24.	Is the application consistent with I	ne Provincial	rolley state	ment	YES [X] N		
5.	Is the subject land within an area	of land desig	nated under	any provincial			
	Greenbelt Plan [] Pl	aces to Grow	[X] Otl	ner []			
	If YES, does the application conf	orm to or not	conflict with	the applicable	Provincial Plan(s)	YES [X] NO[]
6.	Is the subject land a proposed su *If yes, an application to seve			nust be accom		O [X] I INFORMAT	ION FORM.
7.	What is the existing Local Officia retained)	I Plan design	nation(s) of th	ne subject land	I? (subject land me	ans severed	and
	b) What is the existing County C	Official Plan of	designation(s	s) of the subject	t land? [subject la	nd means se	vered and
	retained] SECONDARY AG MINERAL AGGR			ENLANDS,	& CORE GREE	NLANDS.	
	c) If this consent relates directly please indicate the Amendme					y an approva	l authority,
	Amendment Number(s):			File I	Number(s):		
8.	Is the land covered by a zoning b	y-law?	YES	[X] NO	1		
Y	ES, what is the zoning of the su	bject lands?			NATURAL EN		
9.	Does the proposal for the subject	lands conform	m to the exis	ting zoning?	YES	[X] NO	[]
	If NO, a) has an applicatio			g? File Number			
	b) has an applicat YES	on been mad		variance? File Number			
0.		[] NO gages, easen ide a copy of	[] nents, right-o the relevant	File Number f-ways or othe instrument.	er charges? YES	[X] NO	11
	YES Are the lands subject to any mor- If the answer is YES, please prov	[] NO gages, easen ide a copy of nplete name	[] nents, right-o the relevant and addres	File Number f-ways or othe instrument. s of Mortgage	er charges? YES		
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ti	YES Are the lands subject to any mort If the answer is YES, please prov For mortgages just provide con yal Bank of Canada; Persona estions 29 – 34 must be answere his is not applicable to your app a) <u>PRESENT LAND USES-Sev</u> <u>Answer in Acres/Hectares</u> Under Cultivation Idle Agricultural Land Woodlot/Bushland	[] NO gages, easen ide a copy of nplete name I Service Co ed for Applic lication, plea vered & Reta Severed	[] nents, right-o the relevant and addres entre, 10 Ye ations for se se state "no ined Lands Retained 	File Number f-ways or othe instrument. s of Mortgage ork Mills Ro everance in the t Applicable' Agri Sur Reti	er charges? YES ee. ad, 3 rd Floor, Tor ne Rural/Agricultu <u>PROP</u> wer with X cultural olus Farm House rement Lot	ronto, ON, I Iral Area <u>OSED LAND</u> Severed [] [] []	W2P 0A2 Otherwise, USES Retained [X] [] []
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Ro Qu f ti 31.	YES Are the lands subject to any more of the answer is YES, please provide con- yal Bank of Canada; Personal estions 29 – 34 must be answere is is not applicable to your app a) <u>PRESENT LAND USES-Sev</u> <u>Answer in Acres/Hectares</u> Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture Number of Buildings Area of Residence Other Uses (e.g. business) b) Existing Crops: <u>Severed</u> <u>NOM</u>	[] NO gages, easen ide a copy of nplete name I Service Co ed for Applic lication, plea vered & Reta Severed 0.8 0.8	[] nents, right-o the relevant and addres entre, 10 Ye ations for se se state "no ined Lands Retained	File Number f-ways or othe instrument. s of Mortgage ork Mills Ro everance in the Ans Agri Sur Retained Retained Retained	er charges? YES ee. ad, 3 rd Floor, Tou ne Rural/Agricultu <u>PROP</u> wer with X cultural olus Farm House rement Lot m-help Lot -Farm Residence nm./Ind./Instit. ition to a Lot	ronto, ON, I Iral Area OSED LAND Severed [] [] [] [] [] [] [X] []	W2P 0A2 Otherwise, USES Retained [X] [] [] [] [] [] []

REVISED Sept 11, 2012



May 15, 2015 Jeff.Buisman@vanharten.com 22842-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: Severance Sketch and Application for Watson 4642 Sideroad 10 Part of Lot 10, Concession 4 PIN 71210-0089 Town of Puslinch

Please find enclosed an application for a severance on the abovementioned property. Included with this submission are copies of the severance sketch, completed application form, required deeds, addresses of neighbouring properties, a signed farm data sheet and MDS I report, a cheque to Wellington County for \$1,000 and a cheque to GRCA for \$380.

Proposal

The proposal is to create a new rural residential parcel of 66m wide and 121m deep (0.8 ha) at the southeast corner of the property. The retained lands will have a remaining area of 16± ha where the current dwelling will remain.

We reviewed the Official Plan criteria in section 10.4.4 for a proposed severance and we provide the opinion that the relevant criteria are met including the following:

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

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. Mike Watson

Severed	Width	Length		Area	-	Use		_
	Width	Length		Area_		_Use		
Retained	Width 16m	Length _	18m	Area_	250 m ²	Use Ba	rn/shed	
	Width	Length		Area		Use		
4. <u>Manure</u>	Storage Facilit	ies on these lan	ds:					
Туре	: DRY		SEMI-SOLI	C		LIQUID		
	Open Pile []	K]	Open Pile	[]		Co	overed Tank	[]
	Covered Pile [] Storage wit	h Buck Walls	[]	Above	ground Unc	covered Tank	[]
					Below	ground Unc	overed Tank	I 1
						Open Ea	rth-sided Pit	[]
35. Are there	e any <u>barns with</u> i	in 500 metres [16	40'] of the sev	ered lo	ot?	YES [X]	NO []	
		nese barns must s of the parcel to				etch with a	approximate	measure
36. Are there	e any <u>drainage s</u>	<u>ystems</u> on the ret	ained and sev	ered la	nds?	YES []	NO [X]	
System 7	Type: Muni	cipal Drain []						_
		Field Drain []	Area	a of lan	d tiled		(A	cres)
Drain Ou	utlet Location:	Owner's Land	s [] Neig	ghbour	's Lands [J R	liver/Stream	[]
	Section 200	, or new crops, o						

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.

Please see covering letter

lands. Please provide some details:

NOTES:

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

OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

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

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

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

I, (we), Michael James & Carol Marie WATSON the Registered Owners of

Part of Lot 10, Concession 4 Of the TOWNSHIP OF PUSLINCH in the

County/Region of _

severally and jointly, solemnly declare that

Jeff Buisman of VanHarten Surveying Inc.

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

WELLINGTON

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

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

I, (we)	Jeff Buisman	of the
	City of Guelph	In the County/Region of
	Wellington	Solemnly declare that al
the sta	atements contained in this application for consent for (c	roperty description)

Part of Lot 10, Concession 4 Of the TOWNSHIP OF PUSLINCH in the

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Of (Owner or Applicant) In the County/Region of We lino This 2 20/ (Owner or Applicant) day of Commissioner of Oaths Printed Commissioner's, etc. Name James Michael Laws, A Commissioner, etc., Provir ce of Ontario, For V in Harten Surveying Inc. Cipirus May 11, 2018.

·	County of Welling	Iton		NOTE TO	THE FACILITY O	WNER:
Land M Land	FARM DATA Minimum Distanc		MDSI)	sheet will land uses	peration in filling I help to ensure th will be located a te from your opera	nat new suitable
Owner of Livestor	sk Facility Michael	James and	Carol	Mane V	VATSON	
Telephone (510	1.731-4918	Civic Address	4642	Sidero	ad 10	
Municipality Pc	uslinch	Pt Lot 10	Concessi	on 4	DIV	
Tillaple Hectares/	Acres* on the lot where	the livestock facility is	a second s	3.6 hec	ctares , 9	acres
Signature of Live	estock Facility Owner	MAG	alla	Da	May 2	lis

Description

Cows, including calves to weaning (all breeds)

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)

Large-framed; 182 kg - 545 kg (for example - Holsteins) Medium-framed; 148 kg - 455 kg (for example - Guemseys) Small-framed; 125 kg - 364 kg (for example - Jerseys)

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

Sows with litter, dry sows/boars; Segregated Eary Weaning (SEW)

Breader gilts (entire barn designed specifically for this purpose)

Large-framed, mature; >681 kg (including unweaned offspring) Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)

Small-framed, mature; <227 kg (including unweaned offspring)

Ewes & rams (for meat lambs; includes unweaned offspring & replacements) Ewes & rams (dairy operation; includes unweaned offspring & replacements)

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

Feeders (7 - 15 months) Backgrounders (7 - 12.5 months) Shortkeepers (12.5-17.5 months)

Milking-age cows (dry or milking)

Helfers (5 months to freshening)

Calves (0 - 5 months)

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

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

- No storage required (manure/material stored for less 0 than 14 days)
- V1 Solid, inside, bedded pack V2
 - Solid, outside, covered

V6

V7

- 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 - V6
 - Liquid, inside, underneath slatted floor
 - Liquid, outside, with a permanent, tight fitting cover
 - Liquid, (digestate), outside, no cover

BARN(S) SIZE: + 500 (ft² / m²) 1.10 124 131 1. 56 (ft² / m²) : (ft² /m²) te se a la 16.1 Please provide the size of the barns located on the property. This information is required to determine maximum livestock capacity. The say proves the second

Hous! Capac (maximu	ity* Type*	Animal Type or Material	Description	Housing Capacity* Manure 5 Typ (solect from	
and have a		Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
			Does & bucks (for dairy; includes unweaned offspring & replacements)		
-			Kids (dairy or feede: kids)		
		Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		and the second se
		3. 06.016.4.64	Leyer pullets (day olds until transferred into layer barn)		in the second
	and the second s		Broiler breeder growers (males/ females transferred out to layer carn)		Caracterization of the second
	Charles in the second sec		Broller breeder tayers (mates/ females transferred in from grower barn)		
	and the second s		Broilers on an 8 week cycle		
and the second	and a second second		Brollers on a 9 week cycle		
			Brollers on a 10 week cycle		
		1.1	Broilars on a 12 week cycle		
		the second second	Broilers on any other cycle, or unknown		
	Construction of the Constr	Turkeys	Turkey pullets (day old until transferred to layer turkey barn)		1
		10010	Turkey breeder layers (males/ females transferred in from grower barn)	nales/ 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)	1	
		1000000	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
		a second second	Turkeys at any other weights, or unknown		
		Veal	Milk-led		
	1. See were seen as a series of a	Vual	Grain-fed		
-		Other			
2	V3	Other			
2	V3	Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any fme: solid or liquid capacity		
		Anaerobic Digester	Maximum capacity of permanent slorages at any time: solid or liquid capacity		

"see terms defined on reverse side of page

Animal Type

or Material

Beef Cattle

Dairy Cattle

Swine

Horses

Sheep

Minimum Distance Separation I (MDS I) Report

MDS 1.0.0 21-May-2015 13:28 Page 1

Application Date: 21-May-2015 File Number: 22842-15 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 Mike Watson

County of Wellington Township of Puslinch Geotownship: PUSLINCH Concession: 4 Lot: 10

Calculation #1

Adjacent Farm Contact Information Mike Watson Farm Location County of Wellington Township of Puslinch Geotownship: PUSLINCH Concession: 4 Lot: 10

Manure	Type of Livestock/Material	Existing	Existing	Estimated
Form		Capacity	NU	Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	3	3.0	70 m²

Encroaching Land Use Factor: Type A Land Use

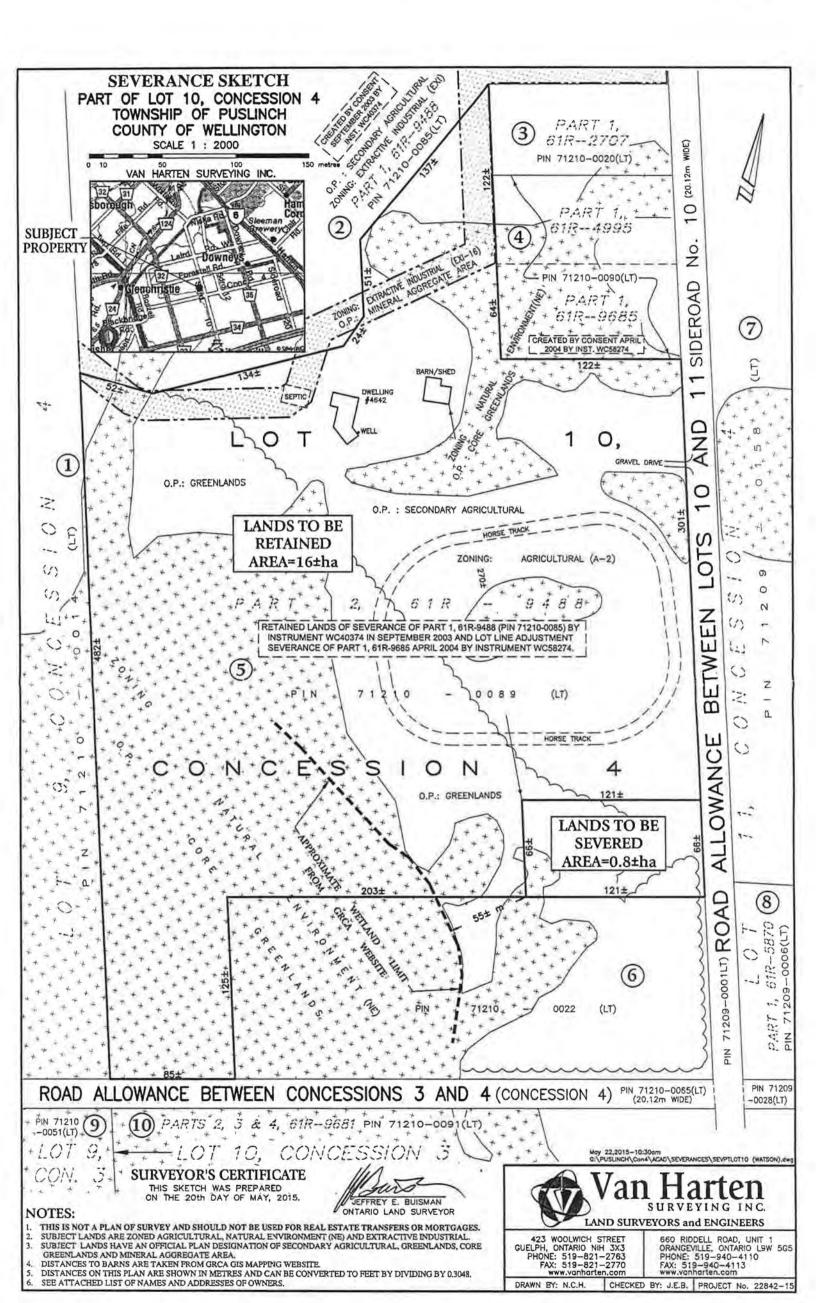
Tillable area of land on this lot: 3.6 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential):	0.7	
Factor B (Nutrient Units):	214	
Factor D (Manure/Material Type):	0.7	
Factor E (Encroaching Land Use):	1.1	
Total Nutrient Units:	3	

Distance from nearest livestock building 'F' (A x B x D x E): Distance from nearest permanent manure/material storage 'S': Required Setback 115 m (378 ft) 115 m (378 ft) Actual Setback

Signature of Preparer:	Date:			
	Jeff Buisman, Vanharten Surveying Inc.			
Separation (MDS) Formulae as a pul considered to be the official version f	ood and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance alic service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be or purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes additication of the software, or errors ansing out of incorrect inputting of data. All data and calculations should be verified before	🗑 Ontario		



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

May 29, 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: May 25, 2015

FILE NO. B48/15

APPLICANT

LOCATION OF SUBJECT LANDS:

John & Anne Sepulis 4476 Sideroad 20 N RR#6 Guelph ON N1H 6J3 TOWNSHIP OF PUSLINCH Part Lot 20 Concession 3

Proposed severance is 65m fr x 63m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.3 hectares with 173m frontage on Sideroad 20 N and 113m frontage on Wellington Road #34, existing and proposed rural residential use with existing dwelling.

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

July 2, 2015

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

County Engineering Neighbouring Municipality – City of Guelph

GRCA Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

Approval Authority: 1.

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

Required Fee: Fee Received:	\$ 1000 May 25/15
File No.	348/15
Complete on:	May 25/15

Accepted as Complete on:

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

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

John Andrew & Anne Lynda SEPULIS Name of Registered Owner(s) 2

4476 Sideroad No. 20 North R.R.#6 Guelph, ON, N1H 6J3 Address

Home: 519-763-1694 Phone No.

Business:

Name and Address of Applicant (as authorized by Owner)

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

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

Jeff.Buisman@vanharten.com T: 519-821-2763 x225

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 [X]

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

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

New lot for residential purposes.

[] 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:

FUTURE OWNER IS NOT KNOWN

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

OR

Local Municipality:	Township of Puslinch		
Concession	3	Lot No.	Part of Lot 20
Registered Plan No.		Lot No.	
Reference Plan No.	Part 1, 61R-2535		
Civic Address	4476 Sideroad No. 20 North		

(b) When was property acquired: June 1989

Registered Instrument No. ROS601025

5.	Description of Land inte	nded to be SEVERED		Metric [X]	Imperial []					
	Frontage/Width	<u>65 ±</u>	AREA	<u>0.4 ha ±</u>						
	Depth	<u>63 ±</u>	Existing Use(s) Vacant, refores	ted trees					
	Existing Buildings or	structures: None								
	Proposed Uses (s):	A new run	al residential	dwelling						
	Type of access (Check	appropriate space)	Existing? [] Proposed?	[X]					
	Provincial Highway County Road Municipal road, main Municipal road, seas Easement Right-of-way Private road Crown access road Water access (speci	s are available on the m	nainland):							
	Type of water supply - Existing [] Proposed [X] (check appropriate space & specify whe Municipally owned and operated piped water system Well (specify whether individual or communal): Individual Well Lake Other (Specify):									
	Municipally owned a	and operated sanitary se	ewers		e & specify where indicated					
	X Septic Tank (specify Pit Privy Other (Specify):	whether individual or co	ommunal): <u>Indiv</u>	vidual Septic System	n					
6.	Description of Land intended to be RETAINED: Metric [X] Imperia		Imperial []							
	Frontage/Width	<u>173 ±</u>	AREA	<u>3.3 ha ±</u>						
	Depth	<u>170 ±</u>	Existing Use(s) Rural Residenti	al					
	Existing Buildings or structures: 2 Storey Dwelling									
	Proposed Uses (s):	No Change								
	Type of access (Check	appropriate space)	Existing? []	X] Pro	posed? []					
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 [X] Proposed [] (check appropriate space & specify whete Municipally owned and operated piped water system Well (specify whether individual or communal): Individual Well Lake Other (Specify):										
										al - Existing [X] P
		and operated sanitary se whether individual or c		vidual Septic Syste	n					
	Other (Specify):									

7.	Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area	or	stock	yard	l) wit	hin 50	0
	metres of the Subject lands (severed and retained parcels)? YE	s	[X]		NO	1	
в.	Is there a landfill within 500 metres [1640 feet]?	s	[]		NO	[X]	
9.	a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640	0']?	YE	s [1	NO	[X]
	b) Is there an individual well or septic system within 45.7 metres [150 feet] of the bound	arie	es of t	the p	propo	osed	
	severed parcel? YES [] NO [X] If answer to 9 b) is YES, these must be shown o	on t	he se	ever	ance	e sket	ch
10.	Is there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to be rewithin 120 metres [394 feet]?	etai		or to S[Contract in the second		d or
11.	Is there any portion of the land to be severed or to be retained located within a floodplain	1?	YE	s [1	NO	[X]
12.	Is there a provincial park or are there Crown Lands within 500 metres [1640']?		YE	s [1	NO	[X]
13.	Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?		YE	s [1	NO	[X]
14.	Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?		YE	s [1	NO	[X]
15.	Is there a noxious industrial use within 500 meteres [1640']?		YE	s [1	NO	[X]
16.	Is there an active or abandoned principal or secondary railway within 500 metres [1640']	?	YE	s [1	NO	[X]
	Name of Rail Line Company:	_	_				
17.	Is there an airport or aircraft landing strip nearby?		YE	s [1	NO	[X]
18.	Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane within 750 metres of the proposed subject lands?	out	let/co YE		ner roll	efill ce NO	ntre [X]
19.	PREVIOUS USE INFORMATION:						
	Has there been an industrial use(s) on the site? YES [] NO [X] L	JNF	NOV	NN	[]		
	If YES, what was the nature and type of industrial use(s)?						
3	Has there been a commercial use(s) on the site? YES [] NO [X]	UN	KNO	WN	[]	0	-
	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 syste	ems	or re	eside	ential		
	landscaping?) YES [] NO [X]		UNK	NO	WN	[]	
	Has there been commercial petroleum or other fuel storage on the site, underground fue been used for a gas station at any time, or railway siding? YES [] NO [X]					the sit	e
	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 Owner previously severed any land from the holding which existed as of Juregistered in the Land Registry/Land Titles Office? YES [X] NO []	une	25, 1	1970	and	as	
	b) If the answer in (a) is YES, please indicate the previous severance(s) on the require following information for each parcel severed: Transferee's Name, Date of the Transferred; And attach the information to this application.						
	bject property created by consent in 1981 by Inst 251440 being a transfer fr lena HUISKAMP to William and Johanna Helena HUISKAMP.	om	Wil	liam	n an	d Joh	anna
22.	Has the parcel intended to be severed ever been, or is it now, the subject of an application other Consent or approval under the Planning Act or its predecessors? YES [] NO [X]						sion o
22							
23.	. Under a separate application, is the Owner, applicant, or agent applying for additional co simultaneously with this application?		ents d	on th	is no	biaing	
	YES [] NO [X]						

Land Division Form.030 (Word Edition) REVISED Sept 11, 2012

ial plan or plans? ple Provincial Plan(s) YES [X] NO [] YES [] NO [X] pompanied by a FARM INFORMATION FORM. and? (subject land means severed and		noted under			24.
ole Provincial Plan(s) YES [X] NO [] YES [] NO [X] ompanied by a FARM INFORMATION FORM.		nated under	of land desig	. Is the subject land within an area	25.
YES [] NO [X] ompanied by a FARM INFORMATION FORM.	ther []	[X] Ot	aces to Grow	Greenbelt Plan [] Pl	
ompanied by a FARM INFORMATION FORM.	the applicable	conflict with	orm to or not	If YES, does the application conf	
ind? (subject land means severed and	must be accom			. Is the subject land a proposed su *If yes, an application to seve	26.
	the subject land	nation(s) of th	I Plan design	. What is the existing Local Officia retained)	27.
ject land? [subject land means severed and				b) What is the existing County C retained] SECONDARY AG	
rently under review by an approval authority,	dment(s) current	Plan Amend	to an Official	c) If this consent relates directly	
1 Mar 18 M				please indicate the Amendme	
e Number(s):	and and the set	6440	1	Amendment Number(s):	
[]	[X] NO [YES	/-law?	. Is the land covered by a zoning b	28.
(A-2), NATURAL ENVIRONMENT ZONE	CULTURAL (A	nds?AGRIC	e subject la	If YES, what is the zoning of th	
YES [X] NO []	sting zoning?	m to the exis	lands confor	. Does the proposal for the subject	29.
er	ng? File Number_	for re-zonin		If NO, a) has an applicatio YES	
er	or variance? File Number			b) has an applicat YES	
her charges? YES [] NO [X]	of-wavs or other	nents, right-o	ades, easen	. Are the lands subject to any mort	30.
				States and the second second	
igee.				For mortgages just provide cor	
the Rural/Agricultural Area Otherwise,					
	10.64 O.O.O.				
		Retained	Severed		
				Under Cultivation	
urplus Farm House [] []	Surp			Idle Agricultural Land	
etirement Lot [] []	Retir	2.3	0.4	Woodlot/Bushland	
arm-help Lot [] []	Farm			Pasture	
on-Farm Residence [X] [X]	Non-	1		Number of Buildings	
omm./Ind./Instit. [] []	Com	1	_	Area of Residence	
ddition to a Lot [] []	Addi			Other Uses (e.g. business)	
				b) Existing Crops:	
	Retained		E	Severed NOM	
NONE				c) Proposed Crops:	
NONE				and the second	
	Retained		E	Severed NON	
		subject land			32.
agee. The Rural/Agricultural Area Otherwise PROPOSED LAND USES Inswer with X Severed Retain gricultural [] [] urplus Farm House [] [] etirement Lot [] [] arm-help Lot [] [] on-Farm Residence [X] [X] omm./Ind./Instit. [] []	t instrument. ss of Mortgage severance in th not Applicable" Answ Agric Surp Retir Farm Non- Com Addit	the relevant and addres ations for so se state "no ined Lands Retained	ide a copy of nplete name id for Applic ication, plea ered & Reta Severed 	Answer in Acres/Hectares Under Cultivation Idle Agricultural Land Woodlot/Bushland Pasture Number of Buildings Area of Residence Other Uses (e.g. business) b) Existing Crops: Severed NOM	Qu



May 15, 2015 Jeff.Buisman@vanharten.com 22844-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: Severance Sketch and Application for Sepulis 4476 Sideroad 20 N Part of Lot 20, Concession 3 PIN 71200-0077 Town of Puslinch

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

Proposal

The proposal is to create a new rural residential parcel of 65m wide and 63m deep (0.4 ha) at the southwest corner of the property. The retained lands will have a remaining area of $3.3\pm$ ha where the existing residence will remain.

We reviewed the Official Plan criteria in section 10.4.4 for a proposed severance and we provide the opinion that the relevant criteria are met including the following:

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

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. John and Anne Sepulis

Severed	Width	Length	Area	Use	
	Width	Length	Area	Use	
etained	Width	Length	Area	Use	
	Width	Length	Area	Use	
4. <u>Manure</u>	Storage Facilitie	s on these lands:	NONE		
Тур	e: DRY	SE	EMI-SOLID	LIQUID	
	Open Pile [] 0;	oen Pile []	Cov	vered Tank []
	Covered Pile [] Storage with Bu	ck Walls []	Aboveground Unco	overed Tank []
				Belowground Unco	vered Tank []
				Open Eart	h-sided Pit []
5. Are ther	e any <u>barns within</u>	500 metres [1640']	of the severed lot?	YES [X]	NO []
System	Type: Munic	stems on the retaine ipal Drain [] iield Drain []	Name of Dra	in	NO [X]
System	and the second	ield Drain []		tiled	
Drain O	utlet Location:	Owner's Lands [] Neighbour's	Lands [] Riv	ver/Stream []
	farm operation, Please provide sor		w farm buildings a	are being proposed for	the severed and/or retain
		me further informa n, please provide by			nd Division Committee in
Please	see covering letter				
OTES:					
Plan	one sketch reduce	ivision office. If original definition of the size of 11" x	ginal sketch is large 17" (or smaller) for	er than 11" x 17", 8 ad	th the County of Welling ditional copies are require d circulation to neighbour copying.
The	less fine of the less	de (covered & rotain	ed) which are the s	which of the applicatio	n must also be shown on

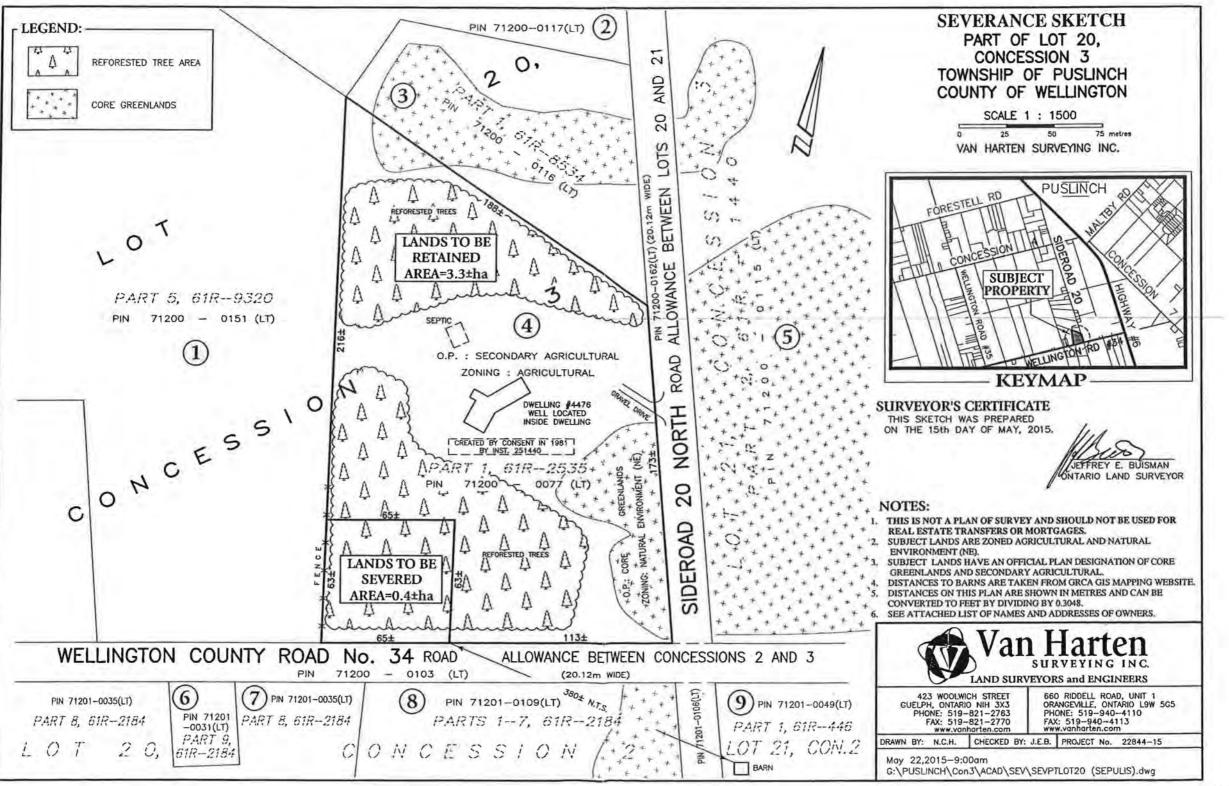
- 3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- 4. Additional information about the process, about any particular 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.

OWNER'S AUTHORIZATION	IF THE	OWNER IS NOT THE	APPLICANT:

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

NOTE:		in item #2 of this application, then all owners must sign this authorization or by a letter of authorization duly signed.
l, (we),	If the Owner is a corporation, the to bind the corporation.	e authorization must be by an officer of the corporation who has authority rule The BEPULIS the Registered Owners of
Part	of Lot 20, Concession 3	Of the TOWNSHIP OF PUSLINCH in the
County/Reg	gion ofWELLINGTON	severally and jointly, solemnly declare that
Jeff Buis	man of VanHarten Surveying	<u>Inc.</u>
ls authorize	ed to submit an application for conser	nt on my (our) behalf. gistered Owner(s) of Corporation's Officer
	This must be complet	PLICANT'S DECLARATION ted by the Applicant for the proposed consent
I, (we)	A 7. A 6 7 8 6	of the
Ci		In the County/Region of
N	Vellington	Solemnly declare that all
the statem	ents contained in this application	for consent for (property description)
Part	t of Lot 20, Concession 3	Of the TOWNSHIP OF PUSLINCH
to be true		and I, (we), make this solemn declaration conscientiously believing it is of the same force and effect as if made under oath, and virtue of
DECLARE	D before me at the	- Marcal
- Ci	tyOf	(Owner or Applicant)
Gu	ie (nh In the	
County/Re	gion of Wellington	
This <u>21</u>		(Owner or Applicant)
10m	Los	
V co	ommissioner of Oaths	Printed Commissioner's, etc. Name

James Michael Laws, A Commissioner, etc., Province of Ontario, For Youn Hatten Surveying Inc. Expires May 11, 2018.



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

May 29, 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: May 25, 2015

FILE NO. B49/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Ervin & Margit Laszlo 4539 Concession 11 RR#1 Puslinch ON N0B 2J0 TOWNSHIP OF PUSLINCH Part Lot 18 Concession 11

Proposed severance is 65m fr x 75m = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 9.2 hectares with 410m frontage on Nassagaweya-Puslinch Townline and 139m frontage on Concession 11 Road, existing and proposed rural residential and agricultural use with existing dwelling, 3 bay garage and shed.

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

July 2, 2015

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Neighbouring Municipality - Town of Milton

GRCA Bell Canada County Clerk Roads

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

	APPL	ICATION	FOR C	ONSENT
--	------	---------	-------	--------

Ontario Planning Act

S/B

1. Approval Authority:

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

Required Fee:	\$_1000
Fee Received:	May 25
File No.	B49/15

Accepted as Complete on:

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

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

2. Name of Registered Owner(s) Ervin Tamas & Margit Katalin LASZLO

Address 4539 Concession 11 RR #1, Puslinch, ON, N0B2J0

Phone No.

OR

Business:

Name and Address of Applicant (as authorized by Owner)

Home: 519-822-6479

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

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

Jeff.Buisman@vanharten.com T: 519-821-2763 x225

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 [X]

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

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

New lot for residential purposes.

[] 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:

FUTURE OWNER IS NOT KNOWN

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

Local Municipality:	Township of Puslinch		
Concession	11	Lot No.	Part of Lot 18
Registered Plan No.		Lot No.	
Reference Plan No.			
Civic Address	4539 Concession 11		

(b) When was property acquired: July 1986

Registered Instrument ROS531355

Description of Land inter	nded to be SEVE	RED:	Metric	[X]	Imperial []			
Frontage/Width	<u>65 ±</u>	AREA	0.5 h	at				
Depth	<u>75 ±</u>	Existing Use(s)	Vaca	nt, bush				
Existing Buildings or	structures: Non	<u>e</u>						
Proposed Uses (s):	A new rural re	esidential dwelli	ng					
Type of access (Check	appropriate space	e) Existing?	[]	Proposed?	[X]			
Provincial Highway	and of the second			Tord rates	9.102			
County Road X Municipal road, mair	ntained year round							
Municipal road, seas Easement								
Right-of-way								
Private road Crown access road								
Water access (speci	fy what boat docki	ing and parking facilit	ies are avai	lable on the m	nainland):			
Municipally owned a X Well (specify whethe	nd operated piped	l water system			specify where indicated):			
Other (Specify):								
Type of sewage disposal - Existing [] Proposed [X] (check appropriate space & specify where indicated):								
Municipally owned a								
X Septic Tank (specify Pit Privy	whether individua	al or communal): <u>In</u>	dividual Se	eptic Syster	n			
Other (Specify):								
Description of Land inte	nded to be RETA	INED:	Metric	[X]	Imperial []			
Frontage/Width	<u>139-409 m :</u>	L AF	REA	<u>9.2 ha ±</u>				
Depth	158 to 172 :	± Ex	isting Use(s) Rural Res	sidential, Agricultural			
Existing Buildings or	structures: Dwel	ling, 3 Bay Gara	ge, Shed					
Proposed Uses (s):	No Change							
Type of access (Check	appropriate space	e) Existing?	[X]	Pro	posed? []			
Provincial Highway								
County Road X Municipal road, main	ntained year round	đ						
Municipal road, seas Easement								
Right-of-way								
Private road Crown access road								
Crown access road Water access (specify what boat docking and parking facilities are available on the mainland):								
Type of water supply -	Existing [X]	Proposed [] (check appro	priate space	& specify where indicated).			
	2012		check appro	opriate space	& specify where indicated):			
Municipally owned a	ind operated piped	d water system		opriate space	& specify where indicated):			
Municipally owned a X Well (specify whethe	ind operated piped	d water system		opriate space	& specify where indicated):			
Municipally owned a X Well (specify whethe Lake Other (Specify):	and operated piped er individual or co	d water system mmunal): Individua	al Well					
Municipally owned a X Well (specify whethe Lake Other (Specify): Type of sewage dispose	and operated piped er individual or con al - Existing [3	d water system mmunal) <u>: Individua</u> X] Proposed []	al Well		& specify where indicated):			
Municipally owned a X Well (specify whether Lake Other (Specify): Type of sewage dispos Municipally owned a Septic Tank (specify)	and operated piped er individual or con al - Existing [2 and operated sani y whether individu	d water system mmunal) <u>: Individua</u> X] Proposed [] tary sewers	al Well (check app dividual S	propriate spac	e & specify where indicated			

7.		there an agricultural operation, (either a barn, manure storage, abattoir, live	estock area o	r stockya	ard) wit	hin 50	00
	me	etres of the Subject lands (severed and retained parcels)?	YES	[X]	NO	[]	
8.	Is	s there a landfill within 500 metres [1640 feet]?	YES	11	NO	[X]	
э.	a)	Is there a sewage treatment plant or waste stabilization plant within 500 m	netres [1640'	? YES	[]	NO	[X]
	b)	이는 아파트 제품에 가장 전에 대한 전에 가장 이야지 않는 것 같아. 이는 것 같아. 이야지 않아? 이야지 않는 것 같이 많이 많이 있는 것 같아. 이야지 않는 것 않는 것 같아. 이야지 않는 것 않는 것 않는 것 같아. 이야지 않는 것 같아. 이야지 않는 것 같아. 이야지 않는 것 않는	the boundar	ies of the	e propo	sed	
		severed parcel? YES [] NO [X] If answer to 9 b) is YES, these must be	e shown on	the sev	erance	sket	ch
0.		there a Provincially Significant Wetland (e.g. swamp, bot) located on the lan ithin 120 metres [394 feet]?	nds to be reta	ained or I YES			d or
1.	Is	there any portion of the land to be severed or to be retained located within a	a floodplain?	YES	[1	NO	[X]
2.	Is	there a provincial park or are there Crown Lands within 500 metres [1640']?	?	YES	[]	NO	[X]
3.	Is	any portion of the land to be severed or retained within a rehabilitated mine/	/pit site?	YES	[]	NO	[X]
4.	Is	there an active or abandoned mine, quarry or gravel pit within 500 metres [1	1640']?	YES	11	NO	[X]
5.	Is	there a noxious industrial use within 500 metres [1640']?		YES	[]	NO	[X]
6.	Is	there an active or abandoned principal or secondary railway within 500 met	tres [1640']?	YES	11	NO	[X]
		Name of Rail Line Company:	1.11	_			
7.	Is	there an airport or aircraft landing strip nearby?		YES	11	NO	[X]
8.		there a propane retail outlet, propane filling tank, cardlock/keylock or private vithin 750 metres of the proposed subject lands?	e propane ou	utlet/cont YES		efill ce NO	
9.	PF	REVIOUS USE INFORMATION:					
	Ha	las there been an industrial use(s) on the site? YES [] NO	NU [X] O	KNOWN	11		
	If '	YES, what was the nature and type of industrial use(s)?					
ľ	На	las there been a commercial use(s) on the site? YES [] NO	(X) U	NKNOW	N []	1	-
	If	YES, what was the nature and type of the commercial use(s)					
		las fill been brought to and used on the site (other than fill to accommodate s andscaping?) YES []		ns or resi UNKN			
		as there been commercial petroleum or other fuel storage on the site, undergen used for a gas station at any time, or railway siding? YES []	The second	storage, o UNKN			te
	If	YES, specify the use and type of fuel(s)					-
0.	Is	s this a resubmission of a previous application? YES []	NO [X]				
	lf	YES, is it identical, or changed Provide previous File Numb	er	-			
1.) Has any Owner previously severed any land from the holding which existered in the Land Registry/Land Titles Office? YES [X]		e 25, 197	0 and	as	
	b)	If the answer in (a) is YES, please indicate the previous severance(s) on t following information for each parcel severed: Transferee's Name, Date Transferred; And attach the information to this application.					
A	SZI	1, 61R-8289 created by consent in May 2000 being a transfer from Ervir LO for rural residential purposes. 1, 61R-5153 created by consent in 1990 for rural residential purposes	n & Margit L	ASZLO	to Ervi	in & M	/largi
22.		as the parcel intended to be severed ever been, or is it now, the subject of an ther Consent or approval under the Planning Act or its predecessors? YES []	n application				sion c
22	11-	nder a separate application, is the Owner, applicant, or agent applying for ad					
.ə.		multaneously with this application?		Series Off		ung	
		YES []	NO [X]				

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24.	Is the application consistent with the	ne Provincial	Policy State	ment?	YES [X] N	10[]	
25.	Is the subject land within an area of	of land desig	nated under a	any provincial j	plan or plans?		
	Greenbelt Plan [] Pla	ices to Grow	[X] Oth	ner []	100		_
	If YES, does the application confo	orm to or not	conflict with t	he applicable	Provincial Plan(s)	YES [X] NO[]
26.	Is the subject land a proposed sur *If yes, an application to sever			nust be accom	YES [] No panied by a FARM		ION FORM.
27.	What is the existing Local Official retained)	l Plan design	nation(s) of th	e subject land	? (subject land me	ans severed	and
	 b) What is the existing County O retained] <u>SECONDARY AG</u> 					nd means se	vered and
	c) If this consent relates directly t please indicate the Amendme					/ an approva	authority,
	Amendment Number(s): _			File N	umber(s):		_
28.	Is the land covered by a zoning by	-law?	YES	X] NO [1		
	If YES, what is the zoning of the	e subject la	nds? _AGR	ICULTURAL			
29.	Does the proposal for the subject	lands confor	m to the exist	ing zoning?	YES	X] NO	[]
	If NO, a) has an application YES)? File Number_			
	b) has an application YES			variance? File Number			
30.	Are the lands subject to any mortg	ages, easer	nents, right-o	f-ways or othe	r charges? YES	[] NO	[X]
	If the answer is YES, please provi					20	
	For mortgages just provide con	plete name	and addres	s of Mortgage	e.		
Mo	rtgage with the Bank of Nova	Scotia: 33	8 Speedval	e Avenue, G	uelph, ON, N0B	2J0	
Qu if th	estions 29 – 34 must be answere his is not applicable to your appli	d for Applic ication, plea	ations for se se state "no	verance in th t Applicable"	e Rural/Agricultu	ral Area	Otherwise,
31.	a) PRESENT LAND USES-Sev	ered & Reta	ined Lands		PROP	OSED LAND	USES
	Answer in Acres/Hectares	Severed	Retained	Ans	wer with X	Severed	Retained
	Under Cultivation	_	7	Agric	cultural	[]	[X]
	Idle Agricultural Land			Surp	lus Farm House	[]	[]
	Woodlot/Bushland	_0.5	1.5	Retir	ement Lot	[1	11
	Pasture			Farm	n-help Lot	1.1	[]
	Number of Buildings			Non-Farm Residence		[X]	[X]
	Area of Residence		0.5	Comm./Ind./Instit.		11	I 1
	Other Uses (e.g. business)			Addi	tion to a Lot	[]	τ1
	b) Existing Crops:						
	Severed NON	E		Retained	NONE		
	c) Proposed Crops:						
	Severed NON	E		Retained	NONE		
32.	Type of Farm Operation conduc	ted on these	subject land	s:			
	Type: Dairy [] Units Number	Beef Catt	le [] _ S	Swine []	Poultry []	Other [1

Land Division Form.030 (Word Edition) REVISED Sept 11, 2012



May 21, 2015 Jeff.Buisman@vanharten.com 22728-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: Severance Sketch and Application for Laszlo 4539 Concession 11 Part of Lot 18, Concession 11 PIN 71189-0107 Town of Puslinch

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

Proposal

The proposal is to create a new rural residential parcel of 65m wide and 75m deep (0.5 ha) at the south corner of the property. The retained lands will have a remaining area of $9.2\pm$ ha. The north-westerly limit for the new parcel will be along the edge of the agricultural field.

We reviewed the Official Plan criteria in section 10.4.4 for a proposed severance and we provide the opinion that the relevant criteria are met including the following:

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

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. Ervin Laszlo

Severed	Width _		Length	_	_ Area	_	Use	-		_
	Width _		Length		_ Area _		Use		_	_
Retained	Width _	4.5	Length	10	_Area	45m ²	_Use _	S	hed	
	Width _	7.5	Length	10	_ Area	75m ²	_Use _	3 Bay	Garage	
34. <u>Manu</u>	re Storage I	acilities	on these land	s: NONE						
Ту	pe:	DRY		SEMI-SOL	JD		LIQUI	D		
	Open F	Pile []		Open Pile	[]			Covered	Tank []
	Covered I	Pile []	Storage with Buck Walls [] Abo			Above	oveground Uncovered Tank []			1
						Below	ground	Uncovered	Tank [1
							Open	Earth-sid	ed Pit []
35. Are the	ere any <u>barn</u>	s within 50	00 metres [164	0'] of the se	evered lot	7	YES	[X] N	0[]	
			barns must b the parcel to				ketch w	ith appro	kimate me	asuremen
36. Are the	ere any <u>drain</u>	age syste	ms on the reta	ined and se	evered lan	ds?	YES	[] NC	[X]	
Syster	n Type:	Municipa	Il Drain []	Na	ame of Dra	ain		-	_	
		Fiel	d Drain []	Ar	ea of land	tiled			(Acre	s)

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:

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.

Please see covering letter

NOTES:

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

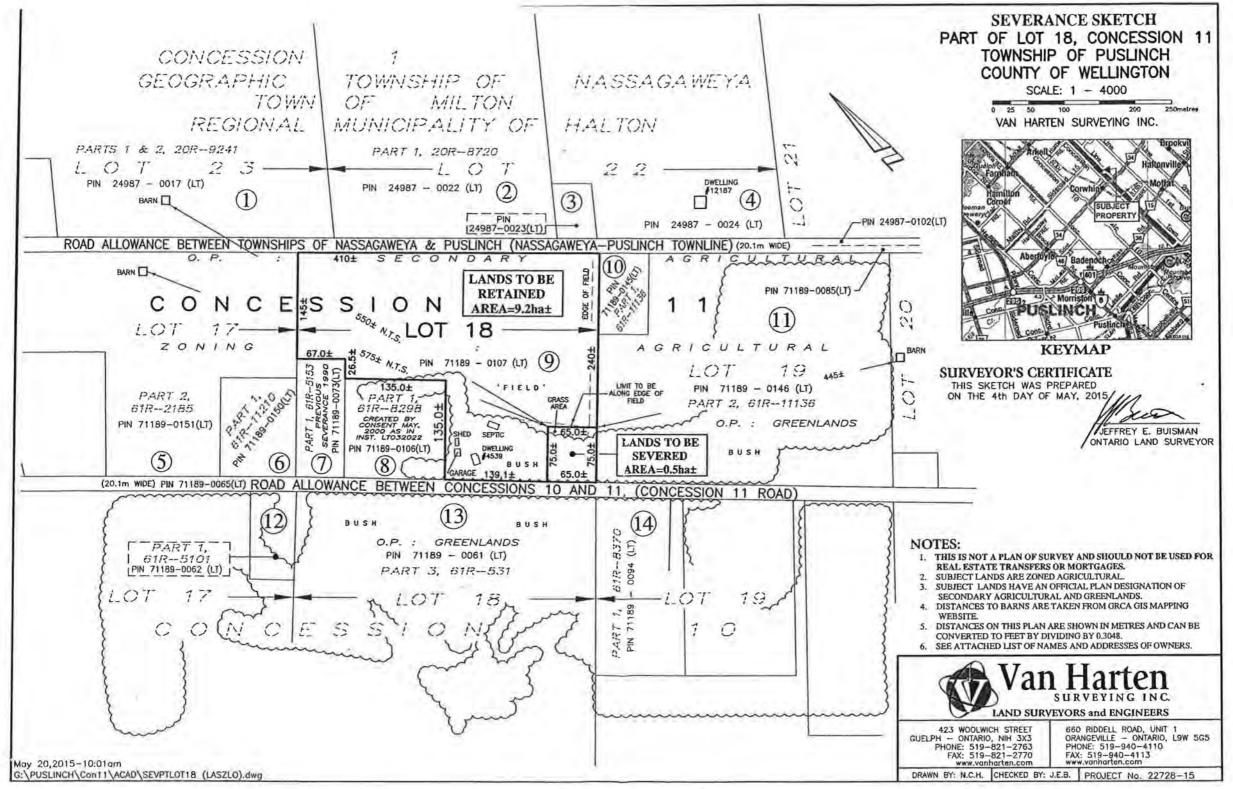
OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

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

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

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

I, (we), Margi the Registered Owners of ession Of the_ ustinch in the 100 County/Region of severally and jointly, solemnly declare that lan Va Is authorized to submit an application for consent on my (our) behalf. X March. K Nors' Signature(s) of Registered Owner(s) or Corporation's Off APPLICANT'S DECLARATION This must be completed by the Applicant for the proposed consent of the I, (we) In the County/Region of Solemnly declare that all the statements contained in this application for consent for (property description) And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT. **DECLARED** before me at the Of (Owner or Applicant) JELDH In the County/Region of James Michael Laws, a Commissioner. This _ _ day of 20 / etc., Province of Ontario, for Van Harten Surveying Inc. Expires May 11, 2015. Printed Commissioner's, etc. Name Commissioner of Oaths



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

May 29, 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: May 25, 2015

FILE NO. B51/15

APPLICANT

LOCATION OF SUBJECT LANDS:

Fernando Chaves 5742 Townline Rd Puslinch ON N3C 2V3 TOWNSHIP OF PUSLINCH Part Lot 1 Concession 3

Proposed severance is 50m fr x 168m = 0.8 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 35 hectares w th 327m frontage, existing and proposed agricultural use with existing barn.

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

July 2, 2015

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

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

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

If you wish to be **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

Neighbouring Municipality - City of Cambridge

Bell Canada County Clerk Roads

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

APPLICATION FOR CO	ONSENT
--------------------	--------

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

Required Fee:	\$ 1000	5
Fee Received:	May 25/1	5
File No.	BSI/IS	1
	1	1

Accepted as Complete on:

May 25/15

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

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

2. Name of Registered Owner(s) Fernando, CHAVES

Address 5742 Townline Road

Phone No.

OR

Business:

Name and Address of Applicant (as authorized by Owner)

Home: 519-624-5151

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

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

Jeff.Buisman@vanharten.com T: 519-821-2763 x225

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 [X]

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

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

New lot for residential purposes.

[] 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:

FUTURE OWNER IS NOT KNOWN

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

Local Municipality:	Township of Puslinch		
Concession	3	Lot No.	Part of Lot 1
Registered Plan No.		Lot No.	
Reference Plan No.	Part 1, 61R-7412, Except Part	1, 61R-9233	
Civic Address	5742 Townline Road		

(b) When was property acquired: May 1989 Registered Instrument No. ROS599356

	Description of Land inte	nded to be SEVERED:		Metric [X]	Imperial []
	Frontage/Width	<u>50 ±</u>	AREA	<u>0.8 ha ±</u>	
	Depth	<u>168 ±</u>	Existing Use(s)	Agricultural I	Field
	Existing Buildings or	structures: None			
	Proposed Uses (s):	A new rural reside	ential dwelling		
	Type of access (Check	appropriate space)	Existing? []	Propose	ed? [X]
	Provincial Highway		and deal a		
ľ	County Road X Municipal road, main	ntained year round			
1	Municipal road, seas Easement	onally maintained			
	Right-of-way Private road				
	Crown access road	fy what boat docking and	d narking facilities :	are available on th	e mainland)
	Water access (speci	Ty what boat docking and	a parking raciines a		e mannand),
	and the second second	data da ante			
	Type of water supply -	Existing [] Propo	sed [X] (check	appropriate spac	e & specify where indicated):
		nd operated piped water er individual or communa		ell	
j	Lake		an <u>). marriadar re</u>		
	Other (Specify):				
	Type of sewage dispos	al - Existing [] Pro	oposed [X] (ch	eck appropriate s	pace & specify where indicate
		and operated sanitary se whether individual or co		dual Septic Svs	tem
	Pit Privy		ominana). <u>marvi</u>	dual deput dys	
	Other (Specify):				
	Description of Land inte	nded to be <u>RETAINED</u> :		Metric [X]	Imperial []
	Frontage/Width	327 and 103 ±	AREA	<u>35 ha ±</u>	
	rionagervidur				for the second s
	Depth	<u>406 ±</u>	Existing Use(s)	Agricultural	, bush
			Existing Use(s)	<u>Agricultural</u>	<u>, busn</u>
	Depth	structures: <u>Barn</u>		<u>Agricultural</u>	<u>, busn</u>
	Depth Existing Buildings or	structures: <u>Barn</u> <u>No Chang</u>			Proposed? []
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway	structures: <u>Barn</u> <u>No Chang</u>	<u>1e</u>		
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road	structures: <u>Barn</u> <u>No Chang</u> appropriate space)	<u>1e</u>		
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, seas	structures: <u>Barn</u> <u>No Chang</u> appropriate space) ntained year round	<u>1e</u>		
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, seas Easement Right-of-way	structures: <u>Barn</u> <u>No Chang</u> appropriate space) ntained year round	<u>1e</u>		
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, seas Easement Right-of-way Private road	structures: <u>Barn</u> <u>No Chang</u> appropriate space) ntained year round	<u>1e</u>		
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, seas Easement Right-of-way Private road Crown access road	structures: <u>Barn</u> <u>No Chang</u> appropriate space) ntained year round sonally maintained	<u>1e</u> Existing? [X	1	Proposed? []
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, seas Easement Right-of-way Private road Crown access road	structures: <u>Barn</u> <u>No Chang</u> appropriate space) ntained year round	<u>1e</u> Existing? [X	1	Proposed? []
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, seas Easement Right-of-way Private road Crown access road Water access (speci	structures: <u>Barn</u> <u>No Chang</u> appropriate space) ntained year round sonally maintained	e Existing? [X] are available on th	Proposed? [] ne mainland):
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, mai Easement Right-of-way Private road Crown access road Water access (speci	structures: <u>Barn</u> <u>No Chang</u> appropriate space) ntained year round sonally maintained	Existing? [X d parking facilities] are available on th	Proposed? []
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, mai Easement Right-of-way Private road Crown access road Water access (spect	structures: <u>Barn</u> <u>No Chang</u> appropriate space) ntained year round sonally maintained	Existing? [X background parking facilities background parking facilities background parking facilities] are available on th	Proposed? [] ne mainland):
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, mai Right-of-way Private road Crown access road Water access (spect Water access (spect Water access (spect Water access (spect Water access (spect User)	structures: <u>Barn</u> <u>No Chang</u> appropriate space) ntained year round sonally maintained ify what boat docking an Existing [] Propo and operated piped wate er individual or communa	Existing? [X background parking facilities osed [] (check ar system al):] are available on the	Proposed? [] ne mainland):
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, mai Municipal road, seas Easement Right-of-way Private road Crown access road Water access (spect Vater access (spect Water access (spect Water access (spect User access (spect Us	structures: Barn No Chang appropriate space) Intained year round sonally maintained ify what boat docking an Existing [] Propo and operated piped wate or individual or communa of necessary for current	Existing? [X by backing facilities by backin] are available on the space	Proposed? [] ne mainland): se & specify where indicated):
	Depth Existing Buildings or Proposed Uses (s): Type of access (Check Provincial Highway County Road X Municipal road, mai Municipal road, mai Right-of-way Private road Crown access road Water access (speci Vater access (speci Water access (speci Unicipally owned a Well (specify whethe Lake Other (Specify): No	structures: Barn No Chang appropriate space) Intained year round sonally maintained ify what boat docking an Existing [] Propo and operated piped wate or individual or communa of necessary for current	Existing? [X Existing? [X d parking facilities osed [] (check er system al): <u>t agricultural use</u> roposed [] (check ewers] are available on the space	Proposed? [] ne mainland):

7.		there an agricultural operation, (either a barn, manure storage, abattoir, livestock an	ea oi	stocky	ard) v	with	in 50	0
	me	etres of the Subject lands (severed and retained parcels)?	ES	[X]	N	0	[]	
8.	Is	there a landfill within 500 metres [1640 feet]?	/ES	[]	N	0	[X]	
9.	a)	Is there a sewage treatment plant or waste stabilization plant within 500 metres [16	540']	? YES	11	i.	NO	[X]
	b)	Is there an individual well or septic system within 45.7 metres [150 feet] of the bou	ndari	ies of th	ne pro	pos	sed	
		severed parcel? YES [] NO [X] If answer to 9 b) is YES, these must be shown	n on	the se	veran	nce	sket	ch
10.		there a Provincially Significant Wetland (e.g. swamp, bot) located on the lands to be	reta					
		ithin 120 metres [394 feet]?			5 [X]			[]
		there any portion of the land to be severed or to be retained located within a floodpl	ain?	YES				[]
		there a provincial park or are there Crown Lands within 500 metres [1640']?			5 []		NO	8.1
		any portion of the land to be severed or retained within a rehabilitated mine/pit site?		YES	5 []	1	NO	
14.	Is	there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?		YES	5 []	1	NO	[X]
15	Is	there a noxious industrial use within 500 meteres [1640']?		YES	5 []	1	NO	[X]
16	Is	there an active or abandoned principal or secondary railway within 500 metres [164	0']?	YES	5 []	1	NO	[X]
		Name of Rail Line Company:	-	-				
17	Is	there an airport or aircraft landing strip nearby?		YES	5 []	1	NO	[X]
18		there a propane retail outlet, propane filling tank, cardlock/keylock or private propan ithin 750 metres of the proposed subject lands?	e ou	tlet/cor YES			fill ce NO	1000
19	PI	REVIOUS USE INFORMATION:						
	H	as there been an industrial use(s) on the site? YES [] NO [X]	UN	KNOW	IN [1		
	lf	YES, what was the nature and type of industrial use(s)?						
	-							-
	H	as there been a commercial use(s) on the site? YES [] NO [X]	U	NKNOV	NN [1		
	lf	YES, what was the nature and type of the commercial use(s)						
	la Ha	as fill been brought to and used on the site (other than fill to accommodate septic sy indscaping?) YES [] NO [X as there been commercial petroleum or other fuel storage on the site, underground f] uel s	UNKI torage,	NOW!	N [ne sit	e
		een used for a gas station at any time, or railway siding? YES [] NO [)	1				[]	
	lf	YES, specify the use and type of fuel(s)	-	-	-	-	_	-
20	Is	this a resubmission of a previous application? YES [] NO [X	1					
	lf	YES, is it identical, or changed Provide previous File Number	-					
21) Has any Owner previously severed any land from the holding which existed as of egistered in the Land Registry/Land Titles Office? YES [X] NO [e 25, 1	970 a	nd a	as	
	b)	If the answer in (a) is YES, please indicate the previous severance(s) on the requi following information for each parcel severed: Transferee's Name, Date of the Transferred; And attach the information to this application.						
		, 61R-9233 created by consent and transferred from Fernando Chaves to Mich SON by instrument WC18539 February 2003.	ael /	Allan &	Dord	othy	/ May	/
22		as the parcel intended to be severed ever been, or is it now, the subject of an applica her Consent or approval under the Planning Act or its predecessors? YES [] NO [X						sion
23		nder a separate application, is the Owner, applicant, or agent applying for additional multaneously with this application?		ents o	n this	hold	ding	
		Land Division Form.030 (Word Edition)						

and Division Form.030 (Word Edition REVISED Sept 11, 2012

24.	Is th	he application consistent wit	h the Provincial	Policy State	ment? YES [X]	NO []	
25.	Is th	he subject land within an are	a of land desig	nated under	any provincial plan or plans?		
	Gre	eenbelt Plan []	Places to Grow	[X] Ot	her []		
	If Y	ES, does the application co	nform to or not	conflict with	the applicable Provincial Plan(s) YES [X] NO[]
26.	ls ti	he subject land a proposed s *If yes, an application to sev	surplus farm dw ver a surplus fa	elling?* rm dwelling n	YES [] I nust be accompanied by a FAR	NO [X] M INFORMAT	ION FORM.
27.		at is the existing Local Offic ained)	c ial Plan design	nation(s) of th	ne subject land? (subject land m	leans severed	and
	b)	retained]	GRICULTU	RAL, GRE	a) of the subject land? [subject land?] ENLANDS, CORE GREEI		
	c)	If this consent relates direct please indicate the Amende	ly to an Official ment Number a	Plan Amend nd the applic	ment(s) currently under review l able file number(s).	by an approva	l authority,
		Amendment Number(s):	_		File Number(s):		
28.	ls ti	he land covered by a zoning	by-law?	YES	[X] NO []		
If Y	ES,	what is the zoning of the s	ubject lands?	AGRICUL	TURAL (A), NATURAL ENV	IRONMENT	ZONE
29.	Doe	es the proposal for the subje	ct lands confor	m to the exist	ting zoning? YES	[X] NO	11
	IFN	NO, a) has an applicat	tion been made	for re-zoning]?		0.2
					File Number		
		b) has an applic YE	ation been mad		variance? File Numbe <u>r</u>		
30.	If th	e the lands subject to any mo ne answer is YES, please pro r mortgages just provide c	ovide a copy of	the relevant	instrument.	S [X] NO	[]
Ro	val	Bank of Canada 180 We	llington Stree	et West. 2 nd	Floor, Toronto, ON, M5J 1	J1	
Qu	estic		ered for Applic	ations for se	everance in the Rural/Agricult		Otherwise,
31.	a)	PRESENT LAND USES-S	evered & Reta	ined Lands	PRO	POSED LANE	USES
	Ans	swer in Acres/Hectares	Severed	Retained	Answer with X	Severed	Retained
	Und	der Cultivation		23	Agricultural	[]	[X]
	Idle	e Agricultural Land			Surplus Farm House	[]	[]
	Wo	odlot/Bushland	0.8	12	Retirement Lot	[]	11
	Pas	sture	_	_	Farm-help Lot	[]	[]
	Nur	mber of Buildings		_1_	Non-Farm Residence	[X]	[]
	Are	a of Residence			Comm./Ind./Instit.	[]	[]
	Oth	ner Uses (e.g. business)			Addition to a Lot	11	11
	b)	Existing Crops:					
		Severed Ca	sh Crops		Retained Cash Crops		
	c)	Proposed Crops:					
	-1		ine		Retained No Change		
22	Tur	be of Farm Operation cond		subject land	Stat of Managers		
52.	141				Swine [] Poultry []	Other IV	
		Type: Dairy [] Units Number	Deel Call	et j	owner j roundyr j	Other [X	1

Land Division Form.030 (Word Edition) REVISED Sept 11, 2012



May 21, 2015 Jeff.Buisman@vanharten.com 22865-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: Severance Sketch and Application for Chaves 5742 Townline Road Part of Lot 1, Concession 3 PIN 71211-0158 Township of Puslinch

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

Proposal

The proposal is to create a new rural residential parcel of 50m wide and 168m deep (0.8 ha) at the southwest corner of the property. The retained lands will have a remaining area of 35± ha where the current agricultural use will continue.

We reviewed the Official Plan criteria in section 10.4.4 for a proposed severance and we provide the opinion that the relevant criteria are met including the following:

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

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. Fernando Chaves

Severed	Width	Length		_ Area		_Use			
	Width	Length _		_Area		_Use			
Retained	Width 12	±mLength	40±m	_Area	480± m ²	Use Bar	n		
	Width	Length _		Area		_Use			
34. <u>Manure</u>	Storage Fac	ilities on these land	ds: NONE						
Туре	e: Di	RY	SEMI-SOL	ID		LIQUID			
	Open Pile	[]	Open Pile	11		Co	overed	Tank	[]
	Covered Pile	[] Storage with	n Buck Walls	[]	Aboveg	round Unc	overed	Tank	[]
					Belowg	round Unc	overed	Tank	[]
						Open Ear	rth-side	ed Pit	[]
35. Are then	e any <u>barns w</u>	ithin 500 metres [16-	40'] of the se	vered lot?	,	YES [X]	NO	[]	
		s, these barns must nes of the parcel to				etch with a	approx	imate r	neasur
36. Are ther	e any <u>drainag</u>	e systems on the ret	ained and sev	vered land	ls?	YES []	NO	[X]	
System	Туре: М	unicipal Drain []	Na	me of Dra	in		_	_	
		Field Drain []	Are	ea of land	tiled			(Ac	res)
Drain O	utlet Location:	Owner's Land	s[] Ne	ighbour's	Lands [R	iver/Str	ream [1
07 V					1000000		. 11		

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:

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.

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.
- 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.
- 5. 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.
- 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.

OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT

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

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

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

I, (we), Fernando CHAVES the Registered Owners of

Part of Lot 1, Concession 3 Of the TOWNSHIP OF PUSLINCH in the

County/Region of WELLINGTON

severally and jointly, solemnly declare that

Jeff Buisman of VanHarten Surveying Inc.

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

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

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

I, (we)	Jeff Buisman	of the
Cit	ty of Guelph	In the County/Region of
W	/ellington	Solemnly declare that al

the statements contained in this application for consent for (property description)

Part of Lot 1, Concession 3

Of the TOWNSHIP OF PUSLINCH in the

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Of In the County/Region of nc 20 15 day of Commissioner of Oaths

(Owner or Applicant)

(Owner or Applicant)

Printed Commissioner's, etc. Name

James Michael Laws, A Commissioner, etc., Province of Ontario, For the Harten Surveying inc. The res May 11, 2018.

irishcreek@bellnet.ca

County of Welli	ngton	NOTE TO THE FACILITY OWNER:
	ice Separation I (MDSI)	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	Greek Farm Lis	2 Lewis
Telephone (379) 638 2999	Civic Address _ 0530	0 W. L. NO 34
Municipality fustinch	Lot 2 Col	ncession 3 DIV
Tillable Hectares/Acres* on the lot where	the livestock facility is located	hectares 40 acres
Closest distance from the livestock facili	y to the new lot and/or land use	metres feet
Closest distance from the manure storag	e system to the new lot and/or land	use metres feet
Signature of Livestock Facility Owner		Date

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

No storage required (manure/material stored for less than 14 days) Solid, inside, bedded pack

- Solid, outside, covered
- 0 V1 V2 V3 Solid, outside, no cover, greater than or equal 30% dry maiter

V4 L1 V5 V6 V7 L2 M1 M2 H1

- Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- Liquid, inside, underneath slatted floor
- Liquid, outside, with a permanent, tight fitting cover Liquid, outside, with a permanent, tight fitting cover Liquid, outside, with a permanent floating cover Liquid, outside, with a permanent floating cover Liquid, outside, no cover, straight-walled storage
- Liquid, outside, roof, but with open sides
- Liquid, oulside, no cover, sloped-sided storage

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to wearing (all breeds)		
	Feeders (7 - 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shorikaapers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
a cord a consider	Large-framed; 545 kg - 636 kg (for example - Hotsteins)	-	
	Medium-framed, 455 kg - 545 kg (for example - Guernseys)	1	
	Small-framed; 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)	1	
	Large-framed; 182 kg - 545 kg (for example - Hoisteins)		
	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 - Guemseys)		
	Small-framed; 30 kg - 125 kg (for example - Jerseys)		
Swine	Sows with litter dry sows/boars; Segregated Early Weaning (SEW)	1	
	Sows with litter, dry sows or boars (non-SEW)	1	
	Breeder gilts (entire barn designed specifically for this purpose)		1
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		1
Horses	Large-framed, mature: >681 kg (including unwearied offspring)		
	Medium-Iramed, mature; 227 kg - 680 kg (including unweaned offspring)	16	VS
	Small-framed, mature; <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned olispring & replacements)	1	
100 million (1	Ewes & rams (dairy operation; includes unweaned offspring & replacements)	1	
	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 transformed out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)	1.	
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle	-	
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		1
	Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day old unlii transferred to layer turkey barn)	- C	Alexandra and a
	Turkey breeder layers (males/ females (ransferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to b.2 kg to 10.8 kg; 7.5 kg is (ypical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Veal	Milk-fed		
	Grain-fed	1	
Other			
Manure imported to a lot not generating	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	1	

File No. Applicant

*see terms defined on reverse side of page

FIDEVELOPMENT REVIEWWDS1/Farm Data Sheet rt/ Nov. 27, 2006 Version

Minimum Distance Separation I (MDS I) Report

Application Date: 22-May-2015 File Number: 22865-15 Preparer Information Applicant Information County of Wellington Jeff Buisman Fernando Chaves Vanharten Surveying Inc. Township of Puslinch 423 Woolwich Street Geotownship: PUSLINCH Guelph, ON, Canada N1H 3X3 Concession: 3 Phone #1: 519-821-2763 x225 Lot: 1 Email: jeff.buisman@vanharten.com Calculation #1 Irish Creek Farm Adjacent Farm Contact Information Farm Location County of Wellington Liz Lewis Puslinch Township of Puslinch Geotownship: PUSLINCH Concession: 3 Lot: 2 Manure Existing Existing Estimated Type of Livestock/Material Form Barn Area Capacity NU Horses; Medium-framed, mature; 227 - 680 kg (including unweaned Solid 16 16.0 372 m² offspring) Encroaching Land Use Factor: Type B Land Use Tillable area of land on this lot: 16.2 ha Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM Factor A (Odour Potential): 0.7 Factor B (Nutrient Units): 338 Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 2.2 Total Nutrient Units: 16

Distance from nearest livestock building 'F' (A x B x D x E): Distance from nearest permanent manure/material storage 'S': Required Setback 364 m (1195 ft) 364 m (1195 ft)

Actual Setback

Signature of Preparer:	Description of the second s	Date:	
	Jeff Buisman, Vanharten Surveying Inc.		
NOTE TO THE USER: The Ontario Ministry of Agriculture, F Separation (MDS) Formulae as a put	cod and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum lic service to assist farmers, consultants, and the general public. This version of the software distributed by OM	AFRA will be	() Ontario

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; mist 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

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