

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

July 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: June 25, 2015*

FILE NO. B56/15

### APPLICANT

Loretta Landry  
3990 Sideroad 10 S  
Puslinch ON N0B 2J0

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 10  
Concession Gore

Proposed severance is 120m fr x 120m = 1.44 hectares (Part 1 on sketch) existing agricultural and bush for proposed rural residential use.

Retained parcel is 27.4 hectares with 554m frontage (Part 2 on sketch) existing and proposed agricultural and bush.

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

**August 19, 2015**

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

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

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

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

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

### MAILED TO:

Local Municipality - Puslinch    County Planning    Conservation Authority - GRCA

Bell Canada    County Clerk    Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1000  
Fee Received: June 25/15

File No. B56/15  
Accepted as Complete on: June 25/15

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

2. (a) Name of Registered Owner(s) LORETTA LANDRY

Address 3990 Sideread 10 South  
Roslinch Ontario NOB 2T0

Phone No. cell 519 590 1105 Email: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

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

Brian BEATTY Black Shoemaker Robinson Donaldson  
351 Speedvale Ave. West Guelph Ontario

Phone No. 519 822 4031 Email: Brian@bsrd.com

(d) All Communication to be directed to:

REGISTERED OWNER  APPLICANT  AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER  APPLICANT  AGENT

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

RURAL RESIDENTIAL  AGRICULTURAL  URBAN RESIDENTIAL  COMMERCIAL/INDUSTRIAL

OR  
EASEMENT  RIGHT OF WAY  CORRECTION OF TITLE  LEASE

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

NOT YET DETERMINED

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

Local Municipality: Township of Puslinch  
Concession Gore Lot No. N 1/2 Lot 10  
Registered Plan No. / Lot No. /  
Reference Plan No. 612-9238 Part No. 1  
Civic Address 3990 Sideroad 10 South

(b) When was property acquired: August 8/03 Registered Instrument No. W4C35264

5. Description of Land intended to be SEVERED:

Metric  PART ① on sketch  
Imperial

Frontage/Width 120 m AREA 1.44 Ha  
Depth 120 m Existing Use(s) Agricultural & Bush  
Existing Buildings or structures: VACANT  
Proposed Uses (s): Rural Residential

Type of access (Check appropriate space)

Existing

Proposed

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

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

- Municipally owned and operated piped water system
- Well  individual  communal
- Lake
- Other

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

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



PART ② on sketch

6. Description of Land intended to be RETAINED:

Metric []

Imperial []

Frontage/Width 412.83 CORNER GORE 554.0 SIDE RD AREA 27.4 Ha

Depth 409.5 m ± Existing Use(s) AGRICULTURAL & BUSH

Existing Buildings or structures: VACANT

Proposed Uses (s): AGRICULTURAL

Type of access (Check appropriate space)

Existing []

Proposed []

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

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

Municipally owned and operated piped water system

Well [] individual [] communal

Lake

Other

VACANT LAND (In Future As Indicated)

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal):

Pit Privy

Other (Specify):

VACANT LAND (In Future As Indicated)

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

YES [] NO []

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

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

YES [] NO []

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

YES [] NO []

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

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

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [] NO []

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

YES [] NO []

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

YES [] NO []

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

YES [] NO []

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

YES [] NO []

15. Is there a noxious industrial use within 500 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:**

- a) 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)?  
\_\_\_\_\_

- b) 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)  
\_\_\_\_\_

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

- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [ ] NO [] 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 severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [ ] NO []

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

N/A

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

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

SEVERED PARCEL - Greenland (cultivated)

RETAINED PARCEL - Greenland & Core Greenland

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

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

28. What is the zoning of the subject lands? \_\_\_\_\_

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

31. **Type of Farm Operation** conducted on these subject lands: Not Applicable - CASH CROPS  
Type: Dairy  Beef Cattle  Swine  Poultry  Other

32. **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>NOT</u>	Length <u>NOT</u>	Area <u>APPLICABLE</u>	Use _____
	Width _____	Length _____	Area _____	Use _____

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

DRY		SEMI-SOLID		LIQUID	
Open Pile <input type="checkbox"/>	<input type="checkbox"/>	Open Pile <input type="checkbox"/>	<input type="checkbox"/>	Covered Tank <input type="checkbox"/>	<input type="checkbox"/>
Covered Pile <input type="checkbox"/>	<input type="checkbox"/>	Storage with Book Walls <input type="checkbox"/>	<input type="checkbox"/>	Aboveground Uncovered Tank <input type="checkbox"/>	<input type="checkbox"/>
<u>NOT</u>		<u>APPLICABLE</u>		Belowground Uncovered Tank <input type="checkbox"/>	<input type="checkbox"/>
				Open Earth-sided Pit <input type="checkbox"/>	<input type="checkbox"/>



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

YES [] NO []

Type	Drain Name & Area	Outlet Location
Municipal Drain [ <input type="checkbox"/> ]		Owner's Lands [ <input type="checkbox"/> ]
Field Drain [ <input type="checkbox"/> ]		Neighbours Lands [ <input type="checkbox"/> ]
		River/Stream [ <input type="checkbox"/> ]

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect?

YES [] NO []

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

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

YES [] NO []

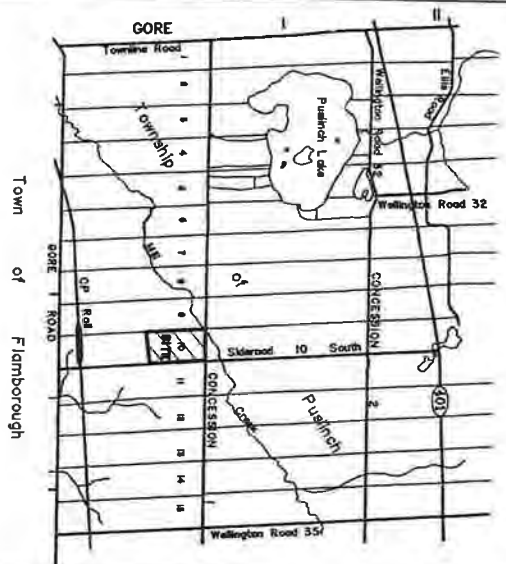
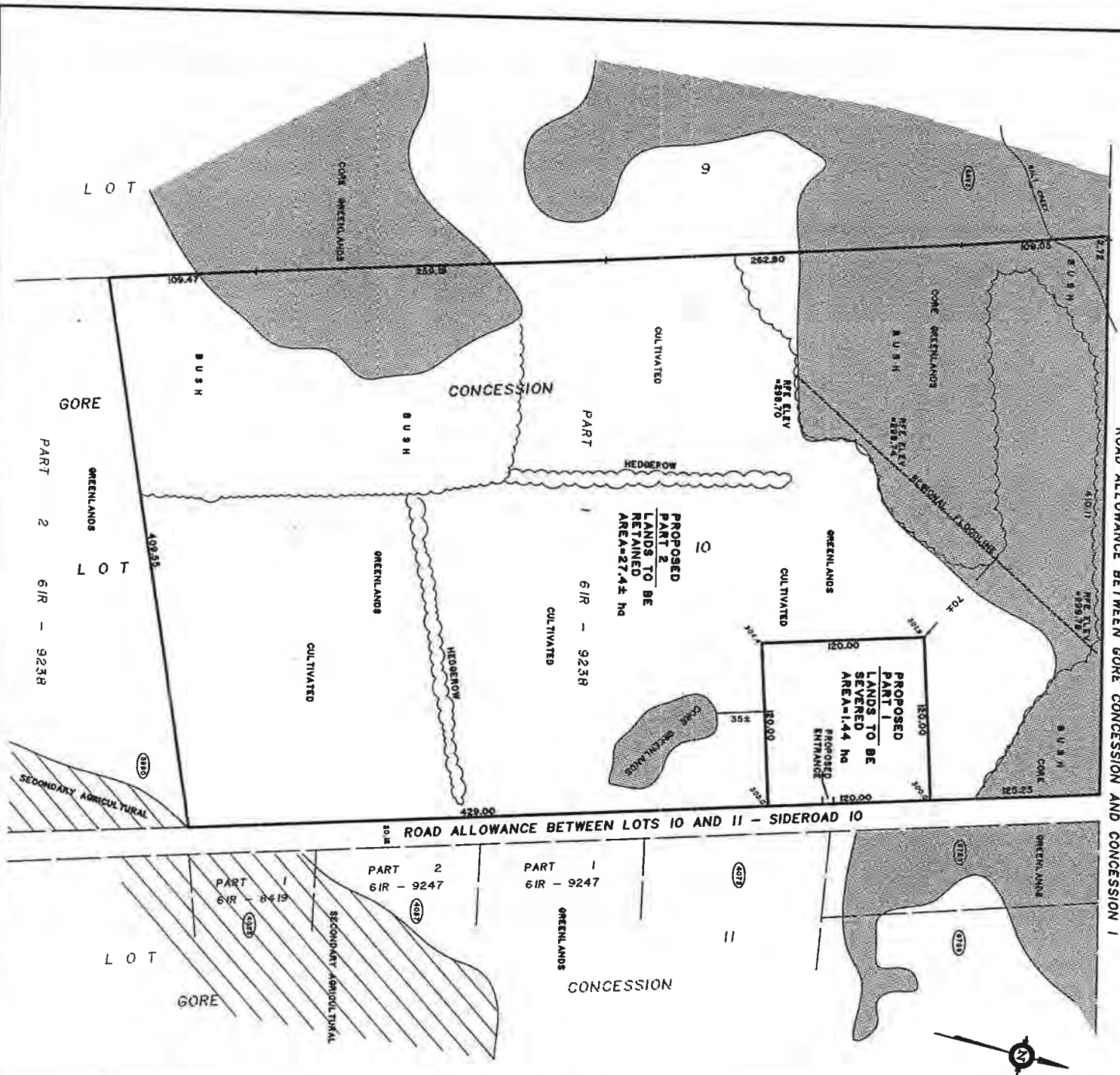
If yes, please indicate the person you have met/spoken to: Jameson Picard

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

It is the wish of Loretta Landry to SEVER A 1.44 Ha LOT on the Subject Land.

NOTES: Pre Consultations HAVE TAKEN PLACE with the GRAND RIVER Conservation Authority & County

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



**SKETCH**

PREPARED FOR SEVERANCE PERMIT 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 PURPOSE INDICATED IN THE TITLE BLOCK.

**NOTES:**

1. DIMENSIONS SHOWN HEREON ARE AS SHOWN ON REGISTERED PLAN 48-412-8 AND DO NOT REFLECT THE RESULTS OF AN ACTUAL DIMENSIVE FIELD SURVEY.

(S2B) QUOTE'S SURVEYING ADDRESS NUMBER

AND DENOTE ORIGINAL FLOOR ELEVATION

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

*Signature*

ONTARIO LAND SURVEYORS

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

**BSRP**

Ontario Land Surveyors  
Urban and Rural Planners

351 Spadina Avenue West  
Suite 1000  
Toronto, Ontario M5V 1C5

PHONE (416) 593-1820  
FAX (416) 593-1820  
TEL: (416) 593-1820

DATE: JUNE 15, 2018

PROJECT: D-9453-1



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

July 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: July 3, 2015*

FILE NO. B66/15

### APPLICANT

DRS Developments Ltd.  
7468 Gore Road  
RR#3  
Guelph ON N0B 2K0

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 31  
Concession 7

Proposed severance is 87m fr x 55m = 0.48 hectares (Part 1 on sketch), existing agricultural use for proposed rural residential use.

Retained parcel is 37.4 hectares with 603m frontage, existing and proposed agricultural use with existing house. (Part 2 on sketch)

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

**August 19, 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.

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### **MAILED TO:**

Local Municipality - Puslinch County Planning

Conservation Authority – Conservation Halton Conservation Authority – Hamilton Conservation

MTO – Owen Sound MTO - London

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1000
Fee Received: July 3/15

File No. B66/15
Accepted as Complete on: July 3/15

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

2. (a) Name of Registered Owner(s) DRS Developments Ltd.

Address 7468 Gore Road, RR #3
Guelph, ON N0B 2K0

Phone No. 905-659-3123 Email: dave@davanlandscape.com

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

Phone No. Email:

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

Rob Stovel c/o Stovel and Associates Inc.
655 Orangeville Road, N1M 1T9

Phone No. 519-843-3112 Email: stovel.associates@sympatico.ca

(d) All Communication to be directed to:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [x]

(e) Notice Cards Posted by:

REGISTERED OWNER [x] APPLICANT [ ] AGENT [ ]

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

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

create a residential lot in Secondary Agricultural designation

OR

EASEMENT [ ] RIGHT OF WAY [ ] CORRECTION OF TITLE [ ] LEASE [ ]

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

Not known

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

Local Municipality: Puslinch  
Concession 7 Lot No. NE Part of Lot 31  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_  
Civic Address 66 Queen Street

(b) When was property acquired: 2004 (Bouck) Registered Instrument No. \_\_\_\_\_  
2012 (DRS-Dave's incorporated company)

5. Description of Land intended to be **SEVERED**:  
Frontage/Width +/- 92 m AREA +/- 0.46 ha  
Depth +/- 50 m Existing Use(s) farm  
Existing Buildings or structures: none  
Proposed Uses (s): rural residential lot

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

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

Municipally owned and operated piped water system  
 Well [x]individual [ ]communal  
 Lake  
 Other

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

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

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

Frontage/Width  +/- 603 m      AREA  +/- 37.42 ha

Depth  +/- 406 m      Existing Use(s)  farm field

Existing Buildings or structures:  House

Proposed Uses (s):  as is

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

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

Municipally owned and operated piped water system  
 Well  individual  communal  
 Lake  
 Other

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

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

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

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

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

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

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?  
**YES [x] NO [ ] If answer to 9b) is YES, these must be shown on the severance sketch**

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

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

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

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

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

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26. Is the subject land a proposed surplus farm dwelling? YES [ ] NO [x]

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

27. a) What is the existing **Local Official Plan** designation(s) of the subject land? (severed and retained)  
 no local OP \_\_\_\_\_

b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)  
 Secondary Agriculture for severed parcel; Secondary Ag + Hamlet + Core Greenland for retained land \_\_\_\_\_

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

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

28. What is the zoning of the subject lands? \_\_\_\_\_ Agriculture \_\_\_\_\_

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

31. **Type of Farm Operation** conducted on these subject lands: Cash Crop  
 Type: Dairy  Beef Cattle  Swine  Poultry  Other

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

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

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

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

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

YES [ ] NO [x]

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

**35. Source Water Protection Plan**

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

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

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

YES [x] NO [ ]

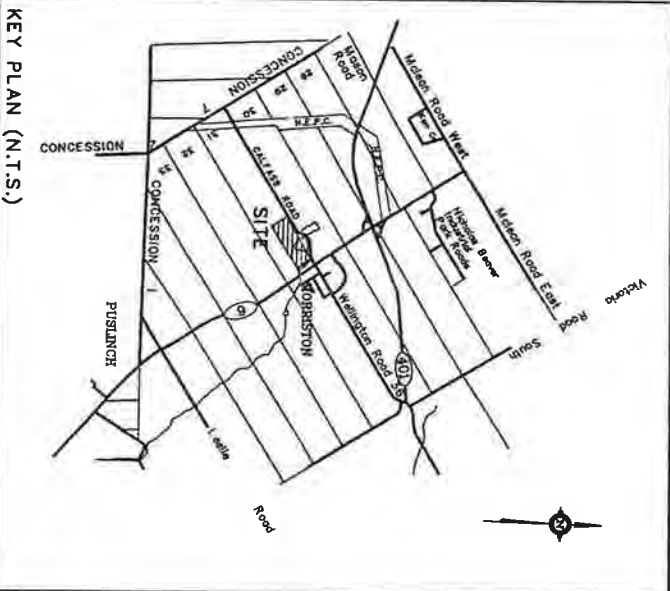
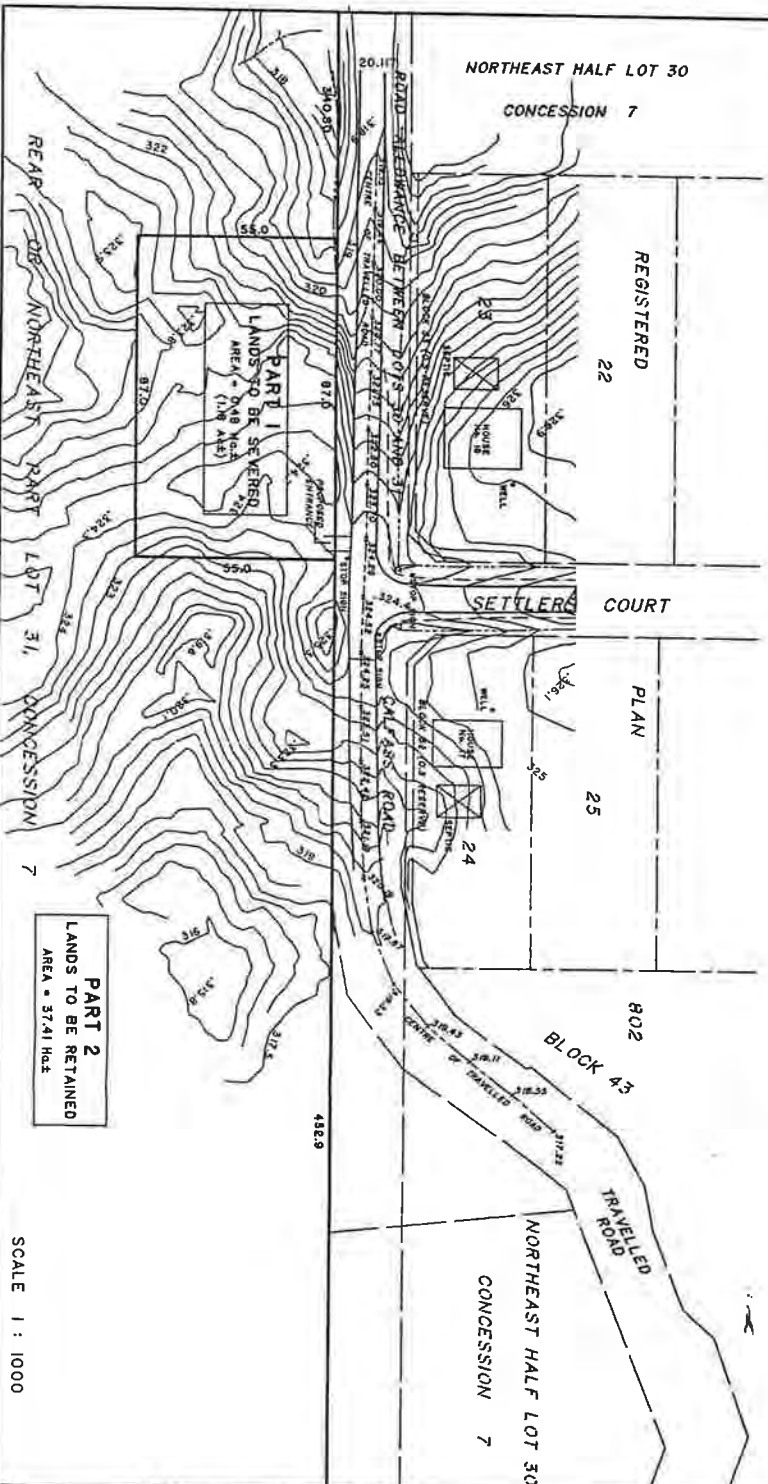
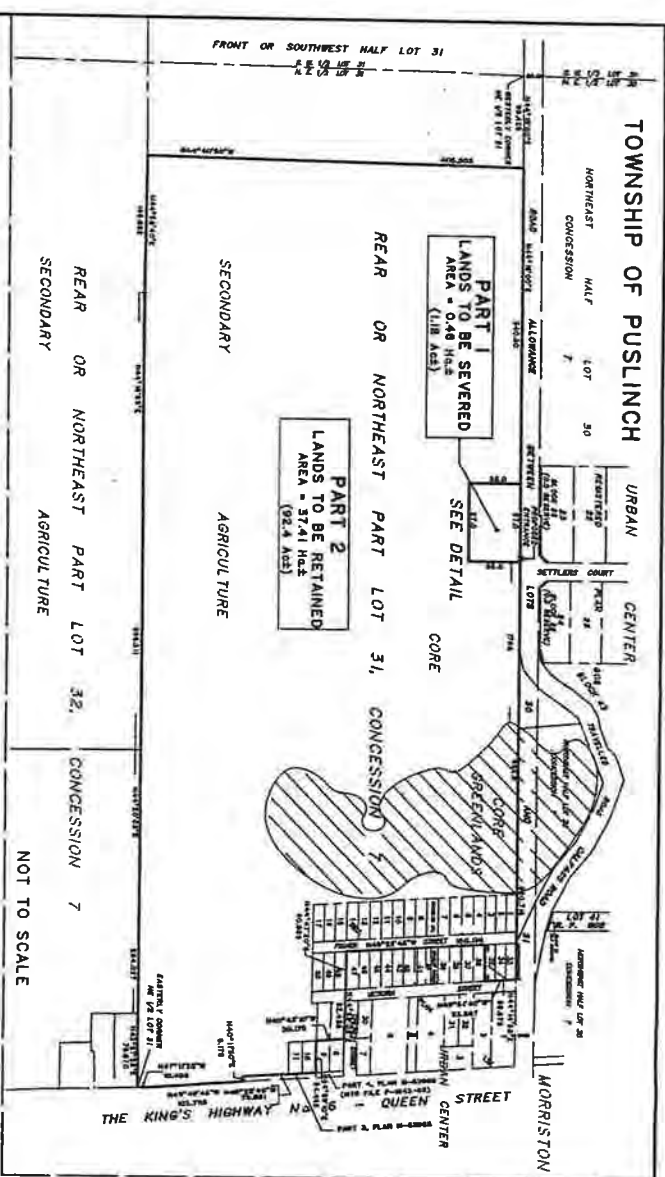
If yes, please indicate the person you have met/spoken to: Jameson Pickard

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

3.3 ha portion of the retained land holdings is located in the Hamlet of Morriston  
this portion is subject to a draft plan of subdivision (23T-10004)

**NOTES:**

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



**SKETCH PREPARED FOR SEVERANCE APPLICATION**  
 SCALE 1 : 1000

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 PURPOSE INDICATED IN THE TITLE BLOCK.

**NOTES:**  
 1. LOT DIMENSIONS SHOWN HEREON ARE DERIVED FROM OFFICE RECORDS AND HAVE NOT BEEN VERIFIED BY SURVEY.  
 2. ELEVATIONS SHOWN HEREON AS 317.22 ARE DERIVED FROM GPS OBSERVATIONS  
 3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE TAKEN FROM A PLAN BY AEGC CONSULTANT FILE 10787A AND HAVE NOT BEEN VERIFIED BY SURVEY. LOCATION OF SPOTSONG IS APPROXIMATE.

317.22 DENOTES ELEVATION MEASURED  
 324.7 DENOTES SPOT ELEVATION FROM AEGC CONSULTANT FILE NO. 10787A.  
 316 DENOTES CONTOUR ELEVATION FROM AEGC CONSULTANT FILE NO. 10787A

THIS SKETCH WAS PREPARED FOR DRS DEVELOPMENTS LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

REVISED - JULY 2/15  
 REVISED - NOV. 8/15  
 © COPYRIGHT 2015 AEGC CONSULTANTS  
 THE WRITER ASSUMES NO LIABILITY FOR THE CONTENTS OF THIS SKETCH OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS SKETCH.

KENNY W. HILLIS  
 ONTARIO LAND SURVEYOR

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

**BSPD** Ontario Land Surveyors  
 Urban and Rural Planners

351 Spadina Avenue West  
 Guelph, Ontario N1H 1C6  
 TEL: (519) 822-4031  
 FAX: (519) 822-1220  
 WWW.BSPD.COM

DATE: SEPTEMBER 11, 2015  
 PROJECT: 12-3308-5

SCALE 1 : 1000



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

July 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: July 6, 2015*

FILE NO. B67/15

### APPLICANT

Donald & Fern Sanderson  
978 Watson Rd S  
Puslinch ON N0B 2J0

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 10  
Concession 10

Proposed severance is 46m fr x 91m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 46m fr x 91m = 0.4 hectares, existing and proposed rural residential use with existing dwelling and garage.

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

**August 19, 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

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. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 1000  
Fee Received: July 6/15  
File No. B67/15  
Accepted as Complete on: July 6/15

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

2. (a) Name of Registered Owner(s) Donald Joseph & Fern Ellen SANDERSON

Address 978 Watson Road South, Puslinch, ON, N0B 2J0

Phone No. 519-836-6777

Email: dfmejl@hotmail.com

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

\_\_\_\_\_  
\_\_\_\_\_

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

Email: \_\_\_\_\_

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

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

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

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

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

To create a new lot for residential purposes.

OR

EASEMENT [ ]      RIGHT OF WAY [ ]      CORRECTION OF TITLE [ ]      LEASE [ ]

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

**Future owner is not known** \_\_\_\_\_

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

Local Municipality: **Township of Puslinch**

Concession **10** Lot No. **Part of Lot 10**

Registered Plan No. Lot No.

Reference Plan No. **61R-9187** Part No. **Part 1**

Civic Address **978 Watson Road South**

(b) When was property acquired: **October 1996** Registered Instrument No. **RO759655**

5. Description of Land intended to be **SEVERED**:

Metric  Imperial

Frontage/Width **46 ±** AREA **0.4 ha ±**

Depth **91 ±** Existing Use(s) **Vacant yard of subject lands**

Existing Buildings or structures: **None**

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

Type of access (Check appropriate space)

Existing

Proposed

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

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

- Municipally owned and operated piped water system
- Well  individual  communal
- Lake
- Other \_\_\_\_\_

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

- Municipally owned and operated sanitary sewers
- Septic Tank  individual  communal
- Pit Privy
- Other (Specify): \_\_\_\_\_

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

Frontage/Width	<u>46 ±</u>	AREA	<u>0.4 ha ±</u>
Depth	<u>91 ±</u>	Existing Use(s)	<u>Rural dwelling</u>

Existing Buildings or structures: Dwelling, garage

Proposed Uses (s): No Change

**Type of access** (Check appropriate space) Existing  Proposed

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

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

Municipally owned and operated piped water system  
 Well individual communal  
 Lake  
 Other

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

Municipally owned and operated sanitary sewers  
 Septic Tank individual communal  
 Pit Privy  
 Other (Specify): \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: Guelph Junction Railway

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)  
**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. What is the zoning of the subject lands? **Agricultural (A)**

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

31. **Type of Farm Operation** conducted on these subject lands: **None**

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

32. **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 <b><u>7.5±m</u></b>	Length <b><u>8.0±m</u></b>	Area <b><u>60± m<sup>2</sup></u></b>	Use <b><u>Garage</u></b>
	Width	Length	Area	Use

33. **Manure Storage Facilities** on these lands: **None**

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	[ ]



July 6, 2015  
Jeff.Buisman@vanharten.com  
22960-15

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 Sanderson  
978 Watson Road South  
Part of Lot 10, Concession 10  
PIN 71188-0155  
Township of Puslinch**

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

Proposal

The proposal is to create a new rural residential parcel of 46±m wide and 91±m deep (0.4±ha) by splitting the property roughly in half. The expectation is that the area of development will be setback 15m from the GRCA designated wetlands. We provide the opinion that there will be ample room for a new dwelling and septic on the lot. The retained lands will also have an area of 0.4± ha where the current dwelling and garage will remain.

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

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

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

Very truly yours,  
Van Harten Surveying Inc.

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. Fern Sanderson

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

YES [ ] NO [X]

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

**35. Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect?

YES [ ] NO [X]

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

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

YES [ ] NO [X]

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

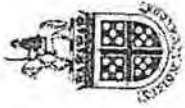
37. **If you wish to provide some further information** that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

**Please see covering letter.**

**NOTES:**

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
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7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.





County of Wellington

**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 John Stoot  
 Telephone (519) 993-7192 Civic Address 925 Watson Rd S.  
 Municipality Pulsebrook Lot 10 Concession 9 DIV           
 Tillable Hectares/Acres\* on the lot where the livestock facility is located 3 hectares 7 acres  
 Signature of Livestock Facility Owner [Signature] Date June 20, 2014

Permanent Manure or Material Storage Types

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

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

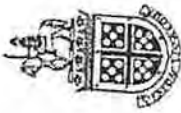
**BARN(S) SIZE:**  
 \_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)  
 \_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)  
 \_\_\_\_\_ (ft<sup>2</sup> / m<sup>2</sup>)

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* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds) Feeders (7 - 16 months) Backgrounders (7 - 12.5 months) Shortsteppers (12.5 - 17.5 months) Milking-age cows (dry or milking) Large-framed; 645 kg - 638 kg (for example - Holsteins) Medium-framed; 455 kg - 545 kg (for example - Guernseys) Small-framed; 384 kg - 455 kg (for example - Jerseys) Heifers (6 months to freshening) Large-framed; 182 kg - 545 kg (for example - Holsteins) Medium-framed; 148 kg - 455 kg (for example - Guernseys) Small-framed; 125 kg - 384 kg (for example - Jerseys) Calves (0 - 5 months) Large-framed; 45 kg - 182 kg (for example - Holsteins) Medium-framed; 38 kg - 148 kg (for example - Guernseys) Small-framed; 30 kg - 125 kg (for example - Jerseys)	20	V3
Dairy Cattle	Sows with litter, dry sows/boars; Segregated Early Weaning (SEW) Sows with tiller, dry sows/boars (non-SEW) Breeder gilt (entire barn designed specifically for this purpose) Weaners (7 kg - 27 kg) Feeders (27 kg - 105 kg) Large-framed, mature; >681 kg (including unweaned offspring) Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring) Small-framed, mature; <227 kg (including unweaned offspring)		
Swine	Ewes & rams (dry operation); Includes unweaned offspring & replacements Lambs (dairy or feeder lambs)		
Horses			
Sheep			

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goals	Does & bucks (for meat kids; includes unweaned offspring & replacements) Does & bucks (for dairy; includes unweaned offspring & replacements) Kids (dairy or feeder kids)		
Chickens	Layor hens (for eating eggs; after transfer from pullet barn) Layor pullets (day olds until transferred into layer barn) Broiler breeder growers (males/females transferred out to layer barn) Broiler breeder layers (males/females transferred in from grower barn) Broilers on an 8 week cycle Broilers on a 9 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day old until transferred to layer/turkey barn) Turkey breeder layers (males/females transferred in from grower barn) Breeder toms Broilers (day olds to 8.2 kg) Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical) Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical) Turkeys at any other weights, or unknown		
Veal	Milk-fed Grain-fed		
Other			
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time; solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time; solid or liquid capacity		

\*See terms defined on reverse side of page



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: John Sloat  
 Telephone: (519) 943-7192  
 Municipality: Weslinton Concession: Watson Road  
 Lot #: 9 DIV: 18  
 Tillable Hectares/Acres\* on the lot where the livestock facility is located: 18 hectares 45 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: [Signature] Date: 12/1/2015

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

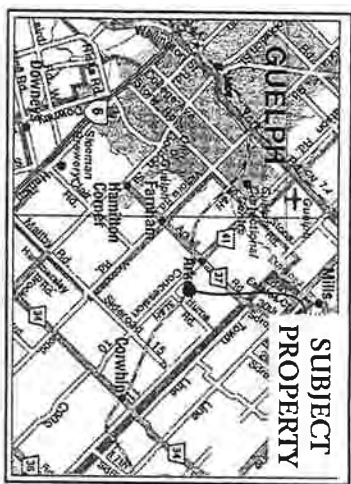
### Permanent Manure or Material Storage Types

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

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)	50	V3
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
	Large-framed; 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg - 545 kg (for example - Guernseys)		
	Small-framed; 364 kg - 455 kg (for example - Jerseys)		
	Holsteins (5 months to freshening)		
	Large-framed; 182 kg - 545 kg (for example - Holsteins)		
Dairy Cattle	Medium-framed; 148 kg - 455 kg (for example - Guernseys)		
	Small-framed; 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 6 months)		
	Large-framed; 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed; 39 kg - 148 kg (for example - Guernseys)		
	Small-framed; 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Visitors (7 kg - 27 kg)		
	Feeders (27 kg - 103 kg)		
Swine	Large-framed, mature; >681 kg (including unworned offspring)		
	Medium-framed, mature; 227 kg - 680 kg (including unworned offspring)		
	Small-framed, mature; <227 kg (including unworned offspring)		
Horses	Ewes & rams (for meat lambs; includes unworned offspring)		
	Ewes & rams (dairy operation; includes unworned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Sheep			

\*see terms defined on reverse side of page

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



**SEVERANCE SKETCH  
PART OF LOT 10, CONCESSION 10  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON**

SCALE: 1 -- 1000  
VAN HARTEN SURVEYING INC.

**NOTES:**

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

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

*B. Buismann*  
**BREFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR

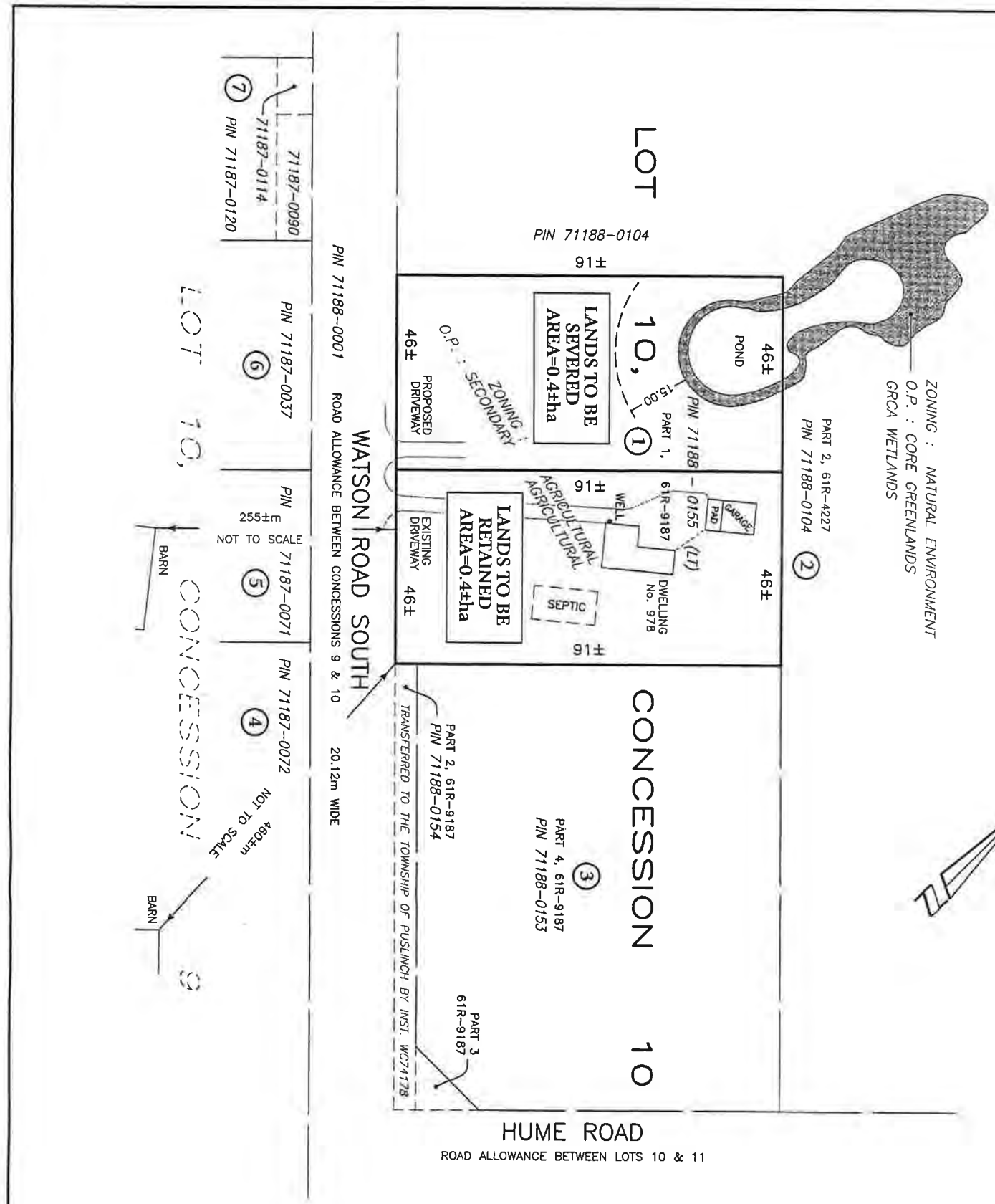


**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com
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DRAWN BY: JAM | CHECKED BY: JEB | PROJECT No. 22960-15

Jul 06, 2015 - 12:43pm  
G:\PUSLINCH\Con10\ACAD\SEVERANCES\SEV PT10 (SANDERSON).dwg



ZONING : NATURAL ENVIRONMENT  
O.P. : CORE GREENLANDS  
GRCA WETLANDS



LOT 10, CONCESSION 10  
PIN 71188-0104

LANDS TO BE SEVERED  
AREA=0.44ha

LANDS TO BE RETAINED  
AREA=0.44ha

LOT 10, CONCESSION 9

CONCESSION 10

LOT 9

WATSON ROAD SOUTH  
ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10  
20.12m WIDE

HUME ROAD  
ROAD ALLOWANCE BETWEEN LOTS 10 & 11

71187-0090  
71187-0114  
PIN 71187-0120

PIN 71187-0037

PIN 71187-0071

PIN 71187-0072

255±  
NOT TO SCALE

480±  
NOT TO SCALE

BARN

BARN

01-16

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

July 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: July 7, 2015*

FILE NO. B71/15

### APPLICANT

Ned & Lily Krayishnik  
6643 Concession 2  
Cambridge ON N3C 2V4

### LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH  
Part Lot 7  
Concession 1

Proposed lot line adjustment is 8.7 hectares with no frontage, existing residential and agricultural use with dwelling, barn and 2 sheds to be added to abutting agricultural parcel – Norman Doud Estate.

Retained parcel is 2.35 hectares with 30m frontage, existing and proposed rural residential use with existing dwelling.

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

**August 19, 2015**

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

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

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

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

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

### MAILED TO:

Local Municipality – Puslinch    County Planning    Conservation Authority - GRCA

Bell Canada    County Clerk    Roads

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 1000  
Fee Received: July 7/15

File No. B71/15

Accepted as Complete on: July 7/15

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Ned and Lily Krayishnik

Address 6643 Concession #2, Puslinch, ON N3C 2V4

Phone No. 519-241-8449

Email: krayishnik@execulink.com

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

Wellings Planning Consultants In.

564 Emerald Street, Burlington, ON L7R 2N8

Phone No. 905-681-1769

Email: glenn@wellingsplanning.ca

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

Same as Applicant

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

Email: \_\_\_\_\_

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [x]      AGENT [ ]

(e) Notice Cards Posted by:

REGISTERED OWNER [x]      APPLICANT [ ]      AGENT [ ]

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

Conveyance to effect an addition to a lot

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

(b) Provide legal description of the lands to which the parcel will be added:

North Half of Lot 6, Concession 1

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

Doreen Tschanz

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

Local Municipality: Puslinch
Concession 1 Lot No. 7
Registered Plan No. Lot No.
Reference Plan No. Part No.
Civic Address 6643 Concession #2

(b) When was property acquired: 2007 Registered Instrument No. WC180096

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

Frontage/Width Approx 120 m AREA 8.7 ha
Depth Approx 700 m Existing Use(s) Agricultural and Vacant
Existing Buildings or structures: One story vacant dwelling, accessory barn and 2 sheds
Proposed Uses (s): Agricultural

Type of access (Check appropriate space) Existing [X] Proposed [ ]
[ ] Provincial Highway [ ] Right-of-way
[ ] County Road [ ] Private road
[X] Municipal road, maintained year round [ ] Crown access road
[ ] Municipal road, seasonally maintained [ ] Water access
[ ] Easement [ ] Other

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

[ ] Municipally owned and operated piped water system
[X] Well [X] individual [ ] communal
[ ] Lake
[ ] Other

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

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

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

		Metric <input checked="" type="checkbox"/>	Imperial <input type="checkbox"/>
Frontage/Width	30 m frontage 120 m width	AREA	2.35 ha
Depth	164 m	Existing Use(s)	Rural Residential
Existing Buildings or structures: Single Dwelling			
Proposed Uses (s): Single Dwelling			

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

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

Municipally owned and operated piped water system  
 Well  individual  communal  
 Lake  
 Other

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

Municipally owned and operated sanitary sewers  
 Septic Tank (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

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

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

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

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?  
 YES  NO  If answer to 9b) is YES, these must be shown on the severance sketch

10. Is there a Provincially Significant Wetland (e.g. swamp, bot) 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 [X]

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

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

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

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

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

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

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

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

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

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:  
**Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**  
File B26/06, residential severance  
\_\_\_\_\_

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

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

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

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

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

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

26. Is the subject land a proposed surplus farm dwelling? YES [ ] NO [X]



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

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

\_\_\_\_\_

b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)  
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. What is the zoning of the subject lands? A - 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 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

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

Type: Dairy  Beef Cattle  Swine  Poultry  Other   
Hay cultivation and horse boarding

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

Severed Width 36' 6" Length 46' 5" Area 1697 sq. ft. Use barn  
 Width 32' 8" Length 20' 4" Area 662 sq. ft. Use garage  
Retained Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
 Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

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

DRY	SEMI-SOLID	LIQUID
Open Pile <input type="checkbox"/>	Open Pile <input type="checkbox"/>	Covered Tank <input type="checkbox"/>
Covered Pile <input 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"/>

July 7, 2015

**Hand Delivered**

Ms. Deborah Turchet  
Secretary-Treasurer  
Land Division Committee  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario L1H 3T9

Dear Ms. Turchet:

**Re: Application for Consent  
Krayishnik  
6643 Concession 2  
Township of Puslinch  
Our File: 2013/13**

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On behalf of Ned and Lily Krayishnik, we are pleased to submit the enclosed consent application. The purpose of the application is to sever the southerly 8.7 hectares from the subject 11.05 hectare property located at 6643 Concession 2 and convey the same to the lands immediately west owned by Norman Doud Estate & Boarding Stables ("Tschanz"). The severed portion would be merged with the Tschanz property located at 6637 Concession 2. The severed portion contains the former Krayishnik residence, agricultural lands, a barn and a small garage. The retained parcel contains the new Krayishnik residence.

The new Krayishnik dwelling was constructed in 2007. The former residence remains on the property and is presently vacant. Despite unsuccessful attempts to legitimize the old residence as a second dwelling on the property, the dwelling remains in contravention of the Town of Puslinch Zoning By-law 19/85, Section 3, Sub-section 5(f) which allows only one dwelling per lot, except where specifically permitted.

Ms. Doreen Tschanz owner and manager Norman Doud Estate & Boarding Stables has an interest in the Krayishnik property as they presently farm the agricultural portions of the property for hay and utilize the existing barn. Ms. Tschanz currently boards 14-16 horses with the operation growing and they presently rent barn space and agricultural lands from Krayishnik to supplement their operation. Ms. Tschanz currently relies on hired farm help to attend to the horses, harvest the hay and perform general farm maintenance on fences and property and has recently found full-time farm help. The employee has indicated that they would require on-site accommodation.

Given that Ms. Tschanz is already making significant use of the Krayishnik property and has a legitimate need for the subject lands including the accessory residence, Ms. Tschanz recently entered into an agreement of purchase and sale with Krayishnik to

transfer the 8.7 hectares of lands from 6643 (Krayishnik) to 6637 (Tschanz) Concession 2.

The subject lands are designated "Secondary Agricultural" on Schedule A7 – Puslinch to the County of Wellington Official Plan. Part 6 – The Rural System, Subsection 6.4.3 of the Official Plan indicates that accessory residences are a permitted use in Prime Agricultural Areas. Subsection 6.4.6 provides the following additional details:

"Accessory residential uses needed for farm help....may be allowed provided they are established near the farm buildings."

Although the above policies are contained in the Prime Agricultural section of the Official Plan, Secondary Agricultural Areas Policy 6.5.3 lists the permitted uses in the Secondary Agricultural Area and states that:

"a) all uses allowed in the Prime Agricultural Area;"

Consequently, the accessory residence policies of the Prime Agricultural Area also apply in the Secondary Agricultural Area.

The dwelling that would become the accessory residence is located approximately 55 m from the Krayishnik barn. As noted above, this barn is already in use by Ms. Tschanz to provide additional stables for the boarding operation. In our opinion, the accessory residence is adequately near the farm buildings. A separate application would be filed by Tschanz to legitimize this second farm residence once the consent application is approved.

As per Policy 6.5.6 of the County of Wellington Official Plan, MDS is required for new land uses, lot creation and new or expanded livestock facilities. As noted above, Policy 10.4.6 of the Official Plan indicates that lot line adjustments are deemed not to create new lots. Since there is no lot being created and there are a number of non-farm residential dwellings in the immediate vicinity, an MDS calculation is not necessary. The former Krayishnik residence co-existed for many years with the adjacent agricultural operation.

Section 10 – Creating New Lots, Sub-section 10.4.1 indicates that within the Secondary Agricultural Area:

"Lot creation in secondary agricultural areas may be allowed for:

e) lot line adjustments."

Sub-section 10.4.6 provides further details regarding when lot line adjustments should be encouraged and includes the following reason:

"a) more viable agricultural operations will result;"

The Sub-section further states that:

"Lot line adjustments are deemed not to create new lots for the purposes of this Plan."

As noted above, Ms. Tschanz already makes use of the agricultural fields and barn on the Krayishnik property. Transferring those assets to her ownership will enhance the agricultural operation and eliminate the need to pay rent for the lands and barn currently used. The land acquisition will also facilitate the utilization of the former Krayishnik residence to accommodate farm help which would otherwise be demolished. Such transaction will improve the viability of the Norman Doud Estate & Boarding Stables agricultural business.

The property is zoned as A – Agricultural in Schedule A – Map A7 of the Town of Puslinch Zoning By-law 19/85. Accessory residential uses are not listed as a permitted use in Section 5 – A Zone, Sub-section 2. It is acknowledged that future relief from the Zoning By-law will be required to permit the use of the dwelling on the lands to be severed and merged with the Tschanz property.

Based on the foregoing and a review of the relevant policies in the Secondary Agricultural designation of the County of Wellington Official Plan, and the Agricultural Zone in the Zoning By-law, in our opinion the proposed severance conforms to the Official Plan and complies with the provisions of the Zoning By-law recognizing that permission to use the second residence will require relief from the By-law.

Please find enclosed the following materials in support of the application:

1. One (1) original and one (1) copy of the completed application form including Owner's authorization;
2. Eight (8) full size copies plus one (1) reduction (11" x 17") of the consent sketch;
3. One copy of the parcel page for 6643 Concession 2, showing proof of ownership;
4. Letter of Acknowledgement and Support from various neighbours;
5. A cheque made payable to the County of Wellington for \$1,000.00 being the application fee; and,
6. A cheque made payable to the Grand River Conservation Authority for \$385.00 being the applicable review fee.

A circulation list has been requested from Ms. Kelly Patzer of the Township of Puslinch.

Please do not hesitate to contact me should you have any questions or require additional information.

Yours truly,  
**WELLINGS PLANNING CONSULTANTS INC.**



Glenn J. Wellings, MCIP, RPP

Copy: Ned Krayishnik, Doreen Tschanz

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

YES [ ] NO [ ]

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

**35. Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect?

YES [ ] NO [X]

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

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

YES [X] NO [ ]

If yes, please indicate the person you have met/spoken to: Aldo Salis / Jameson Pickard

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

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**NOTES:**

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

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2  
(PUBLIC ROAD KNOWN AS CONCESSION ROAD (20-12) (17))

PART 1, 61R-4017

PART 2, 61R-4224

PART 1, 61R-4310  
Zoning: 2nd Class Agriculture  
Parcel 1, 61R-4310  
Area: 2.00 Ha (4.94 Ac)

PART 1, 61R-10341  
Zoning: 2nd Class Agriculture  
Parcel 1, 61R-10341  
Area: 2.00 Ha (4.94 Ac)

PART 1, 61R-2705  
Zoning: 2nd Class Agriculture  
Parcel 1, 61R-2705  
Area: 1.00 Ha (2.47 Ac)

Parcel A  
Zoning: 2nd Class Agriculture  
Parcel A  
Area: 2.00 Ha (4.94 Ac)

PART 1, 61R-4224  
Zoning: 2nd Class Agriculture  
Parcel 1, 61R-4224  
Area: 2.00 Ha (4.94 Ac)

PART 2, 61R-10341  
Zoning: 2nd Class Agriculture  
Parcel 2, 61R-10341  
Area: 2.00 Ha (4.94 Ac)

Labels to be Shared from  
Parcel A and added to Parcel B  
Area: 870 Ha (2150 Ac)

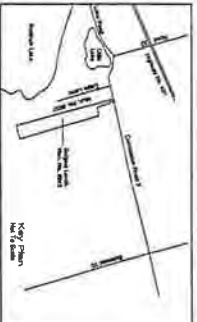
NORTH HALF OF LOT 6 CONCESSION 1

NORTH

HALE

LOT

CONCESSION



Sketch by  
Seweris Application  
of  
PART OF LOT 7  
CONCESSION 1  
in the  
Township of Pusilluk  
County of Halliburton  
Scale: 1:500  
Map 1: 61R-4224  
Map 2: 61R-10341  
Map 3: 61R-2705  
Map 4: 61R-4310  
Map 5: 61R-10341  
Map 6: 61R-4224  
Map 7: 61R-10341  
Map 8: 61R-4224  
Map 9: 61R-10341  
Map 10: 61R-4224  
Map 11: 61R-10341  
Map 12: 61R-4224  
Map 13: 61R-10341  
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Map 96: 61R-4224  
Map 97: 61R-10341  
Map 98: 61R-4224  
Map 99: 61R-10341  
Map 100: 61R-4224

CAUTION:  
This plan is based upon Aerial Photo  
and other information available at the  
time of preparation. It is not intended  
to be used for any other purpose or  
to be relied upon for any other purpose  
than that for which it was prepared.  
The user assumes all responsibility for  
any errors or omissions and for any  
consequences arising therefrom.

SOUTH HALF OF LOT 6  
CONCESSION 1  
PART 1, 61R-1101  
Zoning: 2nd Class Agriculture  
Parcel 1, 61R-1101  
Area: 2.00 Ha (4.94 Ac)

SOUTH HALF OF LOT 7, CONCESSION 1  
PART 2, 61R-1101  
Zoning: 2nd Class Agriculture  
Parcel 2, 61R-1101  
Area: 2.00 Ha (4.94 Ac)

ACI SURVEY CONSULTANTS  
1000 Highway 101, Suite 101  
St. John's, NL A1B 1X6  
Tel: (709) 753-1111  
Fax: (709) 753-1112  
www.aci-survey.com

Handwritten mark or signature.