

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

April 10, 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: April 2, 2015*

FILE NO. B28/15

### APPLICANT

Kenneth Fatt  
4735 Concession 11  
RR#1  
Puslinch ON N0B 2J0

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 11  
Concession 11

Proposed severance is 46.2m x 131.37m = 0.607 hectares, existing vacant land for proposed rural residential use.

Retained parcel is 1.9 hectares with 49.4m frontage, existing and proposed rural residential use with existing house and 2 outbuildings.

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

**May 20, 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: Apr 2/15

File No. B28/15

Accepted as Complete on: Apr 2/15

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

2. Name of Registered Owner(s) Kenneth Fatt

Address RR# 1 Puslinch Ontario  
NOB 250

Phone No. Home: 519-824-0476 Business: \_\_\_\_\_

Name and Address of Applicant (as authorized by Owner) \_\_\_\_\_

Phone No. \_\_\_\_\_

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

Brian Beatty, Block Shoemaker Robinson and Donaldson Limited

351 Speedvale Avenue West, Guelph N1H 1C6

Phone No. 519-822-4031  
Fax No. 519-822-1220

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

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT

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

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

**OR**

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

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

unknown

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

Local Municipality: Township of Puslinch

Concession 11 Lot No. 11

Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_

Civic Address 4735

(b) **When was property acquired:** Dec 20, 1973 **Registered Instrument No.** 139103

Proposed Part 1 on sketch

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

Frontage/Width 46.2 m AREA 0.607 Ha.

Depth 131.37 m Existing Use(s) Vacant - Residential

Existing Buildings or structures: None

Proposed Uses (s): Residential - Single Family Home

**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):

Proposed Part 2 on sketch

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

Frontage/Width 94.83 m AREA 1.9 Ha.

Depth 2631 m Existing Use(s) Residential

Existing Buildings or structures: Split level house, Concrete Block Bld - Frame Bld.

Proposed Uses (s): Residential

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

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

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

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

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

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

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

Name of Rail Line Company: \_\_\_\_\_

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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? Agricultural

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) <u>PRESENT LAND USES-Severed &amp; 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	_____	_____	Retirement Lot	<input type="checkbox"/>	<input type="checkbox"/>
Pasture	<u>N/A</u>	_____	Farm-help Lot	<input type="checkbox"/>	<input type="checkbox"/>
Number of Buildings	_____	_____	Non-Farm Residence	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Area of Residence	<u>Applicable</u>		Comm./Ind./Instit.	<input type="checkbox"/>	<input type="checkbox"/>
Other Uses (e.g. business)	_____	_____	Addition to a Lot	<input type="checkbox"/>	<input type="checkbox"/>

b) Existing Crops:  
 Severed N/A Retained N/A

c) Proposed Crops:  
 Severed N/A Retained N/A

32. Type of Farm Operation conducted on these subject lands:  
 Type: Dairy  Beef Cattle  Swine  Poultry  Other   
 Units Number N/A

**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>5m</u>	Length <u>5m</u>	Area <u>25m<sup>2</sup></u>	Use <u>Storage</u>
	Width <u>5</u>	Length <u>3</u>	Area <u>15m<sup>2</sup></u>	Use <u>Storage</u>

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

<b>Type:</b>	<b>DRY</b>	<b>SEMI-SOLID</b>	<b>LIQUID</b>
	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 [ ]**

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

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

System Type:      Municipal Drain [ ]      Name of Drain \_\_\_\_\_

   Field Drain [ ]      Area of land tiled \_\_\_\_\_ (Acres)

Drain Outlet Location:      Owner's Lands [ ]      Neighbour's Lands [ ]      River/Stream [ ]

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

N/A

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

**NOTES:**

- 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), Kenneth Fatt the Registered Owners of  
Part of Lot 11, Concession 11 Of the Township of Puslinch in the  
County/Region of Wellington severally and jointly, solemnly declare that  
Black Shermaker Robinson and Donaldson Limited.

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

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

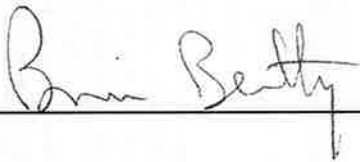
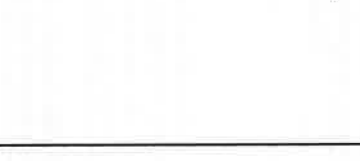
**APPLICANT'S DECLARATION**

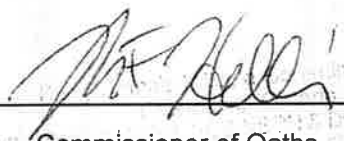
This must be completed by the Applicant for the proposed consent

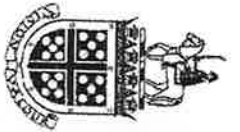
I, (we) Brian Beatty of the  
City of Guelph In the County/Region of  
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) Part of Lot 11  
Concession 11, 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 Of  
Guelph In the  
County/Region of Wellington  
This 30th day of March 20 15  
 (Owner or Applicant)  
 (Owner or Applicant)

  
Commissioner of Oaths, 2015  
Kerry F. Hillis  
Printed Commissioner's, etc. Name



County of Wellington

# FARM DATA SHEET

## Minimum Distance Separation 1 (MDS1)

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

Owner of Livestock Facility AUSTIN FERGUSON

Telephone (514) 766-2783 Civic Address \_\_\_\_\_

Municipality \_\_\_\_\_ Lot LOT 27 Concession 1 DIV \_\_\_\_\_

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

Signature of Livestock Facility Owner \_\_\_\_\_ Date July 15, 2014

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		0
	Feeders (7 - 16 months)		0
	Backgrounders (7 - 12.5 months)		0
	Shortkeepers (12.5 - 17.5 months)		0
	Milking-age cows (dry or milking)		0
	Large-framed: 545 kg - 636 kg (for example - Holsteins)		0
	Medium-framed: 455 kg - 545 kg (for example - Guernseys)		0
Dairy Cattle	Small-framed: 384 kg - 455 kg (for example - Jerseys)		0
	Hifers (5 months to freshening)		0
	Large-framed: 182 kg - 545 kg (for example - Holsteins)		0
	Medium-framed: 148 kg - 455 kg (for example - Guernseys)		0
	Small-framed: 125 kg - 384 kg (for example - Jerseys)		0
	Calves (0 - 5 months)		0
	Large-framed: 45 kg - 182 kg (for example - Holsteins)		0
Swine	Medium-framed: 39 kg - 148 kg (for example - Guernseys)		0
	Small-framed: 30 kg - 125 kg (for example - Jerseys)		0
	Sows with litter, dry sows/bars; Segregated Early Weaning (SEW)		0
	Sows with litter, dry sows or boars (non-SEW)		0
	Breeder gilts (entire barn designed specifically for this purpose)		0
	Weaners (7 kg - 27 kg)		0
	Feeders (27 kg - 105 kg)		0
Horses	Large-framed, mature: >681 kg (including unweaned offspring)		0
	Medium-framed, mature: 227 kg - 680 kg (including unweaned offspring)		0
	Small-framed, mature: <227 kg (including unweaned offspring)		0
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		0
	Lambs (dairy or feeder lambs)		0

### Permanent Manure or Material Storage Types

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

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

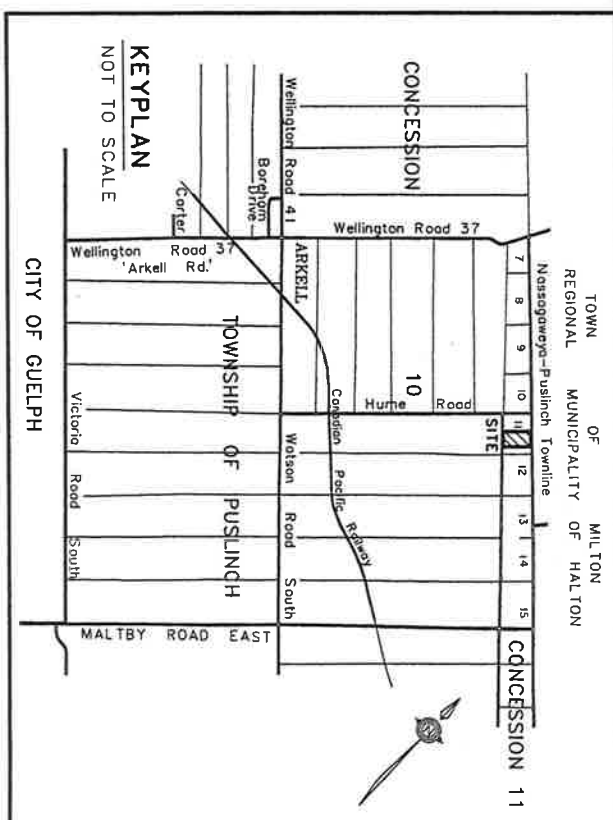
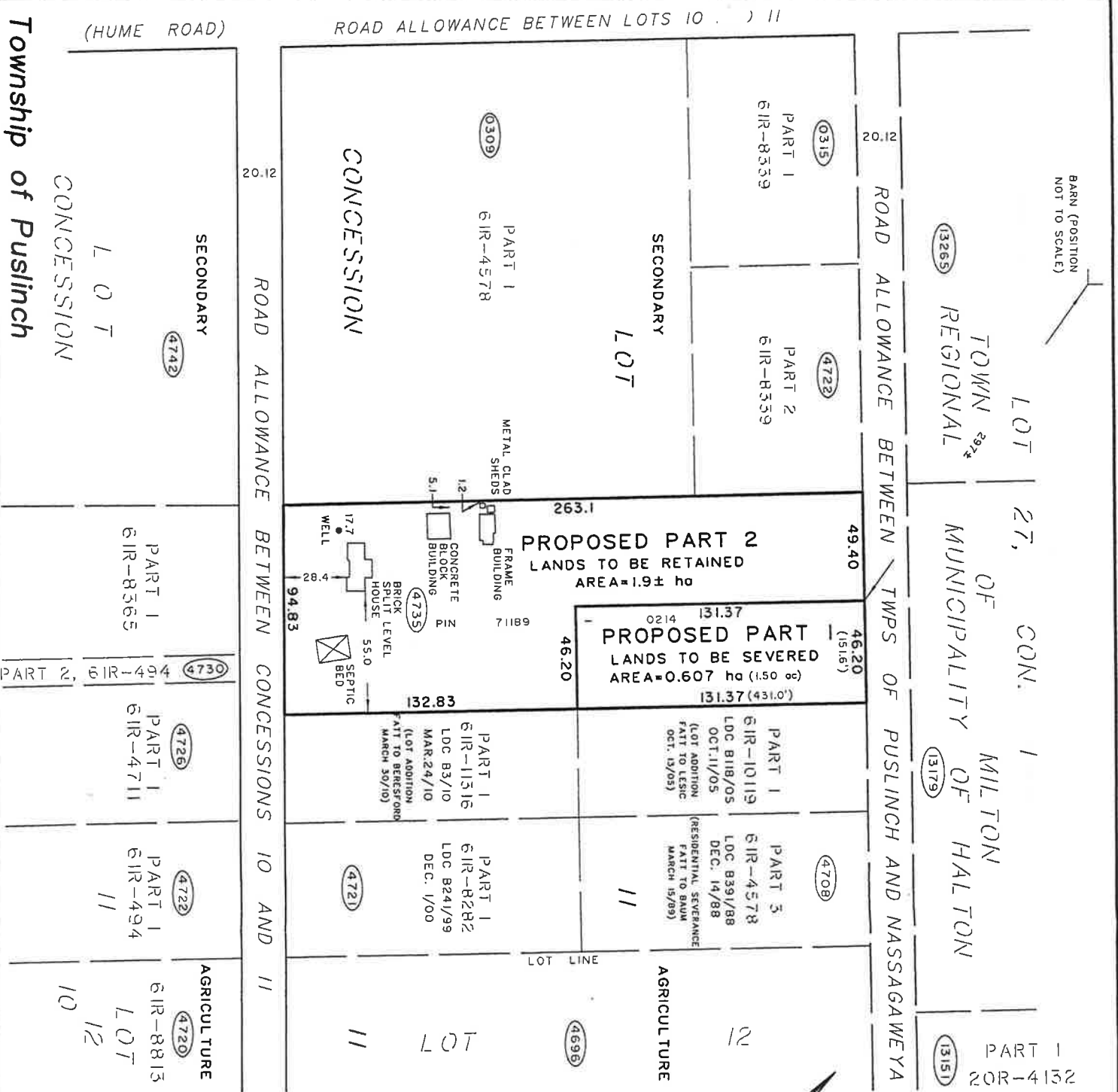
**BARN(S) SIZE:**  
60' x 60' (ft<sup>2</sup> / m<sup>2</sup>)  
 \_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)  
 \_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)

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

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		0
	Does & bucks (for dairy; includes unweaned offspring & replacements)		0
Chickens	Kids (dairy or feeder kids)		0
	Layer hens (for eating eggs; after transfer from pullet barn)		0
	Layer hens (day olds until transferred into layer barn)		0
	Broiler breeder growers (males/ females transferred out to layer barn)		0
	Broiler breeder layers (males/ females transferred in from grower barn)		0
	Broilers on an 8 week cycle		0
	Broilers on a 9 week cycle		0
	Broilers on a 10 week cycle		0
	Broilers on a 12 week cycle		0
	Broilers on any other cycle, or unknown		0
Turkeys	Turkey pullets (day old until transferred to layer turkey barn)		0
	Turkey breeder layers (males/ females transferred in from grower barn)		0
	Breeder toms		0
	Broilers (day olds to 6.2 kg)		0
Veal	Hens (day olds up to 6.2 kg; 7.5 kg is typical)		0
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		0
	Turkeys at any other weights, or unknown		0
Other	Milk-fed		0
	Grain-fed		0
Manure imported to a lot not generating manure			0
			0
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity	N/A	0
			0

\*see terms defined on reverse side of page





**SKETCH**

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 2000



METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

**NOTES:**

1. DIMENSIONS SHOWN HEREON ARE FROM VARIOUS PLANS AND DEEDS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

THIS SKETCH WAS PREPARED FOR KENNETH FATT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

*Kerry F. Hillis*  
 KERRY F. HILLIS

ONTARIO LAND SURVEYOR

REVISED MARCH 31, 2015

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**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**



Ontario Land Surveyors  
 Urban and Rural Planners

351 Speedvale Avenue West  
 Guelph, Ontario N1H 1C6

FAX: (519) 822-1220  
 TEL: (519) 822-4031

DATE: MARCH 12, 2015

DM

PROJECT 14-9931

22RK

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

April 10, 2015

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*APPLICATION SUBMITTED ON: April 7, 2015*

FILE NO. B31/15

### APPLICANT

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

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 26  
Concession 1

Proposed severance is 75m fr x 75m = 0.56 hectares, vacant land for proposed rural residential use.

Retained parcel is 39 hectares with 328m frontage on Conc 1 Rd and 619m frontage on Sideroad 25, existing and proposed residential and agricultural use with existing dwelling and barn.

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

**May 20, 2015**

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

### MAILED TO:

Local Municipality - Puslinch    County Planning    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: Apr 7/15

File No. B31/15

Accepted as Complete on: Apr 7/15

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

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

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

**Phone No.** Home: 519-623-7653 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 1 Lot No. Part of Lot 26

Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_

Civic Address 7176 Concession 1 Road

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

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

Frontage/Width      75 ±      AREA      0.56 ha ±

Depth      75 ±      Existing Use(s)      Vacant

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      400 ±      AREA      37 ha ±

Depth      1030 ±      Existing Use(s)      Agricultural

Existing Buildings or structures: Dwelling; 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 [ 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 [X] NO [ ]

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 [X] NO [ ]

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

YES [ ] NO [X]

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

YES [ ] NO [X]

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

YES [ ] NO [X]

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

YES [ ] 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 [ ] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands?

YES [ ] NO [X]

19. PREVIOUS USE INFORMATION:

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 [ ] NO [X] 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 [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.

- Parcel 1 created by consent November 2001 (INST LT67976); transfer from McAllister to Ostopovich
- Parcel 7 created by consent October 1994. (INST 722597); transfer from M McAllister to M&B McAllister,
- Parcel 9 was a lot line adjustment in Nov 1976 (INST 178799): from McAllister to Knox Presb Church
- Parcel 3 created by consent May 1990 (INST 722597); transfer from M&B McAllister to J&K McAllister,

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

YES [ ] NO [X] UNKNOWN [ ]

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

YES [ ] NO [X]

24. Is the application consistent with the Provincial Policy Statement? YES [X] NO [ ]
25. Is the subject land within an area of land designated under any provincial plan or plans?  
 Greenbelt Plan [ ] Places to Grow [X] Other [ ] \_\_\_\_\_  
 If YES, does the application conform 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 & GREENLANDS & ANSI**

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 , NATURAL ENVIRONMENT

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

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

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

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [ ] 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 CIBC 25 Victoria Road North, Guelph, ON, N1E 5G6

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"

<u>Answer in Acres/Hectares</u>	<u>PRESENT LAND USES-Severed &amp; Retained Lands</u>		<u>Answer with X</u>	<u>PROPOSED LAND USES</u>	
	<u>Severed</u>	<u>Retained</u>		<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	[ ]	[X]
Idle Agricultural Land	<u>0.5</u>	_____	Surplus Farm House	[ ]	[ ]
Woodlot/Bushland	_____	<u>14</u>	Retirement Lot	[ ]	[ ]
Pasture	_____	<u>24</u>	Farm-help Lot	[ ]	[ ]
Number of Buildings	_____	<u>2</u>	Non-Farm Residence	[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 Hay & Pasture

c) Proposed Crops:  
 Severed NONE Retained Hay & Pasture

32. Type of Farm Operation conducted on these subject lands:  
 Type: Dairy [ ] Beef Cattle [X] Swine [ ] Poultry [ ] Other [ ]  
 Units Number \_\_\_\_\_ 20 \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_



April 6, 2015  
Jeff.Buisman@vanharten.com  
22687-15

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 Barbara McAllister Estate  
Part Lot 26, Concession 1  
PIN 71202-0087 (LT)  
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 75m wide and 75m deep (0.56 ha) at "the top of the hill" along the Sideroad 25 limit. This is the only location where a severance would be possible to allow for a safe entrance and in compliance with other relevant criteria.

Consideration was made for a severance to the north of Parcel 7 shown on the sketch. This was an ideal location in terms of addition to the village of Crieff and taking advantage of an opening between the rural residence to the south and the wetlands to the north. This location does not, however, allow for compliance the MDS requirements to the barn on the retaining property.

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
- MDS requirements are met

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

Very truly yours,  
Van Harten Surveying Inc.

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

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

JEB:lb

c.c. Roy McAllister, Executor for Estate of Barbara McAllister

**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>15</u>	Length <u>19</u>	Area <u>285m<sup>2</sup></u>	Use <u>Beef Barn</u>
	Width _____	Length _____	Area _____	Use _____

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

<b>Type:</b>	<b>DRY</b>	<b>SEMI-SOLID</b>	<b>LIQUID</b>
	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.





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 Roy McCallister  
Civic Address 7176 Concession 1 Road  
Telephone 908-685-1111 City Dix

Trable Hectares/Acres\* on the lot where the livestock facility is located 24 hectares 60 acres  
Closest distance from the livestock facility to the new lot and/or land use          meters          feet  
Closest distance from the manure storage facility to the new lot and/or land use          meters          feet  
Signature of Livestock Facility Owner Roy McCallister Date April 8, 2005

File No. \_\_\_\_\_  
Applicant \_\_\_\_\_

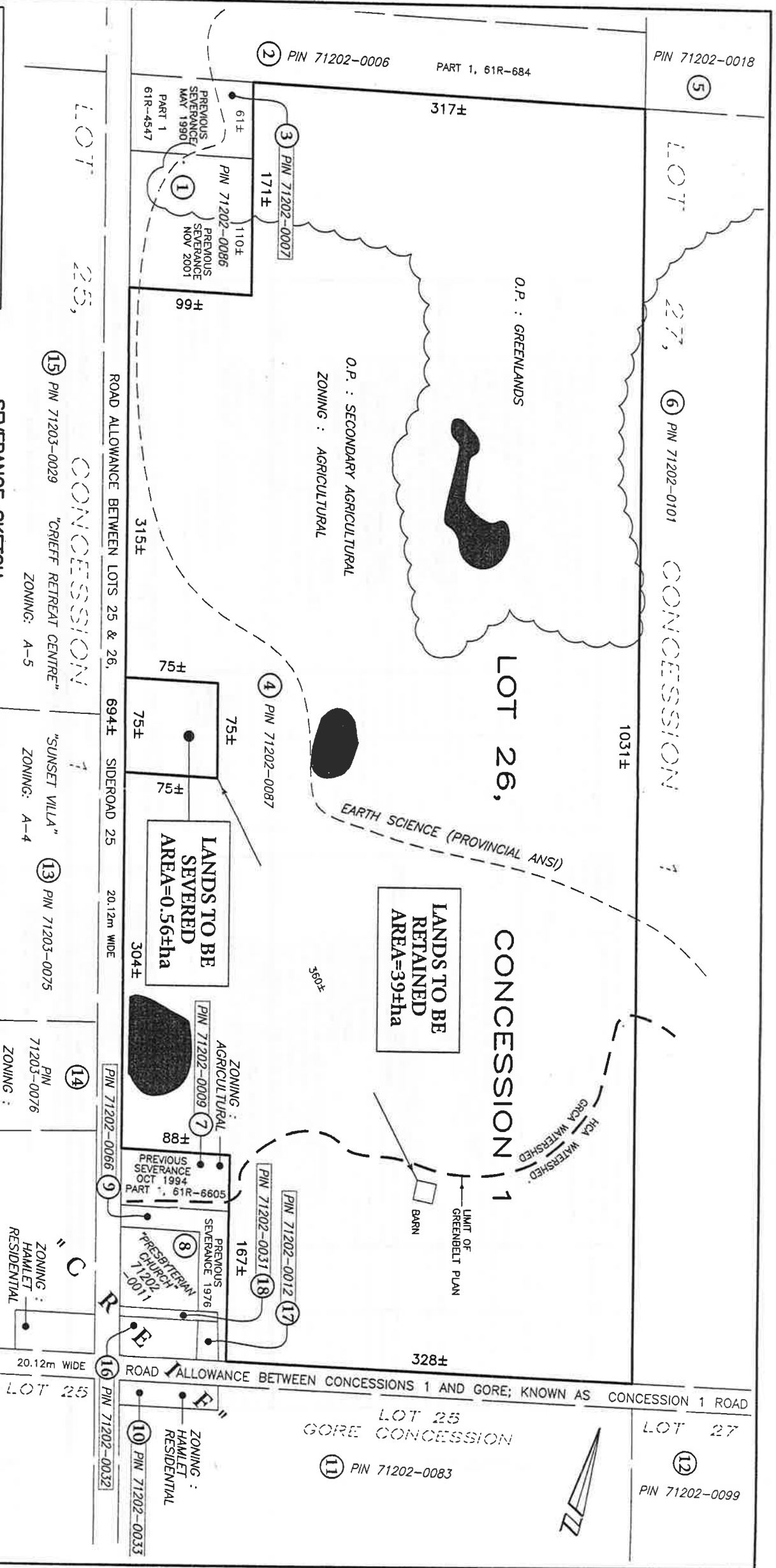
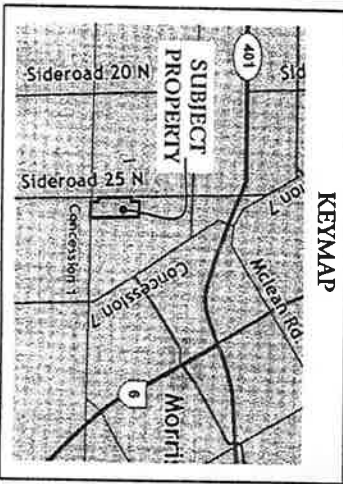
**Permanent Manure or Material Storage Types**  
Solid Manure: 18% dry matter, or more  
Liquid Manure: Less than 18% dry matter  
Digestate: Less than 18% dry matter

- 0 No storage required (manure/material used for less than 14 days)
- V1 Solid, straw, stacked pile
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff ditches
- V4 Liquid, inside, unpermeable floor
- V5 Liquid, outside, with a permeable, light binding cover
- V6 Liquid, outside, with a permeable, light binding cover
- V7 Liquid, (digestate), outside, no cover
- L2 Liquid, outside, with a permanent floating cover
- M1 Liquid, outside, no cover, straight-sided storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, inside, no cover, tipped-sided storage

Animal Type or Material	Description	Housing Capacity* (head)	Manure Storage Type* (see list above)
Beef Cattle	Cows, including calves in weaning (all breeds) Females (7 - 18 months) Backgrounders (7 - 12.5 months) Spokesteers (12.5 - 17.5 months)	20	V3
Dairy Cattle	Milking age cows (dry or milking) Large-framed: 545 kg - 650 kg (for example - Holstein) Medium-framed: 465 kg - 545 kg (for example - Guernsey) Small-framed: 364 kg - 435 kg (for example - Jersey) Heifers (5 months to freshening) Large-framed: 182 kg - 245 kg (for example - Holstein) Medium-framed: 148 kg - 215 kg (for example - Guernsey) Small-framed: 125 kg - 204 kg (for example - Jersey) Calves (0 - 6 months) Large-framed: 165 kg - 182 kg (for example - Holstein) Medium-framed: 80 kg - 140 kg (for example - Guernsey) Small-framed: 30 kg - 125 kg (for example - Jersey)		
Swine	Sows with litter, dry sows/boars; Sows (littered) Early Weaning (SEM) Sows with litter, dry sows or boars (non-SEM) Breeder pigs (with the dam designed specifically for this purpose) Weaners (7 kg - 27 kg) Fattens (27 kg - 106 kg)		
Horses	Large-framed, mature: >681 kg (including unweaned offspring) Medium-framed, mature: 227 kg - 681 kg (including unweaned offspring) Small-framed, mature: <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat, wool, hides) (including unweaned offspring) Ewes & rams (dairy operation; includes unweaned offspring & replacements) Lambos (dairy or feeder lambs)		

\*See terms defined on reverse side of page. F:\FORMS\COMMENT\REVISED\31\Farm Data Sheet.rtf Nov. 27, 2000 Version

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (see list above)
Goats	Does & bucks (for meat, hide; includes unweaned offspring & replacements) Does & bucks (for dairy; includes unweaned offspring & replacements) Kids (dairy or feeder kids)		
Chickens	Larger birds (for eating eggs; other brooder from pullet barn) Broiler brooder growers (pullets) (includes unweaned out to layer barn) Broiler brooder layers (includes unweaned in from grower barn) Broilers on an 8 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (dry old unweaned to layer turkey barn) Turkey brooder layers (includes unweaned in from grower barn) Brooder fens Broilers (dry old to 6.2 kg) Hens (dry old up to 8.2 kg to 10.8 kg; 7.2 kg is typical) Toms (dry old to over 10.8 kg to 20 kg; 14.5 kg is typical) Turkeys at any other weights, or unknown		
Veal	Milk fed Grain fed		
Other			
Manure reported to a lot not operating region	Maximum capacity of permanent storages at any time; solid or liquid capacity		
Anticollid Digestifier	Maximum capacity of permanent storages at any time; solid or liquid capacity		



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

SCALE: 1 - 3000  
 VAN HARTEN SURVEYING INC.

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

JEFFREY E. BUISMAN  
 ONTARIO LAND SURVEYOR

**NOTES:**

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

DENOTES O.P. : CORE GREENLANDS; ZONING : NATURAL ENVIRONMENT



**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

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

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

DRAWN BY: JAM CHECKED BY: JEB PROJECT NO. 22687-15

Apr 06 2015 - 2:28pm  
 G:\PUSLINC\Con1\ACAD\SEV PT26 (McALLISTER).dwg

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

April 10, 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: April 7, 2015*

FILE NO. B32/15

### APPLICANT

Glenn & Yvonne Frosch  
c/o Robert & Lisa Frosch  
6505 Concession 1 Road  
RR#2  
Puslinch ON N0B 2J0

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lots 1, 2 & 3  
Concession Gore

Proposed severance is 94m fr x 76m = 0.71 hectares, existing and proposed rural residential use with existing house.

Retained parcel is 72.6 hectares with 627m frontage, existing and proposed agricultural and residential use with existing dwelling, shed & barn.

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

**May 20, 2015**

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

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**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:**

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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: Apr 7/15  
File No. B32/15  
Accepted as Complete on: Apr 7/15

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

**2. Name of Registered Owner(s) Glenn Allan & Yvonne FROSCH**

c/o Robert Frederick & Lisa Janice FROSCH

Address 6505 Concession 1 Road, R.R. # 2, Puslinch, ON, N0B 2J0

Phone No. Home: \_\_\_\_\_ 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 Gore Lot No. Part of Lots 1, 2, 3

Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_

Civic Address 6525 Concession 1 Road

**(b) When was property acquired: Feb 1995 estate transfer Registered Instrument No. RO727742**

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

Frontage/Width      **94 ±**      AREA      **0.7 ha ±**

Depth      **76 ±**      Existing Use(s)      **Existing Second Dwelling and Field**

Existing Buildings or structures: **House**

Proposed Uses (s): **Rural Residential**

**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 [ X ]** (check appropriate space & specify where indicated):

Municipally owned and operated piped water system  
 Well (specify whether individual or communal): **New well to be installed due to existing sharing of 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): \_\_\_\_\_

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

Frontage/Width      **627 ±**      AREA      **73 ha ±**

Depth      **925 ±**      Existing Use(s)      **Agricultural**

Existing Buildings or structures: **2 Storey Dwelling; Shed; 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 [ 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: CP Rail

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.**

**Parcel 11 on sketch created by consent Dec 1997 by Instrument 788230  
 Parcel 19 on sketch created by consent May 2003 by Instrument WC27152 and expanded by lot line adjustment consent August 2012 by Instrument WC353300**

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 , NATURAL ENVIRONMENT

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

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

<u>PRESENT LAND USES-Severed &amp; Retained Lands</u>			<u>PROPOSED LAND USES</u>		
<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	<u>0.7</u>	<u>40</u>	Agricultural	[ ]	[X ]
Idle Agricultural Land	_____	_____	Surplus Farm House	[ ]	[ ]
Woodlot/Bushland	_____	<u>30</u>	Retirement Lot	[ ]	[ ]
Pasture	_____	_____	Farm-help Lot	[ ]	[ ]
Number of Buildings	_____	<u>4</u>	Non-Farm Residence	[X]	[ ]
Area of Residence	_____	<u>2</u>	Comm./Ind./Instit.	[ ]	[ ]
Other Uses (e.g. business)	_____	_____	Addition to a Lot	[ ]	[ ]

- b) Existing Crops:  
 Severed Cash Retained Cash

- c) Proposed Crops:  
 Severed None Retained Cash

32. Type of Farm Operation conducted on these subject lands: **EMPTY BARN**  
 Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]  
 Units Number \_\_\_\_\_



April 6, 2015  
Jeff.Buisman@vanharten.com  
22726-15

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 Frosch  
Part Lots 1, 2, 3, Gore Concession  
PIN 71206-0125 (LT)  
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 94m wide and 76 deep (0.7 ha) at the northeast corner of the property. This severance incorporates the second dwelling (No. 6529) that was used for farm workers. The new westerly limit will be along the westerly fence of the yard for this dwelling.

One challenge for this severance is MDS compliance can't be achieved unless the barn is removed or rezoned to not allow animals. The existing barn has been vacant of animals for a number of years. However the barn is in very good shape and the owner would prefer to keep it standing. The preference is, therefore, to rezone the barn to not allow animals so that the MDS requirements can be met.

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
- MDS requirements can be met with a zone change

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 light blue horizontal line.

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

JEB:lb

c.c. Rob & Linda Frosch



**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>16x24</u>	Length <u>7x20</u>	Area <u>524m<sup>2</sup></u>	Use <u>Old Barn not used</u>
	Width <u>7</u>	Length <u>16</u>	Area <u>112m<sup>2</sup></u>	Use <u>Drive Shed</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

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**NOTES:**

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



County of Wellington

# FARM DATA SHEET

Minimum Distance Separation 1 (MDS1)

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

Owner of Livestock Facility **Rob Frosch c/o Glenn Frosch**  
 Telephone **519-841-1833** Civic Address **6525 Concession 1 Road**  
 Municipality **PUSLINCH** Lot **1,2,3** Concession **GORE** DIV   
 Titled Hectares/Acres\* on the lot where the livestock facility is located **42** hectares  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 *Glenn Frosch* Date **Apr 16/15**

Animal Type or Material	Description	Housing Capacity* (in head)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)	30	V3
	Feeders (7 - 16 months)		
Dairy Cattle	Backgrounders (7 - 12.5 months)	30	V3
	Milking-age cows (dry or milking)		
	Large-framed: 545 kg - 838 kg (for example - Holsteins)		
	Medium-framed: 455 kg - 545 kg (for example - Guernseys)		
	Small-framed: 394 kg - 455 kg (for example - Jerseys)		
	Heifers (6 months to freshening)		
	Large-framed: 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed: 148 kg - 453 kg (for example - Guernseys)		
	Small-framed: 125 kg - 384 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
Swine	Large-framed: 45 kg - 182 kg (for example - Hottelins)	30	V3
	Medium-framed: 39 kg - 148 kg (for example - Guernseys)		
	Small-framed: 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows or boars (not-SEW)		
Horses	Sows with litter, dry sows or boars (not-SEW)	30	V3
	Booster gilt (entire barn designed specifically for this purpose)		
	Vealners (7 kg - 27 kg)		
Sheep	Feeders (27 kg - 195 kg)	30	V3
	Large-framed, mature: 381 kg (including unweaned offspring)		
	Medium-framed, mature: 227 kg - 680 kg (including unweaned offspring)		
Other	Small-framed, mature: <227 kg (including unweaned offspring)	30	V3
	Ewes & Rams (for meat lambs; includes unweaned offspring & replacements)		
Other	Ewes & Rams (dairy operation; includes unweaned offspring & replacements)	30	V3
	Lambs (dairy or fender lambs)		

\*See terms defined on reverse side of page

FILE DEVELOPMENT REVISION MDS1 from Data Sheet 1 Nov. 27, 2008 Version

**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

File No. \_\_\_\_\_  
 Applicant \_\_\_\_\_

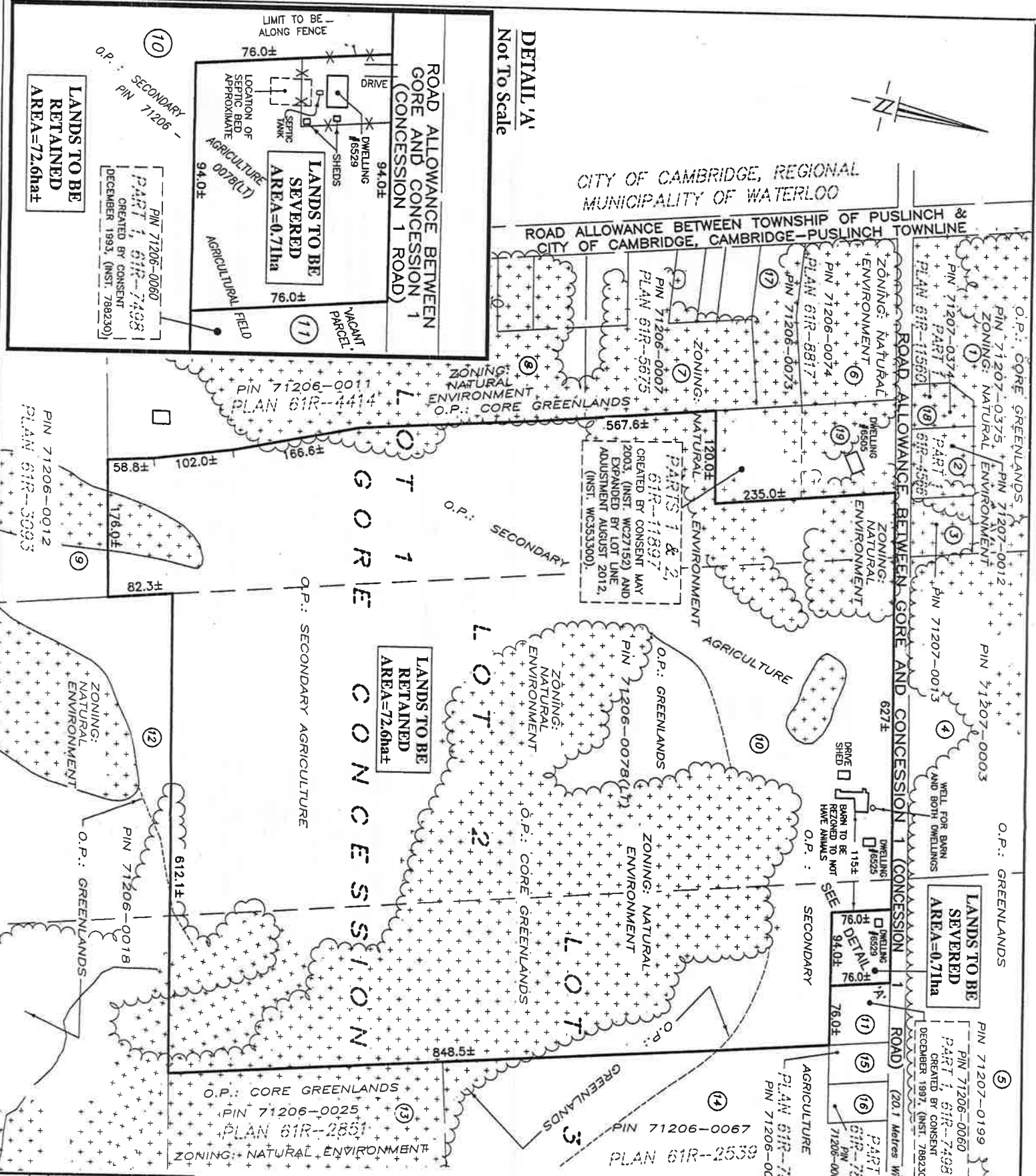
- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 15% to less than 30% dry matter, with covered liquid runoff storage
- V5 Solid, outside, no cover, 15% to less than 30% dry matter, with uncovered liquid runoff storage
- V6 Liquid, inside, underneath slatted floor
- V7 Liquid, outside, with a permanent, light fitting cover
- V8 Liquid, (digestate), outside, no cover
- V9 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	Dose & bucks (for meat kids; includes unweaned offspring & replacements)	30	V3
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for setting eggs, after transfer from pullet barn)	30	V3
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
Turkeys	Turkey broiler layers (males/ females transferred in from grower barn)	30	V3
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
Other	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)	30	V3
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Other	Milk-fed	30	V3
	Grain-fed		
Other	Manure imported to a lot, not generating manure	30	V3
	Manure imported to a lot, not generating manure		
Other	Maximum capacity of permanent storages at any time: solid or liquid capacity	30	V3
	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Other	Manure imported to a lot, not generating manure	30	V3
	Manure imported to a lot, not generating manure		
Other	Maximum capacity of permanent storages at any time: solid or liquid capacity	30	V3
	Maximum capacity of permanent storages at any time: solid or liquid capacity		



CITY OF CAMBRIDGE, REGIONAL  
MUNICIPALITY OF WATERLOO

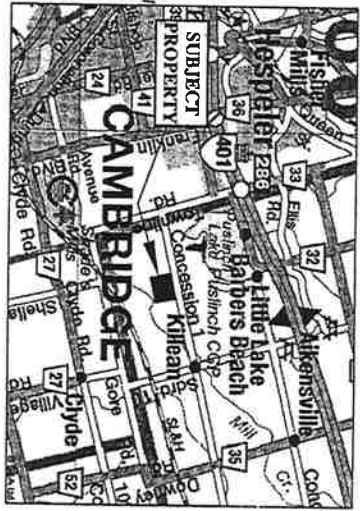
ROAD ALLOWANCE BETWEEN TOWNSHIP OF PUSLINCH &  
CITY OF CAMBRIDGE, CAMBRIDGE-PUSLINCH TOWNLINE



SEVERANCE SKETCH  
PART OF LOTS 1, 2 & 3,  
GORE CONCESSION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE: 1 - 5000

VAN HARTEN SURVEYING INC.



**SURVEYOR'S CERTIFICATE**

THIS SKETCH WAS PREPARED  
ON THE 2nd DAY OF APRIL, 2015.

*Jeffrey E. Busman*  
JEFFREY E. BUSMAN  
ONTARIO LAND SURVEYOR

**NOTES:**

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURE AND CORE GREENLANDS.
4. DISTANCES TO BARS ARE TAKEN FROM COUNTY OF WELLINGTON 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.
7. PARCEL (9) CREATED BY CONSENT MAY 2003 (INSTRUMENT WC27152) AND EXPANDED BY LOT LINE ADJUSTMENT AUGUST 2012, INST. WC353300.
8. PARCEL (1) CREATED BY CONSENT DECEMBER, 1997 (INSTRUMENT 786230).



**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. 22726-15  
Apr 06, 2015 - 2:16pm  
G:\PUSLINCH\Con Gore\SEVERANCES\SEVPLOT1-3(FROSH)-B.dwg

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

April 10, 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: April 7, 2015*

FILE NO. B35/15

### APPLICANT

Richard & Elizabeth Wentzell  
7007 Wellington Rd 34  
Cambridge ON N3C 2V4

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 20  
Concession 2

Proposed severance is 1.4 hectares with 102m frontage on Wellington Road 34 and 125m frontage on Sideroad 20 N, vacant land for proposed rural residential use.

Retained parcel is 2.1 hectares with 62m frontage, existing and proposed rural residential use with existing dwelling, shed and storage building.

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

**May 20, 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: Apr 7/15

File No. B35/15

Accepted as Complete on: Apr 7/15

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

**2. Name of Registered Owner(s)**

**Richard Michael WENTZELL & Elizabeth Staniard Bridges WENTZELL**

Address **7007 Wellington Road No. 34, Cambridge, ON, N3C 2V4**

Phone No. Home: 519-767-6674 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 2 Lot No. Part of Lot 20

Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Reference Plan No. Parts 1-7, 61R-2184, Save & Except Part 1, 61R-9791 & Part 1, 61R-9790

Civic Address **7007 Wellington Road No. 34**

**(b) When was property acquired: October 10, 2005 Registered Instrument No. WC117836**

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

Frontage/Width      **102 to 119 ±**      AREA      **1.4 ha ±**

Depth      **125-136 ±**      Existing Use(s)      **Vacant Field, small low lands**

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      **62 ±**      AREA      **2.1 ha ±**

Depth      **250 ±**      Existing Use(s)      **Rural Residential**

Existing Buildings or structures: **Dwelling; Shed, Storage Building/Old 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 [ 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 [X] NO [ ]
8. Is there a landfill within 500 metres [1640 feet]? YES [ ] NO [X]
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [ ] NO [X]  
 b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel? YES [X] NO [ ] If answer to 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 [X] NO [ ]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [ ] NO [X]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [ ] NO [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [ ] NO [X]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [ ] 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 [ ] NO [X]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [ ] NO [X]

**19. PREVIOUS USE INFORMATION:**

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 [ ] NO [X] 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 [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.**

Parcel 13 on sketch (Part 1, 61R-9790; PIN 71204-0108) created by consent approved December 2004 and registered March 2005 via Instrument WC92860 being a transfer from William Henry GARNESS to William Henry GARNESS

Parcel 3 on sketch (PIN 71204-0107) created by Lot Line Adjustment consent approved December 2004 and registered March 2005 via Instrument WC92859 being a transfer from William Henry GARNESS to Nelson & Sharon BATISTA

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

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

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

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

Greenbelt Plan [ ] Places to Grow [X] Other [ ] \_\_\_\_\_

If YES, does the application conform 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 and CORE GREENLANDS**

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

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

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

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

29. Does the proposal for the subject lands conform to the existing zoning? YES [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.

Mortgage with TD CanadaTrust, 1907 Oxford Street East, London, ON, N5V 4L9

Mortgage with CIBC 374 Stone Road West, Guelph, ON, N1G 4T8

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>	Severed	Retained	<u>Answer with X</u>	Severed	Retained
Under Cultivation	<u>1.1</u>	_____	Agricultural	[ ]	[ ]
Idle Agricultural Land	_____	_____	Surplus Farm House	[ ]	[ ]
Woodlot/Bushland	<u>0.3</u>	<u>1.1</u>	Retirement Lot	[ ]	[ ]
Pasture	_____	_____	Farm-help Lot	[ ]	[ ]
Number of Buildings	_____	<u>3</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 \_\_\_\_\_





March 31, 2015  
Jeff.Buisman@vanharten.com  
22596-15

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 Wentzell  
Part Lot 20, Concession 2  
PIN 71201-0109 (LT)  
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, ownership confirmation, 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 1.4 ha located along the Sideroad 20 side of the property. The parcel is a bit larger than the suggested 0.8 ha due to the existing property configuration and the small pocket of wetlands at the property corner. The retained parcel will have an area of about 2.1 ha.

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:

- Designated as Secondary Agricultural in the County Official Plan
- Safe entrance along the front (Wellington Road No. 34)
- MDS compliance
- Minimal environmental concerns
- No severance since March 2005
- Ownership for more than 5 years

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

Very truly yours,  
Van Harten Surveying Inc.

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

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

JEB:lb

c.c. Elizabeth and Richard Wentzell

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

Severed Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Retained Width 8 Length 5 Area 40m<sup>2</sup> Use \_\_\_\_\_ Shed \_\_\_\_\_  
Width Various Length Various Area 350m<sup>2</sup> Use Barn not structurally sound used for storage

**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.

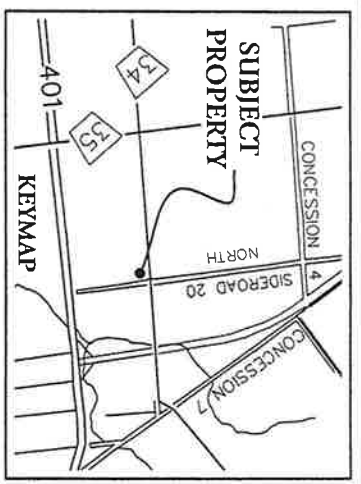
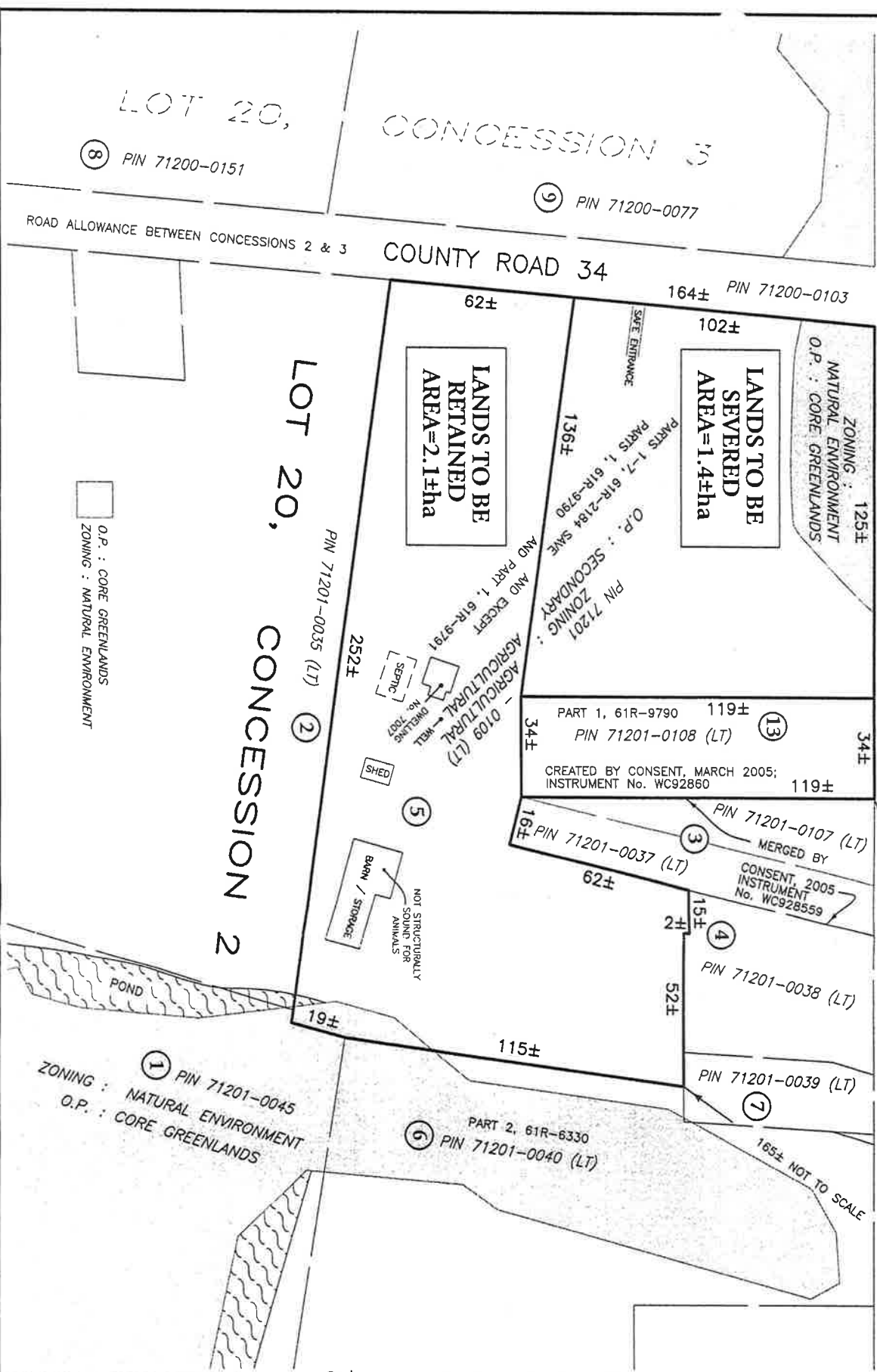
Please see covering letter

**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.

LOT 21  
CON. 5  
PIN 71200-0115  
20.12m WIDE

LOT 21,  
CONCESSION 2  
PIN 71201-0049 (LT)  
PIN 71201-0111 (LT)  
2.10± NOT TO SCALE



SEVERANCE SKETCH  
PART OF LOT 20, CONCESSION 2  
TOWNSHIP OF PUSLINC  
COUNTY OF WELLINGTON

SCALE 1 : 1500  
0 25 50 75 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 NATURAL ENVIRONMENT AND AGRICULTURAL.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS AND SECONDARY AGRICULTURAL.
  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. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
  7. PREVIOUS CONSENT APPLICATIONS FOR PARCEL (3) AND (13) WERE APPROVED AND FINALIZED DECEMBER 2004 AND REGISTERED MARCH 7, 2005.
  8. THIS SKETCH WAS PREPARED ON THE 31st DAY OF MARCH, 2015

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



423 WOOLWICH STREET  
GUELPH - ONTARIO, N1H 3K3  
PHONE: (519) 821-2763  
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660 RIDDELL ROAD, UNIT 1  
ORANGEVILLE - ONTARIO, L9W 5G5  
PHONE: (519) 940-4110  
FAX: 519-940-4113  
www.vanharten.com

DRAWN BY: JAM CHECKED BY: JEB PROJECT No. 22596-15

Mar\_31\_2015-2:06pm  
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