

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

Reid's Heritage Homes Ltd.
6783 Wellington Rd 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1000
Fee Received: May 22/15
File No. B 44/15
Accepted as Complete on: May 22/15

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

2. 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: _____

Business: 519 - 658 - 6656 ext 274Name and Address of Applicant (as authorized by Owner) Mathew Robson6783 Wellington Road #34, Cambridge ON, N3C 2V4

Phone No. _____

519 - 658 - 6656 ext 274

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

SAME AS APPLICANT

Phone No. _____

Fax No. _____

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

REGISTERED OWNER []

APPLICANT [X]

AGENT []

3. (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)☒ **Conveyance** (Specify type and use of new lot, e.g. residential, agricultural, commercial):

correct title where two separate parcels inadvertently merged and allow for the subject lands to be conveyed to Scott n Reid & Shelley Anne Reid as originally intended on September 9, 2006.***
OR

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

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

Canadian Imperial Bank of Commerce & Royal Bank of Canada*****1. (a) Location of Land in the County of Wellington:** ***Local Municipality: Township of Puslinch

Concession

2

Lot No.

Part of Lot 11 & 12

Registered Plan No.

Lot No.

Reference Plan No. 61R-3026

Part No.

1 Save and except Part 1, 61R-5591

Civic Address

6783 Wellington Road 34

(b) When was property acquired: _____

Registered Instrument No. _____

5. Description of Land intended to be SEVERED:Metric ☒Imperial ☐Frontage/Width 55m AREA 4.7haDepth 367m Existing Use(s) Rural ResidentialExisting Buildings or structures: Single Detached Dwelling and Detached Accessory BuildingProposed Uses (s): No Change

Type of access (Check appropriate space)

Existing? ☒Proposed? ☐

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

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

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

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

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

6. Description of Land intended to be RETAINED:Metric ☒Imperial ☐Frontage/Width 236m AREA 36.3haDepth 1163m Existing Use(s) Office and AirstripExisting Buildings or structures: 6 buildings (1 Office, 1 Hanger, 1 Cabin, 3 Storage)Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing? ☒Proposed? ☐

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

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

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

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

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

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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 Companies

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

January 30, 1991 Severance of 9.3ha rural residential parcel from Reid's Heritage Homes Ltd. to Orin Reid and Jane Reid (RO 689133). Transfer occurred on Feb 1, 1993.

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

YES [X] NO [] UNKNOWN []
1991 severance referenced above.

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

YES [X] NO []

24. Is the application consistent with the Provincial Policy Statement? YES ☒ NO ☐
25. Is the subject land within an area of land designated under any provincial plan or plans?
Greenbelt Plan ☒ Places to Grow ☒ Other ☐ _____
If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES ☒ NO ☐
26. Is the subject land a proposed surplus farm dwelling? YES ☐ NO ☒
*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.
27. What is the existing **Local Official Plan** designation(s) of the subject land? (subject land means severed and retained)

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. Is the land covered by a zoning by-law? YES ☒ 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 ☒ NO ☐
If NO, a) has an application been made for re-zoning?
YES ☐ NO ☒ File Number _____
b) has an application been made for a minor variance?
YES ☐ NO ☒ File Number _____

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

31. a) <u>PRESENT LAND USES-Severed & Retained Lands</u>			<u>PROPOSED LAND USES</u>		
<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Idle Agricultural Land	_____	_____	Surplus Farm House	<input type="checkbox"/>	<input type="checkbox"/>
Woodlot/Bushland	4.0ha	_____	Retirement Lot	<input type="checkbox"/>	<input type="checkbox"/>
Pasture	_____	_____	Farm-help Lot	<input type="checkbox"/>	<input type="checkbox"/>
Number of Buildings	2 buildings	5 buildings	Non-Farm Residence	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Area of Residence	0.7ha	36.3	Comm./Ind./Instit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Uses (e.g. business)	_____	36.2 ha Office and Airstrip	Addition to a Lot	<input type="checkbox"/>	<input type="checkbox"/>

b) Existing Crops:

Severed N/A Retained N/A

c) Proposed Crops:

Severed N/A Retained N/A

32. Type of Farm Operation conducted on these subject lands: **N/A**

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐
Units Number _____

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

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

34. **Manure Storage Facilities** on these lands: N/A

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

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

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

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

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

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

N/A

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

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.
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: 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), Reid's Heritage Homes Ltd. the Registered Owners of
6759, 6783, 6815 Wellington Road 34 Of the Township of Puslinch in the
County/Region of County of Wellington severally and jointly, solemnly declare that
Matthew Robson

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) Matthew Robson of the
City of Kitchener In the County/Region of
Region of Waterloo Solemnly declare that all


the statements contained in this application for consent for (property description) 6759, 6783, 6815
Wellington Road 34

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


DECLARED before me at the

City Of
Cambridge In the
County/Region of Waterloo

This 21 day of May 20 15

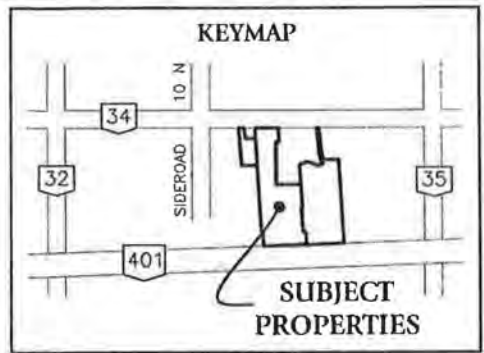
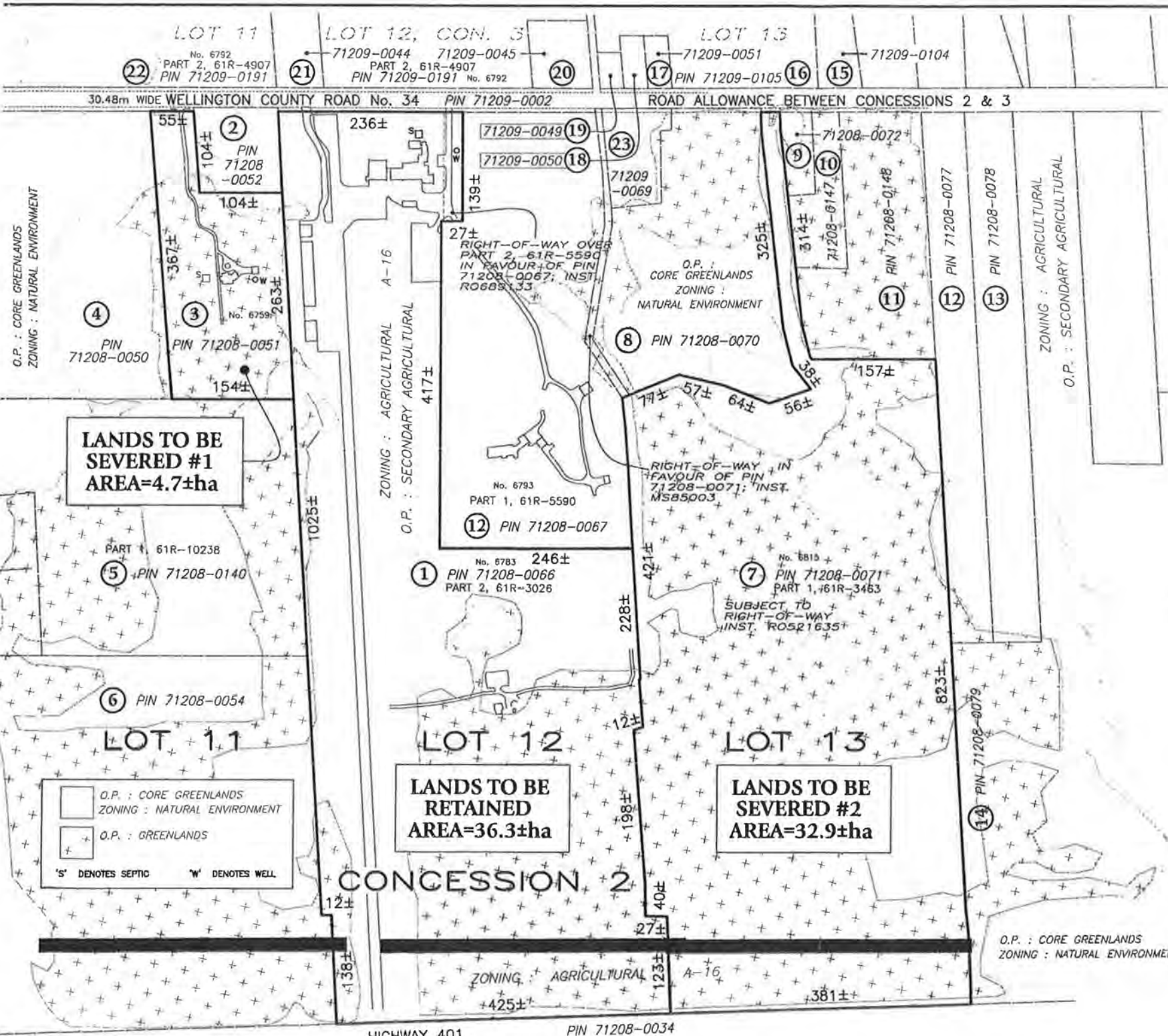


Commissioner of Oaths



Printed Commissioner's, etc. Name

I, James Moore, a Commissioner, etc.,
Regional Municipality of Waterloo, for
Reid's Heritage Homes Ltd., and its
officiaries, associates and affiliates.
August 10, 2016



SEVERANCE SKETCH
PART OF LOT 11, 12 & 13
CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 5000

0 25 50 100 200 300 metres

VAN HARTEN SURVEYING INC.

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A & A-16) & NATURAL ENVIRONMENT
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
 ON THE 14th DAY OF MAY, 2015

James M. Laws
 JAMES M. LAWS
 ONTARIO LAND SURVEYOR

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com
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DRAWN BY: JAM CHECKED BY: JML PROJECT No. 20349-11

May 19, 2015-11:03am
 C:\PUSLINCH\CON2\Acad\SEVERANCES\SEV_PT12-13 (RHH).dwt

Handwritten signature/initials

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
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May 29, 2015

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Part Lot 13
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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.

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WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

July 2, 2015

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MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1000
Fee Received: May 22/15File No. 345/15Accepted as Complete on: May 22/15***** A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION *******2. Name of Registered Owner(s)** Reid's Heritage Homes Ltd.Address 6783 Wellington Road #34, Cambridge ON, N3C 2V4Phone No. Home: _____ Business: 519 - 658 - 6656 ext 274Name and Address of Applicant (as authorized by Owner) Mathew Robson6783 Wellington Road #34, Cambridge ON, N3C 2V4

Phone No. _____

519 - 658 - 6656 ext 274

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

SAME AS APPLICANT

Phone No. _____

Fax No. _____

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

REGISTERED OWNER []

APPLICANT [X]

AGENT []

3. (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)☒ **Conveyance** (Specify type and use of new lot, e.g. residential, agricultural, commercial):To correct title where two separate parcels inadvertently merged. See attached covering letter.**OR**☒ **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

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

Canadian Imperial Bank of Commerce & Royal Bank of Canada. See attached covering letter.**4. (a) Location of Land in the County of Wellington:** See attached covering letter.Local Municipality: Township of PuslinchConcession 2Lot No. Part of Lot 11 & 12 13

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-3026Part No. 1 Save and except Part 1, 61R-5590Civic Address 6783 Wellington Road 34

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

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

Frontage/Width 25m AREA 32.9ha

Depth 1157m Existing Use(s) Woodlot

Existing Buildings or structures: None

Proposed Uses (s): No Change

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

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

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

N/A

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

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

N/A

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

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

Frontage/Width 236m AREA 36.3ha

Depth 1157m Existing Use(s) Office and Airstrip

Existing Buildings or structures: 6 buildings (1 Office, 1 Hanger, 1 Cabin, 3 Storage)

Proposed Uses (s): No Change

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

- ☐ Provincial Highway
- ☒ County Road
- ☐ Municipal road, maintained year round
- ☐ Municipal road, seasonally maintained
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- ☐ Right-of-way
- ☐ Private road
- ☐ Crown access road
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Type of water supply - Existing [X] Proposed [] (check appropriate space & specify where indicated):

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

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- ☒ Septic Tank (specify whether individual or communal): Individual
- ☐ Pit Privy
- ☐ Other (Specify):

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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 Companies

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

YES [] NO [X] UNKNOWN []

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

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

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

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

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

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

January 20, 1991 Severance of 9.3ha rural residential parcel from Reid's Heritage Homes Ltd. to Orin Reid and Jane Reid (RO 689133). Transfer occurred on Feb 1, 1993

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

YES [X] NO [] UNKNOWN []
1991 severance referenced above.

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

YES [X] NO []

24. Is the application consistent with the Provincial Policy Statement? YES ☒ NO ☐
25. Is the subject land within an area of land designated under any provincial plan or plans?
Greenbelt Plan ☒ Places to Grow ☒ Other ☐ _____
If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES ☒ NO ☐
26. Is the subject land a proposed surplus farm dwelling? YES ☐ NO ☒
*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

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

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

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

YES ☐ NO ☒ File Number _____

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

YES ☐ NO ☒ File Number _____

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

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

For mortgages just provide complete name and address of Mortgagee.

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

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

PROPOSED LAND USES

<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Idle Agricultural Land	_____	_____	Surplus Farm House	<input type="checkbox"/>	<input type="checkbox"/>
Woodlot/Bushland	32.9ha	_____	Retirement Lot	<input type="checkbox"/>	<input type="checkbox"/>
Pasture	_____	_____	Farm-help Lot	<input type="checkbox"/>	<input type="checkbox"/>
Number of Buildings	_____	5 buildings	Non-Farm Residence	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Area of Residence	_____	_____	Comm./Ind./Instit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Uses (e.g. business)	_____	36.3ha	Addition to a Lot	<input type="checkbox"/>	<input type="checkbox"/>
		Office and Airstrip			

No change to existing use. Currently no dwelling on the property.

b) **Existing Crops:**

Severed **N/A** Retained **N/A**

c) **Proposed Crops:**

Severed **N/A** Retained **N/A**

32. **Type of Farm Operation** conducted on these subject lands: **N/A**

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐
Units Number _____

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

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

34. Manure Storage Facilities on these lands: N/A

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

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

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

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

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

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

N/A

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

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.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

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), Reid's Heritage Homes Ltd. the Registered Owners of
6759, 6783, 6815 Wellington Road 34 Of the Township of Puslinch in the
County/Region of County of Wellington severally and jointly, solemnly declare that
Matthew Robson

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) Matthew Robson of the
City of Kitchener In the County/Region of
Region of Waterloo Solemnly declare that all
the statements contained in this application for consent for (property description) 6759, 6783, 6815
Wellington Road 34

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

DECLARED before me at the
City Of
Cambridge In the
County/Region of Waterloo
This 21 day of May 2015


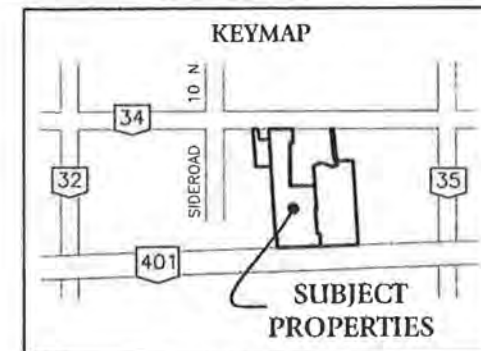
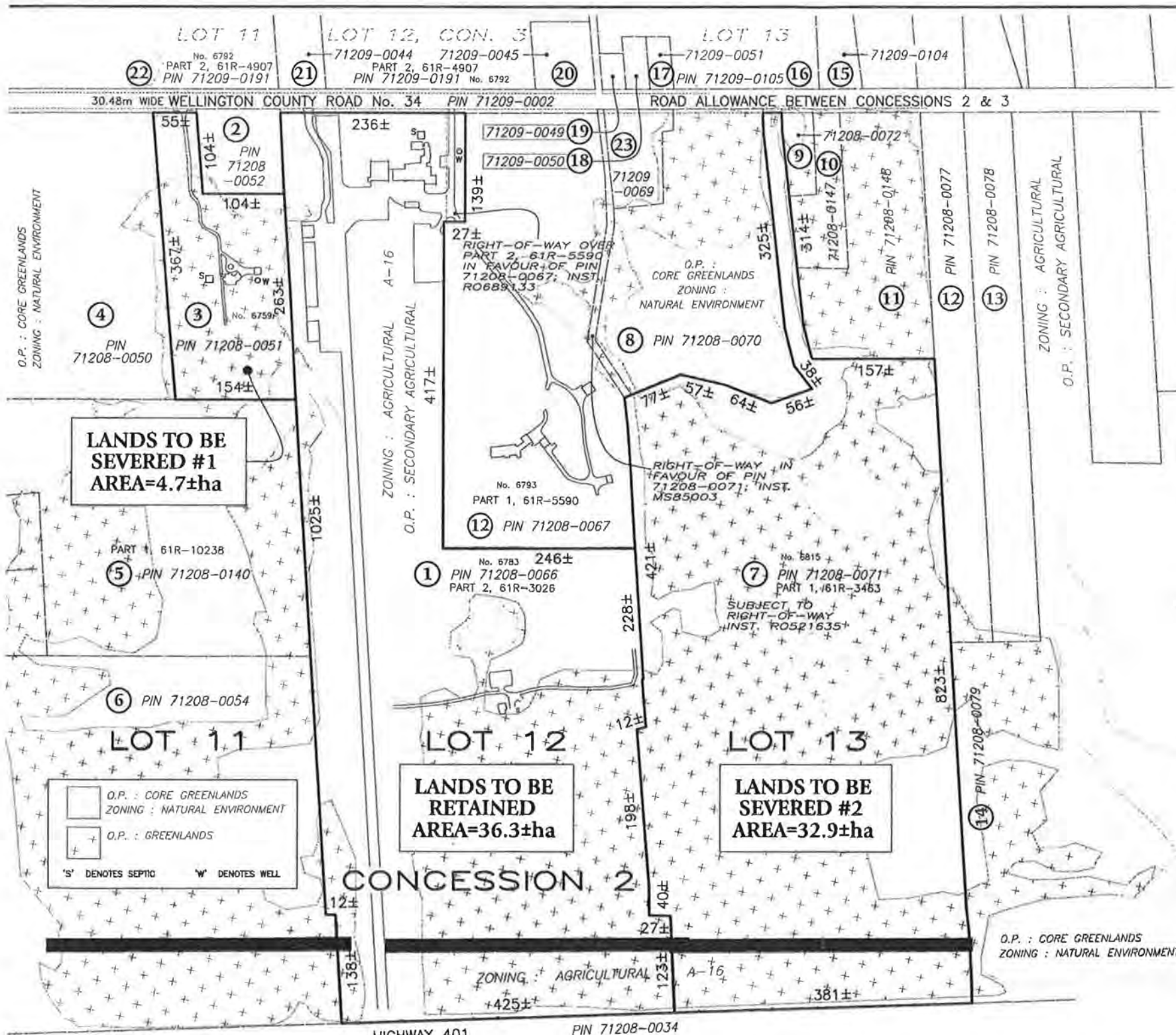
Commissioner of Oaths



(Owner or Applicant)

(Owner or Applicant)
Ronald James Moore, a Commissioner, etc.,
Regional Municipality of Waterloo, for
Reid's Heritage Homes Ltd., and its
subsidiaries, associates and affiliates.
August 10, 2016

Printed Commissioner's, etc. Name



SEVERANCE SKETCH
PART OF LOT 11, 12 & 13
CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 5000

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

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A & A-16) & NATURAL ENVIRONMENT
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
 ON THE 14th DAY OF MAY, 2015

James M. Laws
 JAMES M. LAWS
 ONTARIO LAND SURVEYOR



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

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

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

DRAWN BY: JAM CHECKED BY: JML PROJECT No. 20349-11

May 19, 2015-11:03am

CA BUSINCH (2015) AND SEVERANCES) SEV PT12-13 (RHH) dwg



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.O 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;

- 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.
-

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 mrobson@heritagehomes.com 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)

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

Michael & Carol Watson
4642 Sideroad 10 N
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

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 w th 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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

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

*** 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 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.

OR

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

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

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 Part 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 intended to be **SEVERED**:

Metric [X]

Imperial []

Frontage/Width **66 ±** AREA **0.8 ha ±**

Depth **121 ±** Existing Use(s) **Bush**

Existing Buildings or structures: **None**

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

Type of access (Check appropriate space)

Existing? []

Proposed? [X]

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

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

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

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): **Individual Septic System**
☐ Pit Privy
☐ Other (Specify):

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

Metric [X]

Imperial []

Frontage/Width **301 ±** AREA **16 ha ±**

Depth **409 ±** Existing Use(s) **Rural Residential, Agricultural**

Existing Buildings or structures: **1 Storey Dwelling; Barn/shed**

Proposed Uses (s): **No Change**

Type of access (Check appropriate space)

Existing? [X]

Proposed? []

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

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

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

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): **Individual Septic System**
☐ Pit Privy
☐ Other (Specify):

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

19. PREVIOUS USE INFORMATION:

Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐
If YES, what was the nature and type of industrial use(s)? _____

Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐
If YES, what was the nature and type of the commercial use(s)? _____

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

YES ☐ NO ☒ UNKNOWN ☐

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

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

20. Is this a **resubmission** of a previous application? YES ☐ NO ☒
If YES, is it identical _____, or changed _____ Provide previous File Number _____

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

Retained lands of Severance of Part 1, 61R-9488 (PIN 71210-0085) by Instrument WC40374 in Sept 2003 and Lot Line Adjustment Severance of Part 1, 61R-9685 April 2004 by Instrument WC58274.

Part 1, 61R-9685 created by consent April 2004 by Instrument WC58274 being a transfer from Giovanni Battista & Nancy Kathryn MARTINELLO to Angela Maria HUNT.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES ☐ NO ☒ UNKNOWN ☐
23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES ☐ NO ☒

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

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

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

If YES, does the application conform 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 FORM.

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,
MINERAL AGGREGATE AREA**

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

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

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

If YES, what is the zoning of the subject lands? **AGRICULTURAL (A-2), NATURAL ENVIRONMENT ZONE,
EXTRACTIVE INDUSTRIAL ZONE (EXI & EXI-16)**

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

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

YES [] NO [] File Number _____

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

YES [] NO [] File Number _____

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

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

For mortgages just provide complete name and address of Mortgagee.

Royal Bank of Canada; Personal Service Centre, 10 York Mills Road, 3rd Floor, Toronto, ON, M2P 0A2

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

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

PROPOSED LAND USES

<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	[]	[X]
Idle Agricultural Land	_____	_____	Surplus Farm House	[]	[]
Woodlot/Bushland	0.8	14.5	Retirement Lot	[]	[]
Pasture	_____	0.5	Farm-help Lot	[]	[]
Number of Buildings	_____	2	Non-Farm Residence	[X]	[]
Area of Residence	_____	1	Comm./Ind./Instit.	[]	[]
Other Uses (e.g. business)	_____	_____	Addition to a Lot	[]	[]

b) Existing Crops:

Severed NONE Retained NONE

c) Proposed Crops:

Severed NONE Retained NONE

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

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]
Units Number _____ Hobby farm: 3 Horses



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 above-mentioned 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.

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

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

JEB:lb

c.c. Mike Watson

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>16m</u>	Length <u>18m</u>	Area <u>250 m²</u>	Use <u>Barn/shed</u>
	Width _____	Length _____	Area _____	Use _____

34. Manure Storage Facilities on these lands:

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

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

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

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

System Type:	Municipal Drain <input type="checkbox"/> []	Name of Drain _____
	Field Drain <input type="checkbox"/> []	Area of land tiled _____ (Acres)
Drain Outlet Location:	Owner's Lands <input type="checkbox"/> []	Neighbour's Lands <input type="checkbox"/> [] River/Stream <input type="checkbox"/> []

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.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

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 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
City of Guelph In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____
Part of Lot 10, Concession 4 Of the TOWNSHIP OF PUSLINCH in the

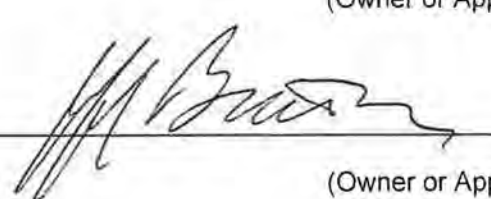
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of
Guelph In the
County/Region of Wellington
This 21st day of May 2015



Commissioner of Oaths

(Owner or Applicant)


(Owner or Applicant)

Printed Commissioner's, etc. Name

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



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:

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

Owner of Livestock Facility Michael James and Carol Marie WATSON

Telephone (519) 731-4918 Civic Address 4642 Sideroad 10

Municipality Paslinch Pt Lot 10 Concession 4 DIV

Tillable Hectares/Acres* on the lot where the livestock facility is located 3.6 hectares 9 acres

Signature of Livestock Facility Owner [Signature] Date May 21/15

Permanent Manure or Material Storage Types

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

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

BARN(S) SIZE:

50 m² (ft² / m²)
 (ft² / m²)
 (ft² / m²)

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

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg - 545 kg (for example - Guernseys)		
	Small-framed; 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed; 148 kg - 455 kg (for example - Guernseys)		
	Small-framed; 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed; 39 kg - 148 kg (for example - Guernseys)		
	Small-framed; 30 kg - 125 kg (for example - Jerseys)		
Swine	Sows with litter, dry sows/boars; Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
Horses	Large-framed, mature; >681 kg (including unweaned offspring)		
	Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)	2	V3
	Small-framed, mature; <227 kg (including unweaned offspring)	1	V3
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

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

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 Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated 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

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

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

Date: _____

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



DRAWN BY: N.C.H.	CHECKED BY: J.E.B.	PROJECT No. 22842-15
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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

John & Anne Sepulis
4476 Sideroad 20 N
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

County Engineering 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

1. Approval Authority:

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

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

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

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

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

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

Phone No. Home: 519-763-1694 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.

OR

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

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

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 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 intended to be **SEVERED**: Metric [X] Imperial []

Frontage/Width	<u>65 ±</u>	AREA	<u>0.4 ha ±</u>
Depth	<u>63 ±</u>	Existing Use(s)	<u>Vacant, reforested trees</u>

Existing Buildings or structures: **None**

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

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

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

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

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

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): **Individual Septic System**
☐ Pit Privy
☐ Other (Specify): _____

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

Frontage/Width	<u>173 ±</u>	AREA	<u>3.3 ha ±</u>
Depth	<u>170 ±</u>	Existing Use(s)	<u>Rural Residential</u>

Existing Buildings or structures: **2 Storey Dwelling**

Proposed Uses (s): **No Change**

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

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

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

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

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): **Individual Septic System**
☐ Pit Privy
☐ Other (Specify): _____

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

Subject property created by consent in 1981 by Inst 251440 being a transfer from William and Johanna Helena HUISKAMP to William and Johanna Helena HUISKAMP.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES ☐ NO ☒ UNKNOWN ☐
23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES ☐ NO ☒

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

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

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

If YES, does the application conform 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 FORM.

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 & 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. Is the land covered by a zoning by-law? YES [X] NO []

If YES, what is the zoning of the subject lands? **AGRICULTURAL (A-2), NATURAL ENVIRONMENT ZONE**

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

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

YES [] NO [] File Number _____

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

YES [] NO [] File Number _____

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

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

For mortgages just provide complete name and address of Mortgagee.

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

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

PROPOSED LAND USES

<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	[]	[]
Idle Agricultural Land	_____	_____	Surplus Farm House	[]	[]
Woodlot/Bushland	<u>0.4</u>	<u>2.3</u>	Retirement Lot	[]	[]
Pasture	_____	_____	Farm-help Lot	[]	[]
Number of Buildings	_____	<u>1</u>	Non-Farm Residence	[X]	[X]
Area of Residence	_____	<u>1</u>	Comm./Ind./Instit.	[]	[]
Other Uses (e.g. business)	_____	_____	Addition to a Lot	[]	[]

b) **Existing Crops:**

Severed NONE Retained NONE

c) **Proposed Crops:**

Severed NONE Retained NONE

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

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []
Units Number _____



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

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

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

34. Manure Storage Facilities on these lands: **NONE**

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

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

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

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

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

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

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.
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: 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), John P. Andrew & Anne Linda SEPULIS the Registered Owners of
Part of Lot 20, 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.

John P. Andrew & Anne Linda Sepulis
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
City of Guelph In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____

Part of Lot 20, Concession 3 Of the TOWNSHIP OF PUSLINCH

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

DECLARED before me at the
City Of
Guelph In the
County/Region of Wellington
This 21st day of May 20 15

Jeff Buisman
(Owner or Applicant)


(Owner or Applicant)

James Michael Laws
Commissioner of Oaths

Printed Commissioner's, etc. Name

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

A rectangle containing a central triangle. There are four smaller triangles, one in each corner, pointing towards the center. The top-left and bottom-right triangles are shaded.



CORE GREENLANDS

PIN 71200-0117(LT)

0.0,

LANDS TO BE
RETAINED
AREA=3.3±ha

PART 5, 61R-9320

PIN 71200 - 0151 (LT)

SEPTIC

O.P. : SECONDARY AGRICULTURAL

ZONING : AGRICULTURAL

DWELLING #4476
WELL LOCATED
INSIDE DWELLING

CREATED BY CONSENT IN 1981
BY INST. 251440

APART 1, 61R-2535
PIN 71200 0077 (LT)

LANDS TO BE
SEVERED
AREA=0.4±ha

ALLOWANCE BETWEEN CONCESSIONS 2 AND 3

PIN 71200 - 0103 (LT)

PIN 71201-0035(LT)

PART 8, 61R-2154

L O T 20.

⑥

PIN 71201
-0031(LT)
PART 9,
61R-2184

⑦

PART 8, 61R-2184

C O N C E S S I O N

⑧

PIN 71201-0109(LT)

PARTS 1-7. 61R-218.

1R-218

9

) PIN 71201-0049(LT)

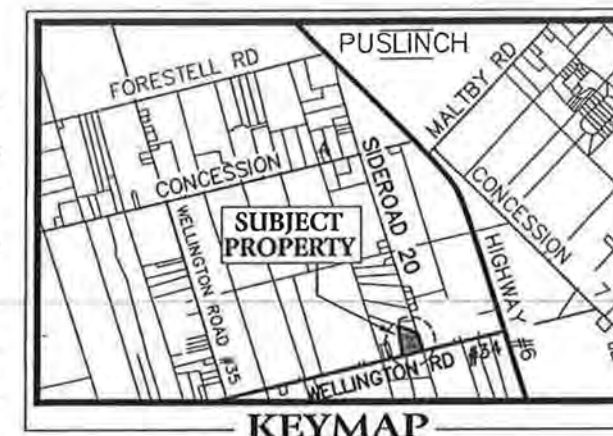
PART 1, 61R-446
LOT 21, CON.2

☐ BARN

SCALE 1 : 1500

0 25 50 75 metres

VAN HARTEN SURVEYING INC.



THIS SKETCH WAS PREPARED
ON THE 15th DAY OF MAY, 2015.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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



A Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS

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

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

DRAWN BY: N.C.H.	CHECKED BY: J.E.B.	PROJECT No. 22844-15
------------------	--------------------	----------------------

May 22, 2015-9:00am
G:\PUSLINCH\Con3\ACAD\SEV\SEVPTLOT20 (SEPULIS).dwg

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

Ervin & Margit Laszlo
4539 Concession 11
RR#1
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning

Neighbouring Municipality – Town of Milton

GRCA Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1000
Fee Received: May 25/15File No. B49/15Accepted as Complete on: May 25/15***** 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, N0B2J0Phone No. Home: 519-822-6479 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 3X3Jeff.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.OR[] **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):(b) **Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged:**FUTURE OWNER IS NOT KNOWN**4. (a) Location of Land in the County of Wellington:**Local Municipality: Township of PuslinchConcession 11Lot 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

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

Frontage/Width **65 ±** AREA **0.5 ha ±**
Depth **75 ±** Existing Use(s) **Vacant, bush**
Existing Buildings or structures: **None**

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

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

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

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

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

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): **Individual Septic System**
☐ Pit Privy
☐ Other (Specify):

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

Frontage/Width **139-409 m ±** AREA **9.2 ha ±**
Depth **158 to 172 ±** Existing Use(s) **Rural Residential, Agricultural**
Existing Buildings or structures: **Dwelling, 3 Bay Garage, Shed**
Proposed Uses (s): **No Change**

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

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

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

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

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): **Individual Septic System**
☐ Pit Privy
☐ Other (Specify):

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES ☐ NO ☒ UNKNOWN ☐

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

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

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

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

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

-Part 1, 61R-8289 created by consent in May 2000 being a transfer from Ervin & Margit LASZLO to Ervin & Margit LASZLO for rural residential purposes.

-Part 1, 61R-5153 created by consent in 1990 for rural residential purposes

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

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

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

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

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

If YES, does the application conform 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 FORM.

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

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

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

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

If YES, what is the zoning of the subject lands? AGRICULTURAL

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

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

YES [] NO [] File Number _____

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

YES [] NO [] File Number _____

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

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

For mortgages just provide complete name and address of Mortgagee.

Mortgage with the Bank of Nova Scotia: 338 Speedvale Avenue, Guelph, ON, N0B 2J0

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

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

PROPOSED LAND USES

<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	<u>7</u>	Agricultural	[]	[X]
Idle Agricultural Land	_____	_____	Surplus Farm House	[]	[]
Woodlot/Bushland	<u>0.5</u>	<u>1.5</u>	Retirement Lot	[]	[]
Pasture	_____	_____	Farm-help Lot	[]	[]
Number of Buildings	_____	_____	Non-Farm Residence	[X]	[X]
Area of Residence	_____	<u>0.5</u>	Comm./Ind./Instit.	[]	[]
Other Uses (e.g. business)	_____	_____	Addition to a Lot	[]	[]

b) Existing Crops:

Severed NONE Retained NONE

c) Proposed Crops:

Severed NONE Retained NONE

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

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []
Units Number _____



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 above-mentioned 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

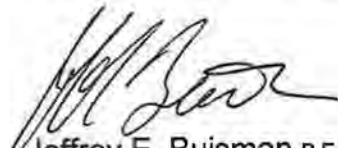
The proposal is to create a new rural residential parcel of 65m wide and 75m deep (0.5 ha) at the south corner of the property. The retained lands will have a remaining area of 9.2± ha. The north-westerly limit for the new parcel will be along the edge of the agricultural field.

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>4.5</u>	Length <u>10</u>	Area <u>45m²</u>	Use <u>Shed</u>
	Width <u>7.5</u>	Length <u>10</u>	Area <u>75m²</u>	Use <u>3 Bay Garage</u>

34. Manure Storage Facilities on these lands: **NONE**

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

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

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

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

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

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

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.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

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), Margit & Ervin LASZLO the Registered Owners of
Part Lot 18, Concession 11 Of the Township of Pushtich 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.

X Mr. M. K. Keir X Ervin Laszlo
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) _____ of the
_____ 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

CITY Of
GUELPH In the

County/Region of WELLINGTON

This 7 day of MAY 20 15

[Signature]
(Owner or Applicant)

Mr. J. K. Keir

(Owner or Applicant)
James Michael Laws, a Commissioner,
etc., Province of Ontario, for Van Harten
Surveying Inc. Expires May 11, 2015.

[Signature]
Commissioner of Oaths

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 25, 2015

FILE NO. B51/15

APPLICANT

Fernando Chaves
5742 Townline Rd
Puslinch ON N3C 2V3

LOCATION OF SUBJECT LANDS:

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

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 CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1000
Fee Received: May 25/15File No. BS1/15Accepted as Complete on: May 25/15*** A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION *****2. Name of Registered Owner(s) Fernando, CHAVES**Address 5742 Townline RoadPhone No. Home: 519-624-5151 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 3X3Jeff.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.OR[] **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):(b) **Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged:**FUTURE OWNER IS NOT KNOWN**4. (a) Location of Land in the County of Wellington:**Local Municipality: Township of PuslinchConcession 3Lot No. Part of Lot 1

Registered Plan No. _____ Lot No. _____

Reference Plan No. Part 1, 61R-7412, Except Part 1, 61R-9233Civic Address 5742 Townline Road(b) **When was property acquired:** May 1989 **Registered Instrument No.** ROS599356

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

Frontage/Width 50 ± AREA 0.8 ha ±
Depth 168 ± Existing Use(s) Agricultural Field
Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

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

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

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

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

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

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

Frontage/Width 327 and 103 ± AREA 35 ha ±
Depth 406 ± Existing Use(s) Agricultural, bush
Existing Buildings or structures: Barn

Proposed Uses (s): No Change

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

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

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

- ☐ Municipally owned and operated piped water system
☐ Well (specify whether individual or communal):
☐ Lake
☐ Other (Specify): Not necessary for current agricultural use

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

- ☐ Municipally owned and operated sanitary sewers
☐ Septic Tank (specify whether individual or communal):
☐ Pit Privy
☐ Other (Specify): Not necessary for current agricultural use

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

Part 1, 61R-9233 created by consent and transferred from Fernando Chaves to Michael Allan & Dorothy May BENSON by instrument WC18539 February 2003.

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

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

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

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

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

If YES, does the application conform 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 FORM.

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, & MINERAL AGGREGATE AREA

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

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

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

If YES, what is the zoning of the subject lands? **AGRICULTURAL (A), NATURAL ENVIRONMENT ZONE**

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

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

YES [] NO [] File Number _____

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

YES [] NO [] File Number _____

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

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

For mortgages just provide complete name and address of Mortgagee.

Royal Bank of Canada 180 Wellington Street West, 2nd Floor, Toronto, ON, M5J 1J1

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

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

PROPOSED LAND USES

<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	<u>23</u>	Agricultural	[]	[X]
Idle Agricultural Land	_____	_____	Surplus Farm House	[]	[]
Woodlot/Bushland	<u>0.8</u>	<u>12</u>	Retirement Lot	[]	[]
Pasture	_____	_____	Farm-help Lot	[]	[]
Number of Buildings	_____	<u>1</u>	Non-Farm Residence	[X]	[]
Area of Residence	_____	_____	Comm./Ind./Instit.	[]	[]
Other Uses (e.g. business)	_____	_____	Addition to a Lot	[]	[]

b) Existing Crops:

Severed Cash Crops Retained Cash Crops

c) Proposed Crops:

Severed None Retained No Change

32. **Type of Farm Operation** conducted on these subject lands: **NO ANIMALS**

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



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 above-mentioned 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.

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

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

JEB:lb

c.c. Fernando Chaves

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>12±m</u>	Length <u>40±m</u>	Area <u>480± m²</u>	Use <u>Barn</u>
	Width _____	Length _____	Area _____	Use _____

34. Manure Storage Facilities on these lands: **NONE**

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

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

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

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

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

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

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.
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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.

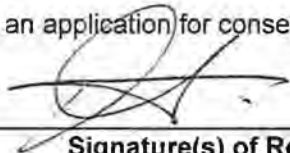
I, (we), Fernando CHAVES the Registered Owners of

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

City of Guelph In the County/Region of

Wellington Solemnly declare that all

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

Part of Lot 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

City Of

Guelph In the

County/Region of Wellington

This 22nd day of May 20 15



Commissioner of Oaths



(Owner or Applicant)

(Owner or Applicant)

(Owner or Applicant)

Printed Commissioner's, etc. Name

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



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:

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

Owner of Livestock Facility

Telephone 079 1688 7998

Municipality Pustinch

Civic Address

6530 W. L. No 34

Lot 2

Concession 3

DIV ---

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

_____ hectares 40 acres

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

_____ metres _____ feet

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

_____ metres _____ feet

Signature of Livestock Facility Owner

Date

Irish Creek Farm

Liz Lewis

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

*see terms defined on reverse side of page

F:\DEVELOPMENT REVIEW\MDSI\Farm Data Sheet.rtf Nov. 27, 2006 Version

File No. _____

Applicant _____

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more

Liquid Manure: Less than 18% dry matter

Digestate: Less than 18% dry matter

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

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs, after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
Turkeys	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 5.2 kg to 10.8 kg; 7.5 kg is typical)		
Veal	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
	Milk-fed		
Other	Grain-fed		
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		

Minimum Distance Separation I (MDS I) Report

Application Date: 22-May-2015
File Number: 22865-15

Preparer Information
Jeff Buisman
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Applicant Information
Fernando Chaves

County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 3
Lot: 1

Calculation #1
Irish Creek Farm

Adjacent Farm Contact Information
Liz Lewis
Puslinch

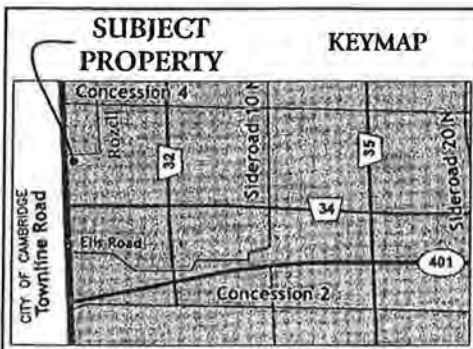
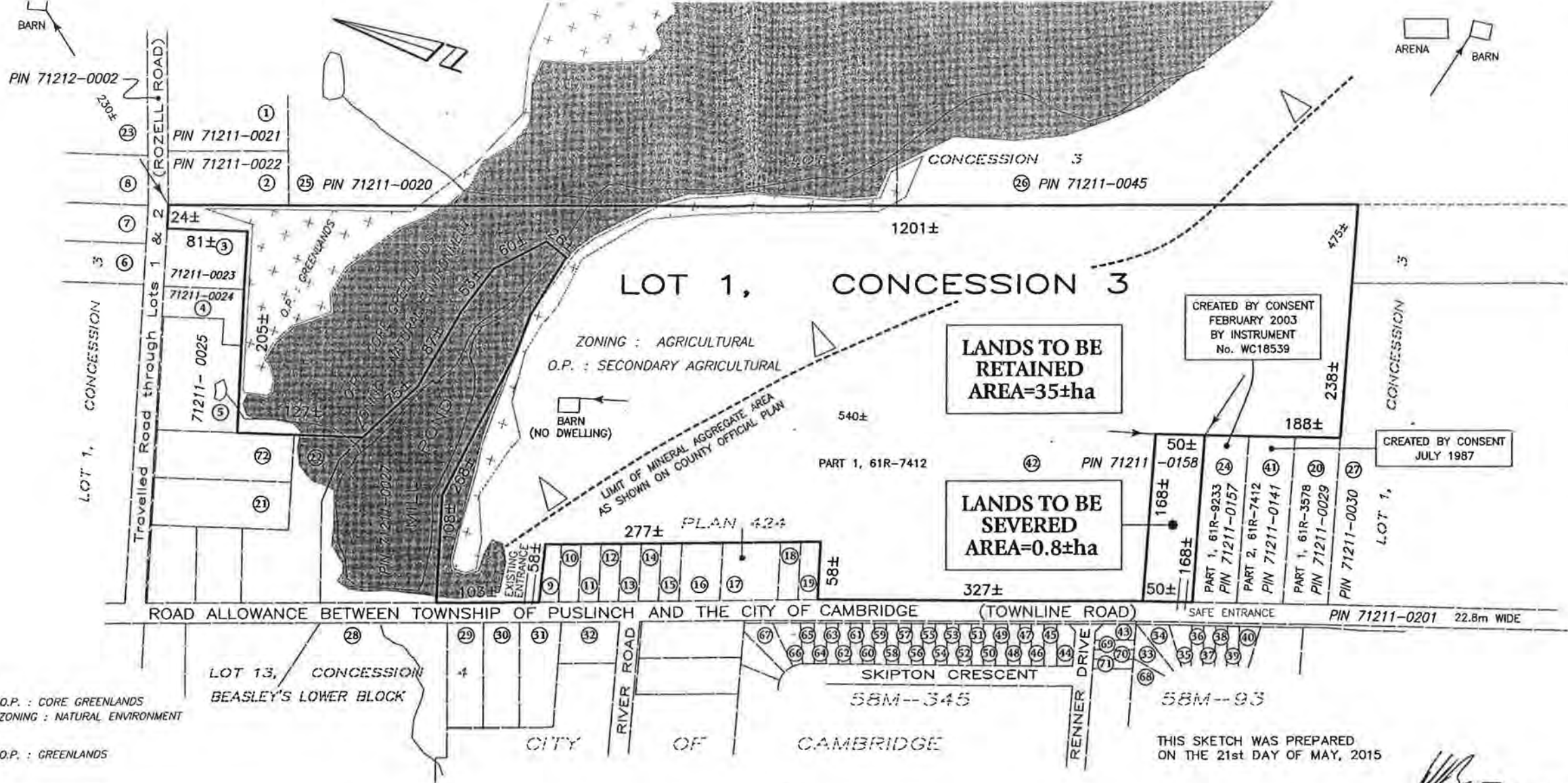
Farm Location
County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 3
Lot: 2

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	16	16.0	372 m²

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

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

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



SEVERANCE SKETCH PART OF LOT 1, CONCESSION 3 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 4000

0 25 50 100 200 250metres

VAN HARTEN SURVEYING INC.

NOTES:

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



Van Harten
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DRAWN BY: JAM CHECKED BY: JEB PROJECT No. 22865-15

May 22, 2015-11:16am
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