

RECEIVED

MAR 21 2014

Township of Puslinch

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B32/14

APPLICANT

R & C Job Holdings Inc.
20 Brock Rd N
Aberfoyle ON N1H 6H9

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 20
Concession 7

Proposed lot line adjustment is 0.615 hectares with no frontage, vacant land to be added to abutting commercial lot for expansion of warehouse use – 2120826 Ontario Ltd.

Retained parcel is 4.55 hectares with 77.35m frontage, existing and proposed vacant land.

CLERK'S DEPARTMENT	
TO: PAC	
Copy	
Please Handle	
For Your Information	
Council Agenda	April 16/2014

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

Does this description reasonably describe the parcel holdings? YES() NO()

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES() NO()

What Section(s) does it conform to or contravene? (Please specify)

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [] NO []

(Please Specify) _____

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [] NO []

(Please Specify) _____

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES() NO() N/A() or **Minor Variance** YES() NO() N/A()

Is proposal on an opened maintained year-round public road YES() NO()

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road ?

Please specify _____

Is the Proposed Lot(s) serviced now by Municipal Water YES() NO()

Is the Retained Lot serviced now by Municipal Water YES() NO()

Is the Proposed Lot(s) serviced now by Municipal Sewers YES() NO()

Is the Retained Lot serviced now by Municipal Sewers YES() NO()

Is there a **Capital Works Project** underway to service these lots in the near future YES() NO()

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

MUNICIPALITY COMMENTING FORM

FILE NO: B32/14

Is the Municipality’s Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [] NO []

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

Is the Municipality in support of this application? YES() NO()
What Conditions, if any, are requested by the Municipality if the Consent is granted?

Does the Municipality request a Notice of the Decision? YES() NO()

SIGNATURE _____
TITLE: _____
ADDRESS: _____
DATE: _____

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

March 14, 2014

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: March 7, 2014

FILE NO. B32/14

APPLICANT

R & C Job Holdings Inc.
20 Brock Rd N
Aberfoyle ON N1H 6H9

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Retained parcel is 4.55 hectares with 77.35m frontage, existing and proposed vacant land.

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

April 16, 2014

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 Neighbouring Municipality – City of Guelph

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: \$ 975
Fee Received: Mar 7/14

File No. B32/14
Accepted as Complete on: Mar 7/14

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

2. Name of Registered Owner(s) R. & C. Job Holdings Inc.

Address 20 Brock Road North, Aberfoyle, ON N1H 6H9

Phone No. Home: Business: 519-767-5311

Name and Address of Applicant (as authorized by Owner) MHBC Planning (Attn: Dave Aston)
540 Bingham Centre Drive, Kitchener, ON N2B 3X9

Phone No. 519-576-3650

Name and Address of Owner's Authorized Agent (or authorized solicitor):
MHBC Planning (Attn: Dave Aston)

(contact same as above)

Phone No. 519-576-0121
Fax No. 519-576-0121

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):
Lot addition (to add to adjacent Highway Commercial Use)

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:
Conveyed to 2120826 Ontario Ltd. to be merged with the existing lands

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

Local Municipality: Township of Puslinch

Concession 7

Lot No. Pt Lot 20

Registered Plan No.

Lot No.

Reference Plan No. 61R-8086

Part No. 2

Civic Address

(b) When was property acquired: 2008 **Registered Instrument No.** WC205637

5. Description of Land intended to be **SEVERED**:
Metric [X] Imperial []
Frontage/Width N/A AREA 0.615 ha
Depth +/- 48m Existing Use(s) Vacant
Existing Buildings or structures: None
Proposed Uses (s): Lot addition to adjacent lands for expansion of warehouse use

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):
- ☐ 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
- ☐ Pit Privy
- ☐ Other (Specify):

6. Description of Land intended to be **RETAINED**:
Metric [X] Imperial []
Frontage/Width +/- 77.35m AREA 4.55 ha
Depth +/- 398m Existing Use(s) Vacant
Existing Buildings or structures: N/A
Proposed Uses (s): Vacant

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):

N/A - No development proposed with this application
Type of water supply - Existing [] Proposed [] (check appropriate space & specify where indicated):

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

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

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

- Note, lands are in the Urban Area
YES [X] NO []

YES ☒ NO ☐
YES ☐ NO ☒

- 1640']? YES [] NO [X]

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

- YES ☒ NO ☐

Name of Rail Line Company:

- YES [] NO [X]

YES [] NO [X]

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 []

YES ☐ NO ☒ UNKNOWN ☐

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

- YES [] NO [X]

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

- 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.**

- YES [] NO [X] UNKNOWN []

- 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] Residential (OPA in process to redesignate Highway Commercial)

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): OP-2012-05
28. Is the land covered by a zoning by-law?

YES [X] NO []

If YES, what is the zoning of the subject lands? Agriculture
29. Does the proposal for the subject lands conform to the existing zoning?

YES [] NO [X]

If NO,

a) has an application been made for re-zoning?

YES [X] NO [] File Number P4/2012

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

YES [] NO [X] 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 – 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"

Not Applicable - Lands within Urban Area

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

PROPOSED LAND USES

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

b) Existing Crops:

Severed Retained

c) Proposed Crops:

Severed Retained

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

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

Units Number



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE

March 7, 2014

Ms. Linda Redmond
County of Wellington
Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street
Guelph, ON. N1H 3T9

RECEIVED

MAR - 7 2014

**COUNTY OF WELLINGTON
Planning & Development Dept.**

Dear Ms. Redmond

**RE: Land Division Committee Application, R & C Job Holdings Inc.
OUR FILE 0988B**

On behalf of our client, we are pleased to submit this application to the County Land Division Committee for a lot addition of approximately 0.615 hectares to the existing Rens Pet Depot operation for the purpose of expansion of the existing warehouse. The lands are currently subject to an Official Plan Amendment, Zone Change and Site Plan application. It is understood the Official Plan Amendment is being considered by Township Council on March 19, 2014. We have been in discussion with the County Planner (Aldo Salis) and the Township (Karen Landry) with regard to the timing associated with the Zoning By-law Amendment and Site Plan approval following Council consideration of the Official Plan Amendment. We have also discussed the timing for submission of this lot addition application and concluded that it would be appropriate to submit the application at this point in time to provide Council and the public a level of certainty that the proposed Official Plan Amendment and Zoning By-law is consistent with the proposed lot addition. As part of the Official Plan and Zoning By-law Amendment applications detailed studies were completed, including a Planning Justification Report, Stormwater Management Brief, Functional Servicing Report, Landscape Enhancement Plan, Geotechnical Study and Hydrogeological Report. These reports have been reviewed and supported by the Township and technical agencies.

The following is submitted for consideration by the County Land Division Committee:


1. One (1) original completed application and two (2) original sketches.
2. A cheque in the amount of \$975.00 representing the County of Wellington application fee.
3. A cheque in the amount of \$380.00 representing the Grand River Conservation Authority review fee.
4. A copy of the deed for the lands.
5. A copy of the property information for surrounding lands, as provided by the Township.

Kindly confirm this application as complete and confirm the Land Division Committee Meeting date.

Please feel free to call with any questions.

Yours truly

MHBC



David W. Aston, MSc, MCIP, RPP

DA:mc
Attach

c. Colin Job, Trevor McNeil

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

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

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

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

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

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:

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:

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

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

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

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

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

I, (we), Colin JSP the Registered Owners of
R+C Job Holdings Inc Of the Pustinch in the
County/Region of Wellington severally and jointly, solemnly declare that
MHBC Planning

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

[Signature]
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) David Aston of the
City of Cambridge In the County/Region of
Region of Waterloo Solemnly declare that all
the statements contained in this application for consent for (property description)
A Lot 20, Conc 7

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
Kitchener In the

County/Region of Waterloo

This 7 day of March 20 14

[Signature]
Commissioner of Oaths

[Signature]
(Owner or Applicant)

[Signature]
(Owner or Applicant)

CAROL WIEBE

Printed Commissioner's, etc. Name

Carol Marie Wiebe, a Commissioner, etc.,
Province of Ontario, for MacNaughton Hermanson
Britton Clarkson Planning Limited,
Expires March 11, 2015.

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

SECTION A

File No.

B32/14

Received:

Mar 7/14

Accepted as Complete on:

Mar 7/14

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

SECTION A: Parcel to which land is being added.

2. Name of Registered Owner(s) 2120826 Ontario Ltd.

Address 20 Brock Road North, Aberfoyle, ON N1H 6H9

Phone No.

Home:

Business: 519-767-5311

Name and Address of Applicant (as authorized by Owner) MHBC Planning (Attn: Dave Aston)

540 Bingham Centre Drive, Kitchener, ON, N2B 3X9

Phone No. 519-576-3650

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

MHBC Planning (Attn: Dave Aston)

same as above

Phone No. _____

Please specify the person who is to be contacted if more information is needed

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

Local Municipality: Township of Puslinch

Concession

7Lot No. Pt Lot 20

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-8086Part No. Parts 1, 2, 3

Civic Address _____

(b) When was property acquired: 2007

Registered Instrument No. WC161544

(c) How was this parcel to which land is to be added created? [By Deed prior to consent, By consent of plan of subdivision, Court order, etc.]

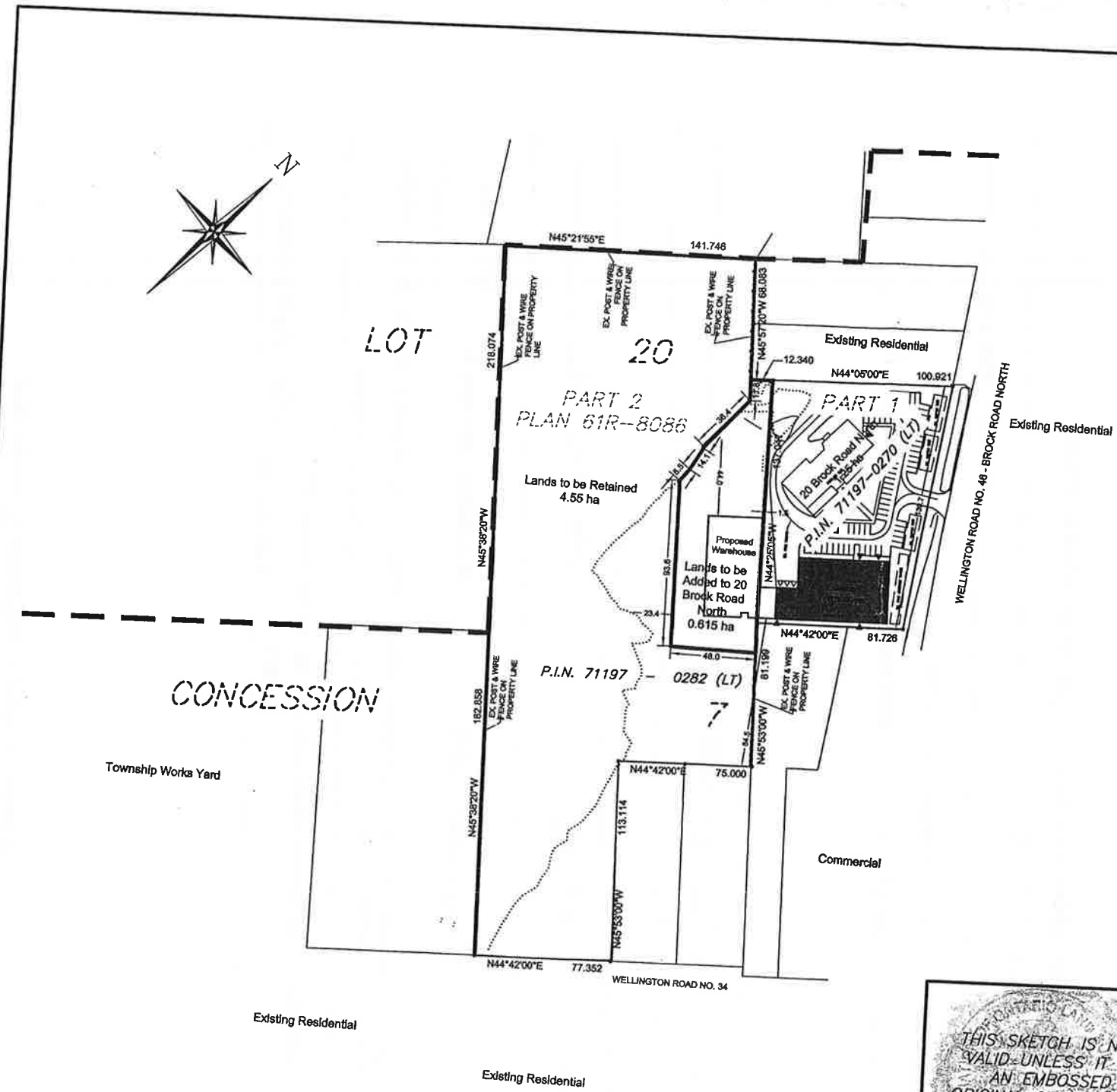
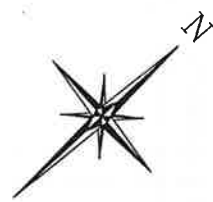
Deed _____

Date Created: Unknown

(d) How was the parcel from which land is being conveyed created?

Deed _____

Date Created: 2004 (Abstract provided)



SEVERANCE SKETCH
OF PART OF
LOT 20
CONCESSION 7
IN THE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1:2500
0 10 20 30 40 50 100 150 METRES
MTE OLS LTD.
ONTARIO LAND SURVEYORS

- LEGEND:**
- 20 Brock Road North
1.25 ha (3.09 ac)
 - Lands to be added to
20 Brock Road North
0.615 ha (1.52 ac)
 - Lands to be Retained
4.55 ha (11.24 ac)
 - Settlement Boundary
 - Floodplain Limit

AREAS:
AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN
BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471054.

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.
THIS SKETCH IS PREPARED FOR
DATE : FEBRUARY 25, 2014 © COPYRIGHT 2014, MTE OLS LTD.

THIS SKETCH IS NOT
VALID UNLESS IT IS
AN EMBOSSED
ORIGINAL COPY ISSUED
BY THE SURVEYOR

MTE | OLS Ltd.
ONTARIO LAND SURVEYORS
365 HOME STREET
STRATFORD, ONTARIO, N5A 2A5
TEL: (519) 271-7952 FAX: (519) 271-3545

Cad File: P:\35136\200\35136-200-SV1.DWG		COCO: N/A
Drawn By: M. MASCOTRA	Checked By: T. McNEIL, O.L.S.	File No: 35136-200-SV1 (S)

RECEIVED

MAR 21 2014

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B34/14

APPLICANT

Richard Reid & Paul Nelson
2781 Townline Rd
Cambridge ON N3C 2V3

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 10
Concession 5



Proposed easement is 1477 square metres with 4 m frontage, for existing hydro line to benefit parcel to the north and parcel to the south.

CLERK'S DEPARTMENT	
TO	PAC
Copy	
Please Handle	
Your Information	
Agenda	April 16/14

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

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If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road ?

Please specify _____

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Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

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FILE NO: B34/14

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YES [] NO []

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

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Does the Municipality request a Notice of the Decision? YES() NO()

SIGNATURE _____

TITLE: _____

ADDRESS: _____

DATE: _____

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

March 14, 2014

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WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

April 16, 2014

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 – Township of Puslinch County Planning Conservation Authority - GRCA

Neighbouring Municipality – City of Guelph

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: \$ 975
Fee Received: Mar 10/14

File No. B34/14
Accepted as Complete on: Mar 10/14

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

2. Name of Registered Owner(s) Richard Reid & Paul Nelson

Address 2781 Townline Road, Cambridge, ON, N3C 2V3

Phone No. Home: 519-222-9999 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 ☒

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):

OR

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

Easement for existing hydro line to benefit parcel to the north and parcel to the south

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

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

Local Municipality: Township of Puslinch

Concession 5

Lot No. Part of Lot 10

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address Sideroad 10 North

(b) When was property acquired: Nov 1995 (estate transfer) Registered Instrument No. RO741617

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

Frontage/Width 4 ± AREA 0.15 ha ±

Depth 300 ± Existing Use(s) Hydro Line

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

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

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access (specify what boat docking and parking facilities are available on the mainland):

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

☐ Municipally owned and operated piped water system

☐ Well (specify whether individual or communal): Not Applicable

☐ 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): Not Applicable

☐ Pit Privy

☐ Other (Specify):

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

Frontage/Width 80 ± AREA 3.6 ha ±

Depth 400 ± Existing Use(s) Rural Residential

Existing Buildings or structures: NONE

Proposed Uses (s): New Rural Residential Dwelling Proposed

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): 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):

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 [X] NO []
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 [] NO [X]

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

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

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

APPLICATIONS B152-B-156/13

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 [] NO [X]

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

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

31. a) <u>PRESENT LAND USES-Severed & Retained Lands</u>			<u>PROPOSED LAND USES</u>		
<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	[]	[]
Idle Agricultural Land	_____	_____	Surplus Farm House	[]	[]
Woodlot/Bushland	_____	2	Retirement Lot	[]	[]
Pasture	_____	_____	Farm-help Lot	[]	[]
Number of Buildings	_____	_____	Non-Farm Residence	[]	[X]
Area of Residence	_____	0.9	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 6, 2014
Jeff.Buisman@vanharten.com
21677-13

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**
Richard Reid Property
Part Lot 10, Concession 3
PIN 71210-0060 (LT)
Township of Puslinch

Please find enclosed an application for a severance for a hydro easement on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, confirmed ownership information, required deeds and the required cheque.

The proposed easement is part of the severance approvals recently approved by the County of Wellington Land Division Committee as Applications B152, B154, B155 and B156. We realized after the severance approvals that an easement should be established for the hydro line servicing the existing house on the lands to the north and the barn on the lands to the south. This hydro line might also be used for the future house located on the lands to the south.

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

Very truly yours,
Van Harten Surveying Inc.


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

JEB:lb

c.c. Richard Reid

423 Woolwich Street, Guelph ON N1H 3X3
Phone: (519) 821-2763 – Fax: (519) 821-2770 www.vanharten.com

660 Riddell Road, Unit 1, Orangeville, ON L9W 5G5
Phone: (519) 940-4110 – Fax: (519) 940-4113

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng

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

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

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

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

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

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

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

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

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

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

Please see covering letter

NOTES:

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

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

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

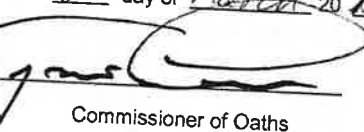
NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.
If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.


I, (we), Richard Reid the Registered Owners of
Part of Lot 10, Concession 3 Of the TOWNSHIP OF PUSLINCH in the
County/Region of WELLINGTON severally and jointly, solemnly declare that
Jeff Buisman of VanHarten Surveying Inc.
Is authorized to submit an application for consent on my (our) behalf.
 Richard Reid
Signature(s) of Registered Owner(s) or Corporation's Officer

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

I, (we) Jeff Buisman of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description)
Part of Lot 10, Concession 3, TOWNSHIP OF PUSLINCH

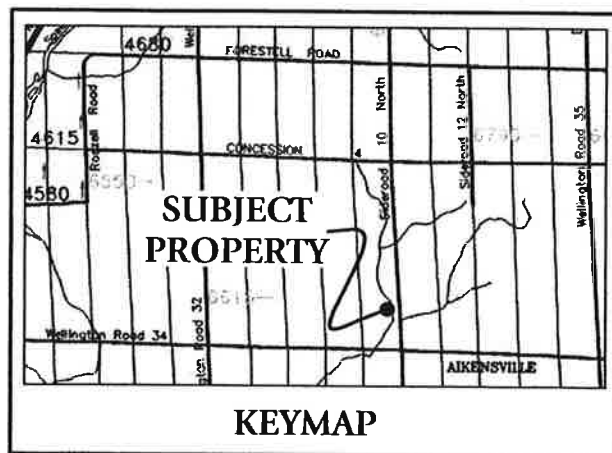
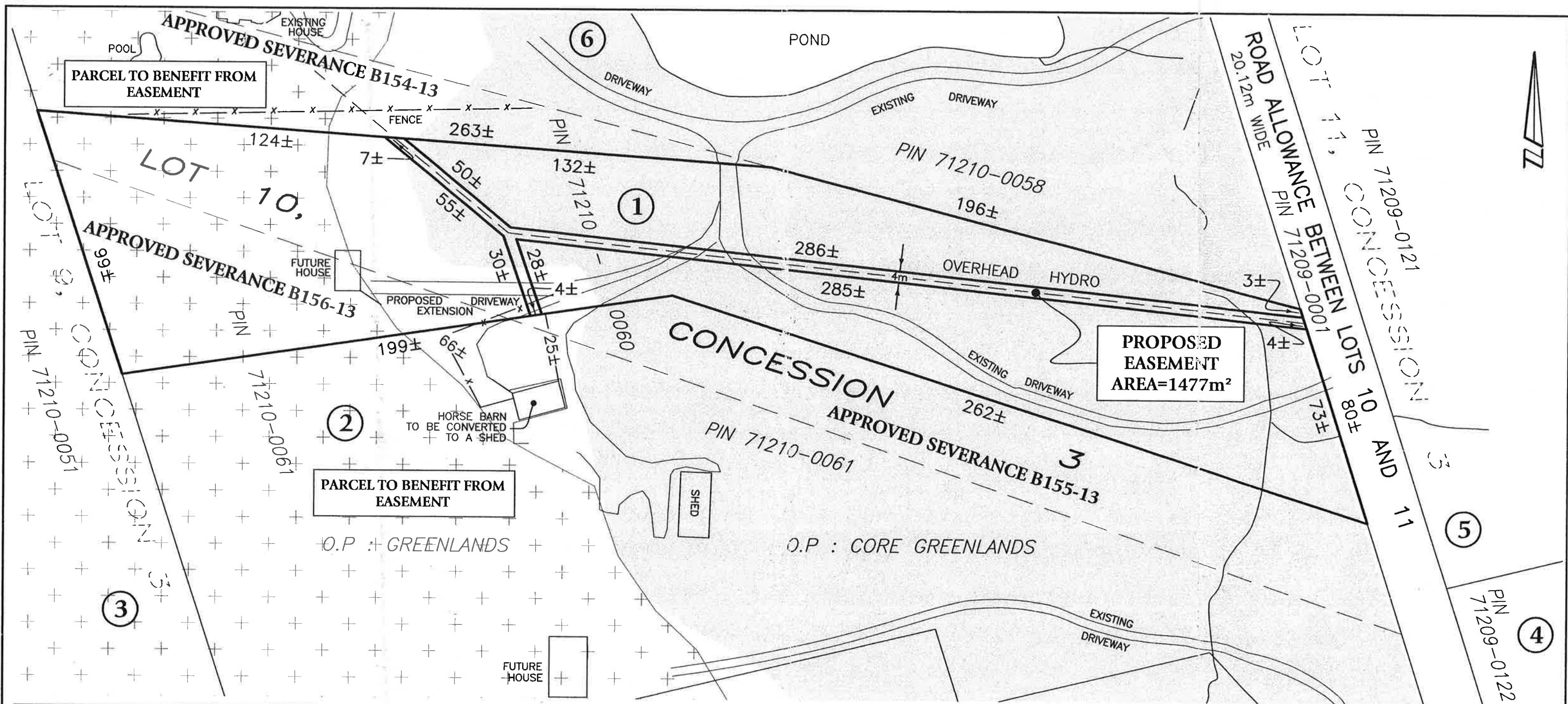
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.


DECLARED before me at the
City Of
Guelph In the
County/Region of Wellington
This 6th day of March 2014

Commissioner of Oaths


(Owner or Applicant)

James McVey (Applicant)
Notary Public, a Commissioner,
etc., Province of Ontario, for Van Harten
Surveying Inc. Expires May 11, 2015.

Printed Commissioner's, etc. Name





Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com
DRAWN BY: JAM	CHECKED BY: JEB
PROJECT No. 21677-13	
Mar 07, 2014 - 10:12am G:\PUSLINCH\Con3\ACAD\SEV\SEV PT10(EASEMENT) UTM 2010.dwg	